

**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. 26/07

Date to Members: 29/06/07

Member's Deadline: 06/07/07

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: 29/06/07

SCHEDULE NO. 26/07

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

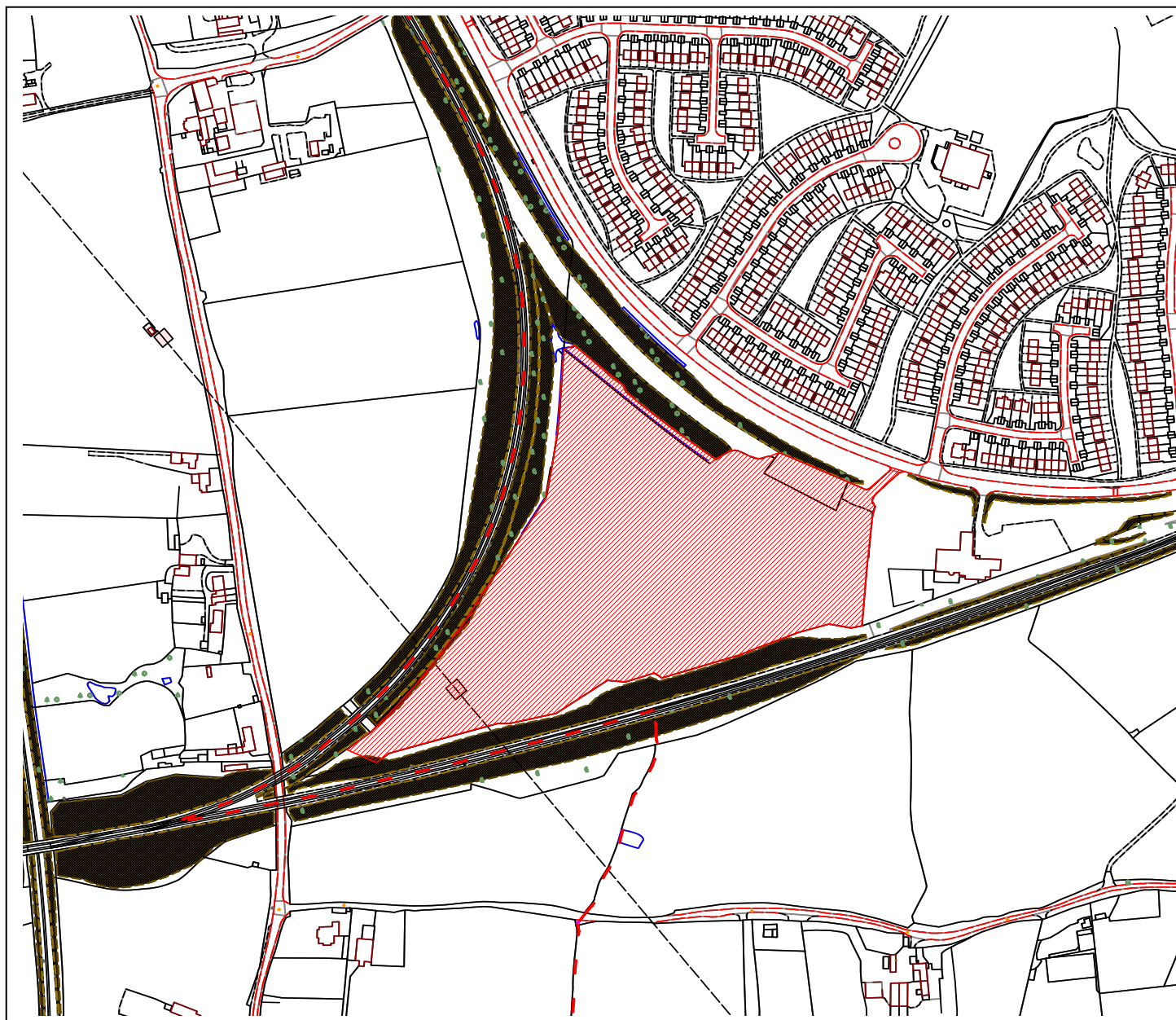
Circulated Schedule 29 June 2007

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1.	PK06/1989/F	Approve with conditions	Land at Shire Way Community Centre Yate South Gloucestershire BS37 8YS	Dodington	Dodington Parish Council
2.	PK06/3352/F	Approve with conditions	Land to the rear of 5 Footshill Drive Kingswood South Gloucestershire BS15 8EY	Woodstock	
3.	PK07/0198/F	Approve with conditions	60 Pettigrove Road Kingswood South Gloucestershire BS15 9SW	Woodstock	
4.	PK07/0217/F	Approve with conditions	John Cabot City Technology College Woodside Road Kingswood South Gloucestershire BS15 8BD	Woodstock	
5.	PK07/0566/F	Approve with conditions	11 Norman Road Warmley South Gloucestershire BS30 5JA	Siston	Siston Parish Council
6.	PK07/0611/F	Approve with conditions	Hazel Barn 112a High Street Marshfield South Gloucestershire SN14 8LS	Boyd Valley	Marshfield Parish Council
7.	PK07/0734/LB	Approve with conditions	Outbuilding to Hazel Barn 112A High Street Marshfield South Gloucestershire SN14 8LS	Boyd Valley	Marshfield Parish Council
8.	PK07/0978/F	Approve with conditions	103 Inglestone Road Wickwar South Gloucestershire GL12 8PH	Ladden Brook	Wickwar Parish Council
9.	PK07/1072/R3F	Deemed consent	Hanham High School Memorial Road Hanham South Gloucestershire BS15 3LA	Hanham	Hanham Abbots Parish Council
10.	PK07/1129/F	Approve with conditions	7 Oakdale Avenue Downend South Gloucestershire BS16 6DT	Downend	Downend and Bromley Heath
11.	PK07/1145/F	Approve with conditions	Land to the Rear of 8-16 Chapel Lane Acton Turville South Gloucestershire GL9 1HQ	Cotswold Edge	Acton Turville Parish Council
12.	PK07/1263/F	Approve with conditions	100 Church Road Kingswood South Gloucestershire BS15 4BE	Kings Chase	
13.	PK07/1302/F	Approve with conditions	43 Cock Road Kingswood South Gloucestershire BS15 9SH	Woodstock	
14.	PK07/1355/F	Approve with conditions	Western House Broad Lane Yate South Gloucestershire BS37 7LD	Ladden Brook	Iron Acton Parish Council
15.	PK07/1358/R3F	Deemed consent	30 Elmtree Avenue Mangotsfield South Gloucestershire BS16 9BW	Siston	Mangotsfield Rural Parish Council
16.	PK07/1415/F	Approve with conditions	16 High Street Chipping Sodbury South Gloucestershire BS37 6AH	Chipping Sodbury	Sodbury Town Council

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
17.	PK07/1500/R3F	Deemed consent	Marshfield Primary School Chippenham Road Marshfield South Gloucestershire SN14 8NY	Boyd Valley	Marshfield Parish Council
18.	PK07/1524/F	Approve with conditions	138 Mount Hill Road Hanham South Gloucestershire BS15 8QR	Hanham	Hanham Parish Council
19.	PK07/1563/F	Approve with conditions	93 North Street Oldland Common South Gloucestershire BS30 8TP	Oldland Common	Bitton Parish Council
20.	PT07/1291/F	Approve with conditions	10 Stanley Avenue Filton South Gloucestershire BS34 7NQ	Filton	Filton Town Council
21.	PT07/1534/F	Approve with conditions	3 Manor Grove Patchway South Gloucestershire BS34 6NS	Bradley Stoke Central and Stoke Lodge	Patchway Town Council
22.	PT07/1590/F	Approve with conditions	12 Bristol Road Winterbourne South Gloucestershire BS36 1RG	Winterbourne	Winterbourne Parish Council
23.	PT07/1724/F	Approve with conditions	662 Filton Avenue Filton South Gloucestershire BS34 7JY	Filton	Filton Town Council
24.	PT07/1744/F	Approve with conditions	Rock Cottage Pines Lane Tockington South Gloucestershire BS32 4PP	Severn	Olveston Parish Council

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.:	PK06/1989/F	Applicant:	Churngold Recycling Limited
Site:	Land at Shire Way Community Centre Yate BRISTOL South Gloucestershire BS37 8YS	Date Reg:	6th July 2006
Proposal:	Change of use from Landfill site (Class Sui Generis) to Playing Fields (Class D2) as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Dodington Parish Council
Map Ref:	70252 80508	Ward:	Dodington



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INTRODUCTION

This application appears on the Circulated Schedule as the application is defined as a major application.

1. THE PROPOSAL

- 1.1 The proposal seeks permission for the change of use of the former landfill site on Shire Way to playing fields. This would in part be achieved through the importation of up to 56,100 cubic metres of inert soils and sub-soils to a depth of 2metres in order to both level the land and provide a suitable upper capped surface above the former landfill material, to a standard acceptable for recreational use. This would then be top-soiled and seeded accordingly. The vacant land would provide for two football pitches, a cricket pitch, tennis courts and a training pitch, associated with the adjoining Shire Way Community Centre.
- 1.2 The site itself is a former landfill site. The site was used for landfill from the mid 1980's to the early 1990's. Since then the site has remained dormant and vacant pending suitable restoration and re-use proposals, the culmination of which is this current planning application for change of use. Whilst the land has 'greened' over to some extent it remains derelict and disused. The land is in part now Shire Way Community Centre owned with a proportion of it in South Gloucestershire Council's ownership, this part is under long term lease to the Community Centre.
- 1.3 The application site consists of a triangular shaped parcel of land. To the south and western borders the site is enclosed by railway lines. To the northern edge the site is bordered by the Shire Way main road, access to the site would be gained via an existing gated access off Shire Way in the north-eastern corner of the site, as per the original landfill. To the immediate east is Shire Way Community Centre. The nearest residential properties lie between 40 and 60 metres away to the north across Shire Way. The site is located within the Bristol/Bath Green Belt

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG10	Planning and Waste Management
PPG23	Planning and Pollution Control

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
EP1	Environmental Pollution
EP6	Contaminated Land
GB1	Development within the Green Belt
LC5	Proposals for Outdoor Sports and Recreation Outside Existing Urban Area and Defined Settlement Boundaries
L17/L18	Drainage
L9	Species Protection
T7	Cycle Parking
T8	Parking Standards
T12	Transportation

2.3 South Gloucestershire Minerals and Waste Local Plan

Policy 6	Landscape Protection
Policy 9	Green Belt
Policy 20	Water Resources
Policy 21	Drainage
Policy 22	Residential/Local Amenity
Policy 24	Traffic Impact
Policy 28	Restoration

3. **RELEVANT PLANNING HISTORY**

- 3.1 P84/1130 – Landraising application. Granted by Avon County Council on 1st June 1984. The restoration requirement of this consent was not met.
- 3.2 P92/1613 - Laying out of playing fields. Approved by Northavon District Council, subject to a Section 106 Agreement. Agreement was never signed and therefore the permission was never issued.
- 3.3 P97/1873 – Change of use of former landfill site to playing fields. This was originally approved by South Gloucestershire Council on 11 December 1997, subject the completion of a Section 106 Agreement to secure highway improvements. This was never signed due to ownership issues and other legal issues. The delays in securing the Agreement and changes in circumstance eventually superseded the need for the works. The proposals was reported to Committee in 2001 for a further recommendation for approval to vary the previous resolution and negate the need for the Section 106 Agreement. This consent was approved and issued on 15th November 2001. This consent was time restrained and the commencement date lapsed without implementation.

4. **CONSULTATION RESPONSES**

- 4.1 Dodington Parish Council
No objections in principle to the change of use however the Parish does note the requirement for importation of a significant amount of material and would therefore like to see certain controls in particular on lorry movements, hours of operation, timescale for operation and control of mud and debris
- 4.2 Other Consultees
Wessex Water
The development is located within a foul sewer area. The developer has proposed to dispose of surface water to soakaway. The Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal.
- 4.3 The Environment Agency
No objection to the proposed development subject to recommended conditions to protect the water environment and the management of surface water.

Other Representations

- 4.4 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The above site history shows various applications for the site and provides a background for its approved and proposed uses. The principle of waste development has been long established by the previous consents and the importation of material to the levels experienced today. This application seeks to satisfactorily finish the site as a usable piece of land. The more recent consents for use of the land for recreational purposes demonstrate that the principle has been considered acceptable in the past. This needs to be tested against current policy requirements. What is also demonstrated is that the land has remained derelict for a considerable number of years. It is therefore considered that land improvement to a beneficial afteruse would bring a reasonably sized plot of land on the urban fringe back into some form of beneficial use and is considered acceptable in principle.

5.2 Green Belt

The site is located on the edge of the Green Belt, on the border with the Yate settlement boundary. The proposal, final landform and use are considered to be compatible with Green Belt policy objectives and would retain the openness of the Green Belt.

5.3 Contaminated Land

The developers on site would take responsibility for protecting the environment from contamination both from existing deposited material and any materials brought in to cap the site. In this respect the Council's Contaminated Land Officer has recommended the inclusion of a condition that ensures satisfactory investigation, monitoring and where necessary remediation of any contamination issues encountered which would be incorporated on any consent.

5.4 Highways

Whilst some stockpiles of topsoil remain on site and will be re-used in the project, the importation of material in order to facilitate the full restoration of the site to a condition suitable for re-use will inevitably involve importation and HGV movements. It is recommended that the duration of the consent for importation be spread over an 18 month period. This allows a suitable and reasonable time for completion taking into account the drier and wetter seasons whilst spreading the length of time over which the development is implemented to reduce traffic movements. A condition is also recommended that ensures satisfactory development in highway terms on issues of visibility splays, additional parking provision available on the site, condition of the local highway and lorry routing. This is considered to satisfactorily address highway issues relating to the proposals

5.5 Drainage

There have been historic issues with a culvert running across the site, which in areas appears from surveys to be damaged. Investigations are continuing to determine what impact, if any, this may have on down stream receptors. The proposals have been amended to avoid development in and around the culverts and as such they it will be unaffected by the development work itself. A drainage scheme would be required through condition of any consent to ensure that the restored land would not significantly impact upon the existing drainage infrastructure, incorporating sustainable drainage requirements, or compromise the existing culvert further. The responsibility of the provision of adequate

drainage, including the culvert remains the responsibility of the landowner and although this proposal itself is unlikely to have any significant further impact upon the culvert itself statutory powers can be used if its considered that works need to be undertaken to the culvert to prevent downstream flooding.

5.5 Landscape

The land at present is a relatively flat parcel of land, not widely visible from many public vantage points and somewhat enclosed by a combination of the Community Centre itself, the rail embankment and the relatively mature hedgerow/tree border. It is at present derelict with scrubby overgrowth and of little landscape value. There are no objections in landscape terms, however it is recommended that further landscaping details are sought through a further scheme to improve internal landscaping.

5.6 Ecology

It is considered that areas of the site, possibly due to its dereliction and re-growth may provide an element of ecological value. This is partly acknowledged in the application submission. It is recommended however that a fuller appraisal is provided as condition of any consent, prior to the commencement of development and such a scheme that identifies any area of potential ecological benefit provides safeguarding and/or mitigation. It is considered that any such details can be incorporated within the context of the proposed development of the site and the relative ownership boundaries under the control of the applicant. It should also be noted that works should be undertaken in accordance with the Wildlife and Countryside Act 1981 or the CROW Act 2000, and that legislation also prevents harm to any protected species that may be affected . It is also understood to be a condition of the Environment Agency's licensing exemption requirements that ecological benefit is provided as part of the proposals.

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 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 PK06/1989/F

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

1. The development hereby permitted shall commence within two years from the date of this permission. Written notification of the date of the commencement of works shall be sent to the Local Planning Authority at least 7 days prior to such commencement.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990, to allow any pre-commencement investigations and works to be undertaken and to enable Local Planning Authority to monitor the operations.

2. The importation of material for the development hereby permitted shall cease on or before the expiry of 18 months from the date of commencement. Upon completion of importation operations the site shall thereafter be restored, in accordance with the approved plans, to a condition suitable for recreational use within a further 6 months.

Reason:

To ensure the importation of material to the site is completed within a reasonable timescale and to secure the satisfactory restoration of the site, in accordance with Policies 22 and 28 of the South Gloucestershire Minerals and Waste Local Plan.

3. The development hereby permitted shall not commence until the developer has submitted to the Local Planning Authority, for prior written approval, the following information detailing any potential land contamination and a proposed scheme of works:
 - (i) a preliminary investigation including a desk study report detailing the history of the site and identifying risks to human health and the environment,
 - (ii) a main investigation (if identified as being required) including a site investigation report, documenting the types, nature and extent of contamination present, risks to receptors and potential for migration within and beyond the site boundary as identified in the preliminary investigation. The investigations and assessments shall be in accordance with current Government and Environment Agency guidance.
 - (iii) a detailed remediation scheme (if identified as being required) including a method statement and measures to be taken to avoid risk to human health and the environment, as identified by the desk study and site investigation, from contaminants and gases.

Reason:

To ensure that adequate measures have been taken to mitigate against soil contamination and contaminated land and to prevent pollution or harm to the wider environment, and to accord with Policies EP1 and EP6 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:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17 and L18 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 21 of the South Gloucestershire Minerals and Waste Local Plan.

5. No development shall take place until a detailed scheme of highways and traffic management containing the following has been submitted and approved in writing by the Local Planning Authority:
 - (i) details of improved visibility splays from the junction of the access road onto Shireway
 - (ii) details of wheelwash facilities for vehicles operating from the site
 - (iii) details of the route that lorries will use to access and egress the site and measures used to ensure that the agreed routes are adhered to
 - (iv) details of a schedule of dilapidation, including details of schedule area affected and terms of making good any defects found to be attributable to the operation hereby permitted

Upon such written approval of each detail the scheme approved shall be implemented prior to the commencement of operations at the site.

Reason:

In the interests of highway safety and local amenity and to accord with T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policy 24 of the South Gloucestershire Minerals and Waste Local Plan.

6. No development shall take place until details of on-site provision of the following is submitted and approved in writing by the Local Planning Authority:
 - (i) details for the additional provision of car and cycle parking facilities within the site in accordance with the standards set out in Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and in addition to those within Shireway Community Centre car park itself, also including details for provisional coach parking and turning head sufficient for coach size vehicles on the access road.
 - (ii) details of the surfacing of the access road and additional car-parking areas
 - (iii) details of access provision between the Community Centre and playing fields

Such approved details shall be implemented prior to the use of the site as a recreational facility.

Reason:

In the interests of highway safety and local amenity and to accord with Policies D1 and LC5 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policies 22 and 24 of the South Gloucestershire Minerals and Waste Local Plan.

7. Prior to the commencement of the development hereby permitted the following landscape details shall be submitted for the written approval of the Local Planning Authority:

- (i) a tree and shrub planting scheme consisting of native and/or semi-native species, including details of species and location, numbers and sizes and planting and maintenance specifications, such a scheme to be implemented in the next available planting season following completion of restoration
- (ii) details of tennis and training court fencing
- (iii) details of any floodlighting proposed

Such details shall thereafter be implemented as approved.

Reason:

In the interests of local amenity and to ensure a satisfactory development in accordance with Policies D1, L1 and LC5 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies 6 and 22 of the South Gloucestershire Minerals and Waste Local Plan.

8. Within 3 months from the completion of restoration at the site an aftercare scheme, including details of the management of the playing fields, the additional planting and any areas of ecological interest identified in Condition 7 above, shall be submitted to the Local Planning Authority for written approval and thereafter implemented for a period of 5 years.

Reason:

To ensure a satisfactory form of development and to accord with Policy LC5 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 30 of the South Gloucestershire Minerals and Waste Local Plan.

9. No development shall take place until details including a full ecological survey have been undertaken. Such details should also include safeguarding and mitigation of any areas of value found. Such details shall be submitted to the Local Planning Authority for written approval prior to any development occurring.

Reason:

In the interests of the local ecology of the area and in accordance with Policies D1 and L9 of the South Gloucestershire Local Plan (Adopted) 2006 and Policy 14 of the South Gloucestershire Minerals and Waste Local Plan.

10. No more than 56,100 cubic metres of material shall be imported to the site. A written record shall be maintained at all times during the construction of the playing fields and made available to the Local Planning Authority upon request which gives full details of all inert landfill material brought to the site.

Reason:

To ensure a satisfactory form of development in accordance with the approved plans and in the interests of local amenity, in accordance with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 22 of the South Gloucestershire Minerals and Waste Local Plan.

11. No more than 2 metres depth of fill, including a final topsoil layer of 300mm, shall be deposited on the site.

Reason:

To ensure a satisfactory form of development in accordance with the approved plans and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 22 of the South Gloucestershire Minerals and Waste Local Plan.

12. Within 3 months from the completion of the development hereby approved and prior to the use of the site as recreational fields, a survey of the final levels achieved shall be submitted to the Local Planning Authority.

Reason:

To ensure a satisfactory form of development in accordance with the approved plans and in accordance with Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006 and Policy 28 of the South Gloucestershire Minerals and Waste Local Plan.

13. No materials other than non contaminated soils and sub-soils shall be deposited at the site.

Reason:

To prevent pollution of the water environment and to ensure that development is carried out to an acceptable environmental standard, in accordance with Policies D1 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies 20 and 28 of the South Gloucestershire Minerals and Waste Local Plan.

14. No topsoils shall be removed from the site unless agreed in writing by the Local Planning Authority.

Reason:

To ensure a satisfactory form of development utilising materials within the site and in accordance with Policy LC5 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies 24 and 28 of the South Gloucestershire Minerals and Waste Local Plan.

15. No mud, dust or other debris shall be deposited on the highway. No vehicle shall leave the site unless its wheels and chassis are clean.

Reason:

In the interests of highway safety and to prevent materials from being deposited on the highway and to accord with Policy LC5 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 24 of the South Gloucestershire Minerals and Waste Local Plan.

16. No construction traffic shall enter or leave the site nor any plant or machinery be operated on the site outside the hours of 08.00 to 19.00 hours Monday to Friday and 08.00 to 13.00 hours on Saturdays. There shall be no working on Sundays, Bank Holidays or Public Holidays.

Reason:

In the interests of local amenity and to accord with Policy LC5 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 22 of the South Gloucestershire Minerals and Waste Local Plan.

17. With the exception of any provision referred to in condition 7 above, no floodlighting shall be erected at the site unless agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenity of the locality and to accord with Policy LC5 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 22 of the South Gloucestershire Minerals and Waste Local Plan.

18. There shall be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason:

To prevent pollution of the water environment and to accord with Policy L17 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy 20 of the South Gloucestershire Minerals and Waste Local Plan.

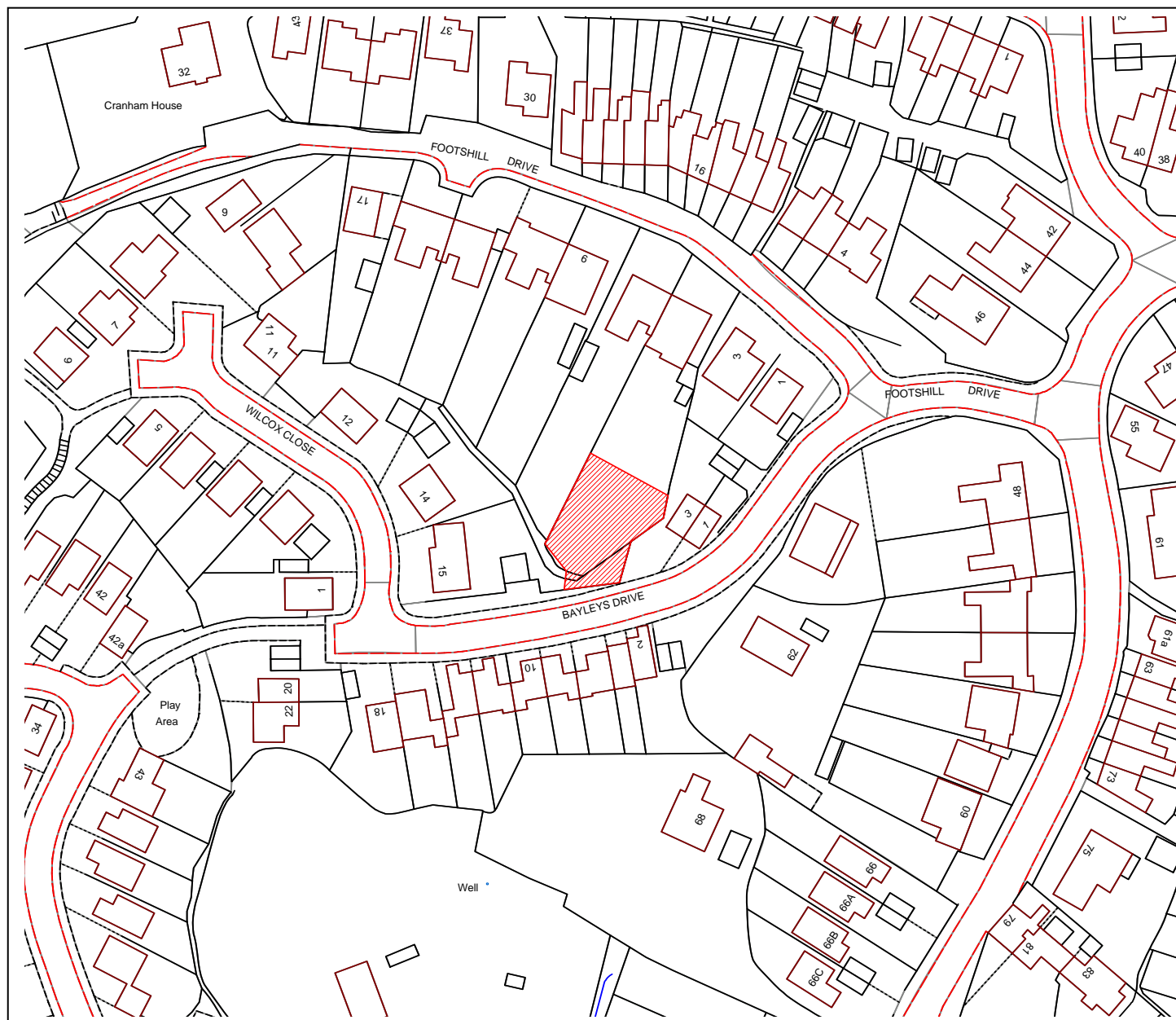
19. The existing trees and hedgerows within and immediately adjoining the site shall be retained and shall not be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 (Tree Works). Any trees and hedgerows removed without such consent or dying, or becoming damaged or diseased shall be replaced in the next planting season with trees and hedgerows of such size and species as may be specified by the Local Planning Authority.

Reason:

To protect the character, appearance and ecology of the area and to accord with Policies D1 and LC5 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policies 9 and 22 of the South Gloucestershire Minerals and Waste Local Plan.

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK06/3352/F	Applicant: Mr Hancock
Site: Land to the rear of 5 Footshill Drive Kingswood BRISTOL South Gloucestershire BS15 8EY	Date Reg: 17th November 2006
Proposal: Erection of 1 no. detached dwelling and associated works.	Parish:
Map Ref: 64256 72963	Ward: Woodstock



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N.T.S

PK06/3352/F

INTRODUCTION

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

1. THE PROPOSAL

1.1 This is a full planning application, which seeks permission for the erection of a split level dwelling with integral garage and with vehicular access gained from Bayleys Drive. The application site relates to domestic curtilage sited within the built up residential area of Kingswood.

2. POLICY CONTEXT

2.1 National Guidance

PPS1
PPS3
PPG13

2.2 Development Plans

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
H2 Residential Development
H4 Dwellings within residential curtilages
T7 Parking standards
T12 Traffic Management Proposals

3. RELEVANT PLANNING HISTORY

3.1 The following planning history relates to the application site:

3.2 PK01/3230/O Erection of one no. dwelling with means of access and siting approved
Approval 12 March 2002

3.3 PK03/2665/F Erection of 1 no. detached dwelling and detached garage
Approved July 2004

4. CONSULTATION RESPONSES

(a) Statutory Consultees

4.1 Parish/Town Council

The application site does not fall within a Parish/Town Council

(b) Other Representations

4.2 Local Residents

Five letters have been received from local residents raising the following objections regarding the proposed development:

- Overbearing impact not in keeping
- Ground stability issues

- Land ownership regarding access
- Overlooking due to elevated level
- Highway safety i.e. access
- Building too large
- Headlights from cars
- Out of keeping
- Disturbance
- During construction will be problems with lorries and access for emergency vehicles.
- Boundary treatments

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application site is located within the established residential area of Kingswood. The application site relates to existing domestic curtilage. Policy H4 & H2 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for development within existing residential curtilages provided a number of criteria are satisfied.

5.2 Members are advised to consider that the principle of residential development has already been established on this site through the granting of outline planning permission PK01/3230/O (although now expired) however there is an extant planning permission relating to this site for the erection of a detached dwelling with detached garage under planning permission PK03/2665/F which expires in March 2009.

5.3 This planning application has been submitted as the scheme no longer intends to include land which forms part of the rear private garden of no. 7 Footshill Drive (as approved under planning permission PK03/2665/F). This land was intended to form part of the new private garden area for the proposed dwelling. It should be noted however that the current layout now before the Council reflects the earlier outline consent PK01/3230/O.

5.4 It is therefore considered that as the footprint, scale and design of the building are to remain the same, that it would be unreasonable to re-assess those issues again and therefore the only issue that can be reasonably assessed relates to the revised layout and whether or not there are any implications. Whilst there have been material changes in planning policy since the approval of PK03/2665/F i.e. adoption of South Gloucestershire Local Plan and PPG1 and PPG3 being superseded by PPS1 and PPS3, it is considered however that there has not been a significant shift in policy that would prevent residential development on this site.

5.5 Design and Scale of Development

As this current scheme reflects the dwelling already approved under planning permission PK003/2665/F no objection is raised. Members are advised to consider that the current plans before the Council indicate that the proposed dwelling will be carried out in accordance with those levels as already previously approved. It is considered that a development of this scale and design would not have an adverse impact on the visual amenities of the street scene or immediate surrounding area.

5.6 Residential Amenity

At the time of assessing the previous planning application PK03/2665/F concerns were raised by local residents with regards the impact of the proposed development on surrounding occupiers. The Planning Officer made the following assessment:

The original plans as part of this current planning application had proposed that the dwelling would be set further back into the site. The agent was advised that as there were concerns regarding the impact of the dwelling on the occupiers of no.3 Bayleys Drive, that the dwelling should be brought forward in line with the siting as already approved as part of the outline permission. It is therefore considered that subject to the receipt of satisfactory amended plans that the proposed dwelling by reason of its scale and siting will not have a detrimental impact on the existing amenities of no.3.

The back to back separation with No.5 Footshill Drive, which is sited directly behind the application site, will be approximately 30.m based on the amended plans. The proposed dwelling will also be set back approximately 21.m from the rear elevation of no.15 Bayleys Drive, which is sited south west of the site. It is considered that the proposed dwelling will not have an overbearing impact, or result in a loss of privacy by reasons of its split level design.

Concerns have been raised by local residents situated on the other side of the road from the proposed access that the proposed development by reason of its elevated position will result in a loss of privacy to those properties in question. Members are advised to consider that Council guidelines advise that there should be a minimum distance of 21.0m between elevations which face one another with habitable room windows. In this instance the proposed dwelling would be set back approximately 22/23m from, the front elevations of no.2, 4 & 6 Bayleys Drive. It is therefore considered that the proposed dwelling by reason of siting although on an elevated position will not have such a detrimental impact on existing levels of privacy currently enjoyed by those occupiers so as to warrant refusal of the application.

- 5.7 As this current scheme reflects that already approved under planning permission PK03/2665/F in terms of siting, scale and external appearance then no further objection is raised. Concerns have been raised by the neighbouring occupier of no.7 regarding ground stability issues and proposed retaining boundary treatment. The issue of grounds stability is discussed in more detail under paragraph 5.11 of this report and Members are advised to consider that a condition will be imposed requiring details of all retaining walls to be submitted to and approved in writing by the Local Planning Authority.

5.8 Transportation Issues

This full planning application proposes the same access point, as that approved under outline planning permission PK01/3230/O i.e. off Bayleys Drive and therefore no highway objection is raised. An objection has been raised however with regards the parking area on site as it is considered restricted in size and therefore will not satisfactorily accommodate two cars. Amended plans are in the process of being submitted to address those objections.

5.9 Landscaping Issues

It is considered that there is no existing landscaping on the site which is considered a constraint to development.

5.10 Drainage Issues

The Council's Drainage Engineer has raised no objection in principle to this proposed development, subject to the applicant considering the use of soakaways or permeable surfaces for roofs, private drives and parking areas for ground water replenishment and surface water pollution control. Should planning permission be granted it is recommended that a condition be imposed requesting full drainage details.

5.11 Ground Stability

Concerns have been raised with regards ground stability issues relating to the site. At that time of assessing the previous application PK03/2665/F it was agreed by Members at Committee that the application be approved subject to a condition requiring a full structural survey report on ground stability be submitted to and approved in writing by the Local Planning Authority.

5.12 Other Issues

Land Ownership

The proposed access point would cross over a strip of land, which is owned by South Gloucestershire Council's Open Spaces Department. Should planning permission be granted for the proposed development, the applicant will however have to seek separate permission to access this land. The applicant has served the relevant planning notice Certificate B on the Council. The Council's Property Services Department has advised that in principle they would raise no objection and that either a 'permanent easement' would be granted or a licence.

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

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

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

7. RECOMMENDATION

- 7.1 Planning permission is granted subject to the receipt of satisfactory amended plans relating to the proposed parking area and the following planning conditions.

Background Papers **PK06/3352/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. 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. 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) 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:

In view of the size of the plot any extension/alteration to the dwelling would require further detailed consideration in order to safeguard the amenities of the area and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2007.

4. Two off street parking spaces 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 T8 and T12 of the South Gloucestershire Local Plan.

5. Details of all boundary treatments (walls, railings or fences) to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the development shall only be carried out in accordance with the details so approved.

Reason:

To protect the character and appearance of the area and protect neighbouring amenities, to accord with Policies H4 and D1 of the South Gloucestershire Local Plan.

6. No windows other than those shown on the plans hereby approved shall be inserted at any time in the elevations of the property, unless the Local Planning Authority gives consent in writing to any variation.

Reason:

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

7. The hours of working on site during the period of construction shall be restricted to Monday - Friday 8am-6pm, Saturday 8am-1pm and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason:

To minimise disturbance to occupiers of nearby buildings, and to accord with Policy EP1 of the South Gloucestershire Local Plan.-

8. Prior to the commencement of the development hereby authorised, details of wheel-washing facilities to be provided on site shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to the development commencing and maintained during the period of construction. All commercial vehicles shall have their wheels washed before entering the public highway.

Reason:

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan.

9. No development shall not begin until drainage details incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policy EP1 of the South Gloucestershire Local Plan.

10. The drainage scheme approved, incorporating Sustainable Drainage Systems (SUDS) shall be implemented in accordance with the approved details before the development is occupied.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policy EP1 of the South Gloucestershire Local Plan.

11. 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 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.

12. 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 Policy EP1 of the South Gloucestershire Local Plan.

13. Prior to the commencement of development hereby authorised, a full structural survey report on ground stability relating to the application site shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that development can be constructed having regard to local ground conditions, and to accord with Policies EP7 of the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK07/0198/F
Site: 60 Pettigrove Road Kingswood
BRISTOL South Gloucestershire BS15
9SW

Applicant: M & A Commercials
Date Reg: 25th January 2007

Proposal: Erection of 2no. dwellings with parking,
new access and associated works. **Parish:**

Map Ref: 65238 72961 **Ward:** Woodstock



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N.T.S

PK07/0198/F

This application appears on the Circulated Schedule due to the submission of a number of neighbour objections.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 2 no. dwellings with parking, new access and associated works. The dwellings would be semi-detached two-bedroom bungalows with 1no. off-street parking spaces for each dwelling.
- 1.2 The application site is located in an entirely residential area of Kingswood. The dwellings would be located in the side garden of an existing detached residential property of rubble and dressed stone and dating from the early C20. Immediately adjacent to the east is one of a row of three detached bungalows. Opposite are two storey 1970's dwellings and immediately to the rear (south) at a lower ground level are the back gardens of 1980's detached dwellings with rear windows facing the proposal site. The proposed dwellings would be accessed by the existing access to 60 Pettigrove Road and a new access adjacent to the bungalow to the east.

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
H4 Development Within Existing Residential Curtilages
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 P81/4112 Erection of domestic garage & construction of vehicular access: Approved 22/04/1981
- 3.2 P81/4241 Erection of four semi-detached dwellings with garages, construction of new vehicular and pedestrian access: Refused 08/06/1981
- 3.3 P81/4488 Erection of three bungalows with garages, construction of new vehicular and pedestrian accesses: Refused 16/11/1981
- 3.4 P82/4060 Erection of two bungalows and garages, construction of new pedestrian and vehicular access: Approved 05/04/1982
- 3.5 PK05/0590/O Erection of 1no. dwelling (Outline) with siting and means of access to be determined. All other matters reserved: Approved 25/04/2005

- 3.6 PK06/1191/F Demolition of existing dwelling to facilitate the erection of 3no. detached bungalows with access and associated works: Withdrawn.

4. CONSULTATION RESPONSES

- 4.1 Parish Council
Unparished

Other Representations

- 4.2 Local Residents

Several objections have been received from local residents and these can be summarised as follows:-

- Impact upon highway safety of location of access and additional on-street parking
- Over development of the site
- Overbearing impact on adjacent bungalow
- Loss of privacy to neighbouring dwellings to the rear.
- Loss of hedgerow.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for development within existing residential curtilages, including new dwellings, subject to criteria relating to design, visual amenity, residential amenity and highway safety being satisfied. The application stands to be assessed against these criteria, other relevant policies and all material considerations.

- 5.2 Design/Visual Amenity

The area surrounding the application plot is entirely residential in character, though without any strong vernacular, the built form varying in age and design. As such the design and materials of the proposed bungalows are not considered to be out of keeping in the area and would add to the variety within the street scene. Although with a wide frontage to the road the detail of the design, with the set back side elements and the low gables, would not result in an overbearing impact on the street scene and would integrate reasonably with the adjacent bungalow. Sufficient garden space would be provided for each of the gardens, these being bounded by close panel fencing at the sides and rear and by a 900mm high stone wall to the front, this replacing the existing aged hedgerow. Overall, the design of the dwellings is considered acceptable and not to have a detrimental impact upon the street scene in the vicinity.

- 5.3 Residential Amenity

The proposed bungalows will not extend beyond the rear building line of either No.60 Pettigrove road or the adjacent bungalow at No.62. There are no side facing windows at No.60 at ground floor and as such it is not considered that the proposal will have any detrimental impact upon that property. No.60 does have a raised patio area to the rear that is approximately 700mm higher than the ground level of the rear garden of the nearest proposed bungalow. It is considered that a suitably high boundary fence and planting would protect the amenities of the future occupiers of the bungalow and the standard condition

requiring submission of boundary treatment details would adequately control this part of the development. The bungalow at No.62 has a secondary living room window in the side elevation that would be partially overlooked above the current boundary fence height (1.4m). This window is obscure glazed and has been since at least 2005 when officers conducted a site visit in relation to PK05/0590/O. In light of the fact that the window is obscure glazed, the fence height could be raised to 1.9m under the applicants Permitted Development rights and that the window is beyond the proposed rear building line of the bungalows, it is not considered that the proposal will result in any significant loss of amenity to the neighbouring occupiers in this respect. The proposed bungalow to the east would project 4m in front of No.62 and be 4m away from the front living room window at a ground height 600mm higher than No.62. The gabled end of the proposed bungalow projecting forward of No.62 varies in height between 2.4m to the eaves at the front of the building to 4m in line with the front of No.62. In light of the 4m distance from the window of No.62 and the 1.8m high intervening boundary fence, it is not considered that the proposal will have an overbearing impact upon No.62.

- 5.4 The rear facing windows of the proposed bungalows will be a minimum of 20m from the first floor rear windows of the nearest property to the rear of the proposed bungalows, this being at a ground level approximately 2m lower than the application site. Inter-visibility between these windows will be partially screened by the proposed 1.8m high rear boundary fence and in this context the proposal is considered acceptable. It is considered that dormer windows and roof lights would unacceptably increase the propensity for overlooking of the private garden areas of the properties to the rear and it is recommended that a condition is attached to any permission preventing their insertion in the rear elevation.
- 5.5 The proposal provides approximately 50sq.m of private garden space to the rear of each dwelling and sufficient space to the rear of the parking spaces for bin storage facilities.
- 5.6 Overall the proposal, subject to conditions regarding boundary treatments and dormer windows, is considered acceptable in terms of residential amenity.
- 5.7 Sustainable Transport
The proposal provides 1no. off-street parking space for each new dwelling, satisfying adopted maximum parking standards for 2 bedroom dwellings and as such there are no highway objections to the proposal.
- 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 That planning permission is granted subject to the following conditions.

Background Papers **PK07/0198/F**

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

CONDITIONS

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

Reason:

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

2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no windows/dormer windows or rooflights other than those expressly authorised by this permission shall be constructed on the rear elevations.

Reason:

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

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

Reason:

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

4. No development shall take place until details of provision of storage for refuse bins and boxes as been submitted to and agreed in writing by the Local Planning Authority. The residential units hereby approved shall not be occupied until the storage areas have been provided in accordance with the agreed details.

Reason:

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 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, 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:

In light of the restricted space for further development and to protect the residential amenity of the neighbouring occupiers and to accord with Policy H4 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; proposed planting and times of planting; boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason:

To protect the character and appearance of the area and the residential amenity of the occupiers and neighbouring occupiers and to accord with Policies H4/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The off-street parking facilities 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 Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO.26/07 – 29 June 2007

App No.: PK07/0217/F

Applicant: John Cabot City
Technology CollegeSite: John Cabot City Technology College
Woodside Road Kingswood BRISTOL
South Gloucestershire BS15 8BD

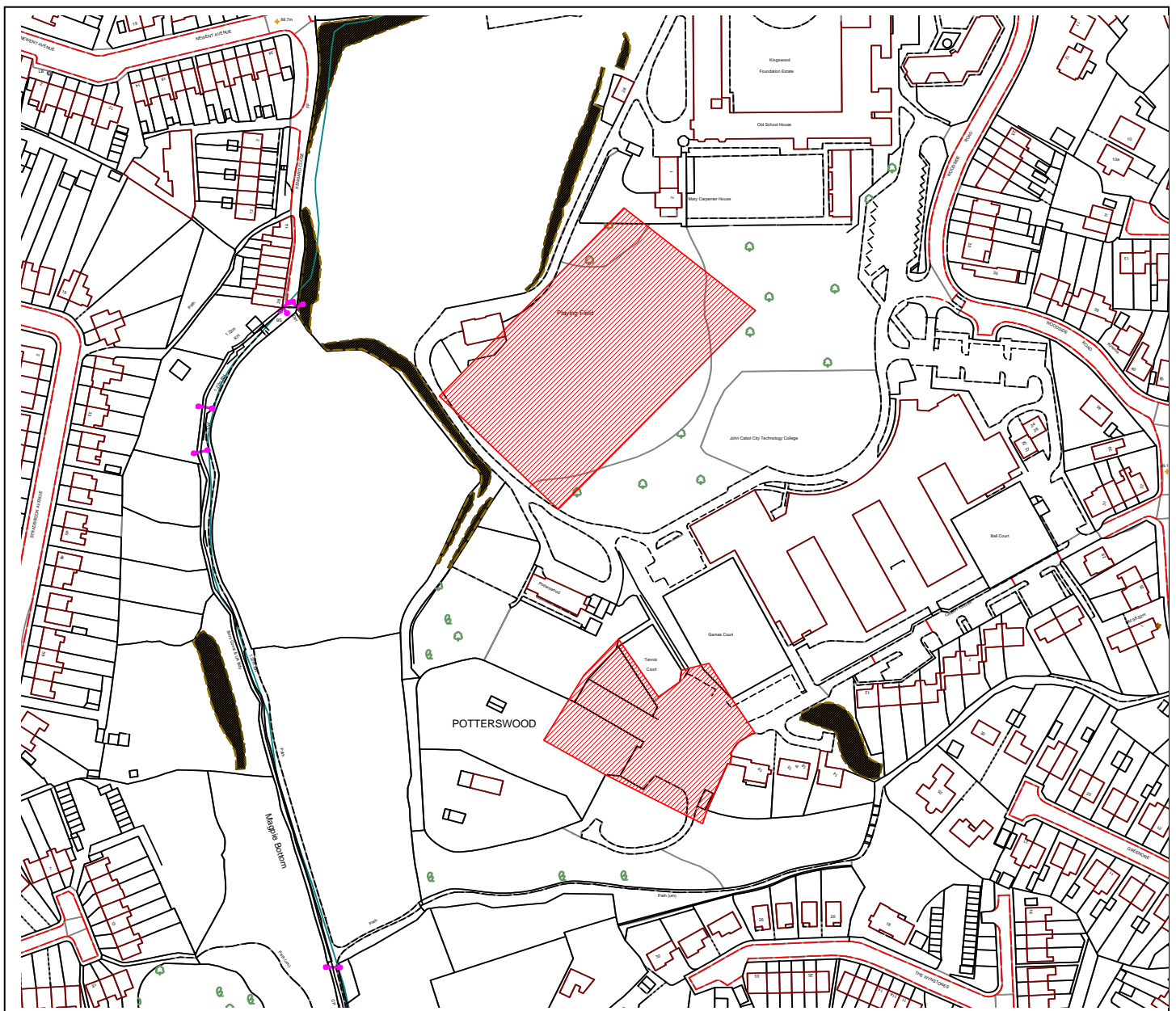
Date Reg: 26th January 2007

Proposal: Construction of regulation size hockey
Astroturf pitch with associated lighting,
fencing and landscaping. Regrading and
landscaping of brownfield part of site.

Parish:

Map Ref: 64184 73272

Ward: Woodstock



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100023410, 2007.

INTRODUCTION

The application appears on the Circulated Schedule as it is a major one and therefore, under the current scheme of delegations, falls to be considered as such.

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for the construction of regulation size hockey Astroturf pitch with associated lighting, fencing and landscaping, as well as regrading and landscaping of brownfield part of site.
- 1.2 The site consists of the existing school grounds, within the urban area of Kingswood. The overall site includes the school and the Kingswood Foundation, who own the land. There is a TPO on the site, KTPO13/88 which covers all the trees on site. The proposed astro-turf pitch is on the existing school playing fields, and would hold a full size regulation approved hockey pitch, and within this, a full sized football pitch. The proposed lighting is eight 15m high galvanised steel lighting columns. A 3m high green colour coated weldmesh fence with posts is proposed to all sides of the pitch. The regrading and landscaping is proposed in the western end of the school, in a area that is currently underused, and has been mostly left derelict. This is proposed to utilise the top and sub soil removed from the installation of the astro-turf pitch. The area is proposed to be planted with a grass and wildflower mix, and used for future school ecological projects. The scheme has been amended to take on board comments of the Council's Landscape Officer.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG17	Planning for Open Space, Sport and Recreation

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
L5	Open Areas within the Existing Urban Areas
L8	Sites of Regional and Local Nature Conservation Interest
EP1	Environmental Pollution
T12	Transportation Development Control Policy
LC4	Proposals for Educational and Community Facilities within the Existing Urban Area

3. RELEVANT PLANNING HISTORY

- 3.1 There is some history relating to the school site, the most relevant of which is:
 - P91/4126 Construction of City Technology College, including new access to Woodside Road, car parking and landscaping, and off site highway improvements. Approved with conditions 1992

- PK07/0152/F Erection of two storey detached school block with associated landscaping. Approved with conditions 27/4/2007

4. CONSULTATION RESPONSES

4.1 Parish/Town Council
Unparished area

4.2 Other Consultees
Wessex Water commented that the development is within a foul sewered area and it will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal, and that this can be agreed at the detailed design stage.

Other Representations

4.3 Local Residents
One letter of objection has been received from an employee of the Kingswood Foundation, who is required to live on site because of his job. He has raised objections to the proposal on grounds of increased noise levels, concerns about light levels, increased amount of visitors and traffic and the anti-social behaviour of local youths.

4.4 The Kingswood Foundation have stated that they generally support the application.

4.5 Ten letters of support have been received, including ones from the England, Avon and Gloucester Hockey Associations.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
Policy LC4 allows for the improvement of education facilities within existing urban areas, subject to certain criteria, including whether the proposals are located on site which are highly accessible on foot and by bike.

5.2 The site lies close to the Major Town Centre of Kingswood (as defined in the adopted Local Plan) and large areas of population (the site is close to the border with Bristol City Council). It is therefore considered to be highly accessible on foot and by bike and conforms to this criterion of Policy LC4. The proposal is therefore acceptable in principle, subject to the following detailed assessment.

5.3 Residential Amenity
The proposed site of the astro-turf pitch is included on an existing playing field, that is currently not floodlit. The nearest residential property outside the site to the proposed pitch is approx. 80m away in Woodside Road. The issues with regard to residential amenity are considered to be noise from the use of the pitch and light disturbance.

5.4 Whilst an objection has been received from an employee of the Kingswood Foundation, who lives on site, it must be acknowledged that the site includes a large school, and that there will always be associated noise with this use. At present there are playing fields on site that already create noise, and it is not

- considered that a refusal on this basis could be substantiated at an appeal, given that the nearest residential property external to the site is approx. 80m away. A condition restricting the hours of the use of the pitch from 0830 to 2200 hours is considered appropriate here.
- 5.5 With regard to light pollution, a plan has been submitted showing proposed lux levels emanating from the floodlights. This shows that whilst the lux levels on the pitch are high, as would be expected, the levels fall dramatically outside this to a vertical and horizontal overspill of a lux level of 5 70m from the site and down to a lux level of 2 approx 90m from the site. Given that the proposed astro-turf pitch is within the main body of the school, and that the area is an urban one, so that similar lux levels as to those at 70m-90m from the pitch would be experienced from street lights anyway, and that the nearest residential property outside the site is approx. 80m away, it is not considered that the proposal could be refused on the grounds of light pollution. A condition restricting the hours of floodlighting would also be recommended to the same hours as the use of the pitch.
- 5.6 It is acknowledged that there is an objection to the floodlighting from a resident employee of the Kingswood Foundation, who lives on site. However, it has to also be acknowledged that the Kingswood Foundation includes the site of the large school itself, and as such, any development on the school site would have an impact on the Kingswood Foundation. In the context of improving the sports facilities for the school, so that the pitch can be used all year round in the evenings, it is not considered that the harm to the resident on site is as such as to warrant refusal of the application on this basis.
- 5.7 There is no impact on residential amenity as a result of the regrading and landscaping of the derelict part of the school grounds.
- 5.8 Visual Amenity and Trees
The construction of the pitch will entail the loss of a number of trees although the majority of these have low visual amenity. The revised layout protects a greater number of trees than originally proposed. The method of construction of the low retaining wall on the north western edge of the proposed pitch will be required by condition to ensure there is no harm to the root ball of the beech tree. A condition requiring tree protecting for the astro-turf pitch and a haul route for spoil disposal, and condition requiring further tree planting on the school site will also be recommended.
- 5.9 The Landscape Officer considers that the proposed pitch will not have a significant visual impact, but considers that the colour of the proposed pitch perimeter fence would be better in a dark brown or black to reduce its visual impact, and this will be conditioned. The Landscape Officer has raised concerns regarding a lack of any landscape scheme for the spoil disposal area, and as such, a condition requiring a landscape scheme here will be recommended.
- 5.10 With the addition of suitable conditions, it is not considered that the proposal would harm the visual amenity of the area.
- 5.11 The Council's Ecologist has stated that there are no objections to the application on ecological grounds.

5.12 Transportation

The proposed astro-turf pitch will primarily be used as a sports facility for the school, and it would also be used by the local community outside school hours. The Highway Officer has stated that whilst the proposed facility has the potential to increase traffic to and from the site, it should be noted that the increased traffic would be outside the school normal peak house and hence the impact would not be significant, and has therefore raised no objection to these proposals.

5.13 Other matters

The anti-social behaviour of the local youth is not an issue that can be controlled by this application, and is a management issue for the school and the Kingswood Foundation.

5.14 Following objections from the Council's Drainage Team, a Flood Risk Assessment has been submitted, and the Drainage Team have approved this.

5.15 Design and Access Statement

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

5.16 Section 106 Requirements

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

6. CONCLUSION

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

The 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 **PK07/0217/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 a travel plan to include details of movements of construction traffic, parking and pedestrian arrangements during construction works, including parking of construction vehicles and coaches has been submitted to and agreed writing with the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use; or otherwise as agreed in the commuter plan.

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.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, for both the area surrounding the astro-turf pitch hereby approved and the spoil disposal area, 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, including details of the haul route for spoil disposal; and details of the construction of the low retaining wall to the north western edge of the astro-turf pitch and proposed planting (and times of planting). Development shall be carried out in accordance with the agreed details.

Reason:

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

4. The colour of the fencing to the astro-turf pitch hereby approved shall be agreed in writing with the Local Planning Authority prior to the commencement of the development. The development shall be implemented in accordance with the approved details.

Reason:

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

5. Replacement trees, the species, size and location of which are to be approved in writing by the Local Planning Authority, shall be planted in the first planting season following the felling hereby authorised.

Reason:

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

6. The floodlighting hereby approved shall not be illuminated, nor the astro-turf pitch used between 22:00 hours and 08:30 hours the following day.

Reason:

To protect the amenities of the occupiers of the nearby dwellings and to accord with Policies EP1 and LC4 of the South Gloucestershire Local Plan.

7. The floodlighting hereby approved, shall be constructed and finally adjusted in accordance with the lighting design proposals shown on plan no: E1700 received on 31/1/2007

Reason:

To protect the amenities of the occupiers of nearby dwellings and to accord with Policies EP1 and LC4 of the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 26/07 - 29 JUNE 2007

App No.:	PK07/0566/F	Applicant:	Mr C Cooper
Site:	11 Norman Road Warmley BRISTOL South Gloucestershire BS30 5JA	Date Reg:	20th February 2007
Proposal:	Erection of first floor rear and two storey side extension to form additional living accommodation.	Parish:	Siston Parish Council
Map Ref:	66961 73932	Ward:	Siston



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N.T.S

PK07/0566/F

INTRODUCTION

This application has been referred to the Circulated Schedule due to letters of objection being received from the Parish Council and local residents.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a first floor extension and two storey side extension to provide additional living accommodation.
- 1.2 The application site relates to a two storey semi detached cottage not within a settlement boundary but within the designated Green Belt.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
GB1 Green Belt
H4 House Extensions
- 2.3 Supplementary Planning Guidance
South Gloucestershire Advise Note no.2 Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 The following planning history relates to the application site:
- 3.2 P81/4523 (K3786) Erection of single storey bathroom extension and porch
Approval Nov.1981
- 3.3 PK05/1946/F Erection of two storey extension and detached garage.
Refused August 2006 on Green Belt and visual amenity grounds
- 3.4 PK06/2139/F Erection of two storey side extension
Refused November 2006 on Green belt and visual amenity grounds.

4. CONSULTATION RESPONSES

(a) Statutory Consultees

- 4.1 Siston Parish Council

Object as this is overdevelopment of the site. It should use local materials such as copper slag blocks.

(b) Other Representations

4.2 Local residents

Two letters have been received from local residents raising the following planning objections regarding the proposed development, which have been summarised as follows:

- The submitted plans do not show my kitchen
- Please confirm that proposed building will not compromise my foundations
- Object to proposed velux roof light on northern elevation due to loss of privacy

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 The application site also lies within the designated Green Belt where proposals for extensions must not result in 'disproportionate additions' over and above the size of the original dwelling and would not compromise the 'openness' of the Green Belt.

5.3 Green Belt

As a general rule of thumb Council guidelines advise that extensions should not increase the original size of a dwelling by any more than 30%. The application site has been extended in the past with a single storey side extension i.e. bathroom and porch (planning ref. K3786). The Council is of the opinion that the existing single storey kitchen extension was erected pre-1948 and therefore is considered to be part of the 'original' dwelling.

5.4 As part of this scheme the application proposes to demolish the existing single storey bathroom and front porch. The proposed works would result in an addition of approximately 55%. Whilst this exceeds the Councils' general guidelines of 30% it is considered however that the proposed works by reason of their scale and design would not result in a disproportionate addition over and above the size of the original dwelling.

5.5 In response to those comments raised by the Parish Council regarding overdevelopment it is considered that the proposed extension by reason of its scale would not result in overdevelopment.

5.6 Visual Amenity

The application site relates to a simple two storey semi-detached stone faced cottage. It should be noted that a number of planning applications seeking planning permission for the erection of a two storey side extension have been refused on the grounds that the extension by reason of its scale and design would be out of keeping with the scale and character of the original building.

5.7 The proposed two storey side extension when viewed from the key principal elevations i.e. front and side elevation is considered to be of a scale and design in keeping with the scale and character of the original dwelling. Whilst it is accepted that the proposed rear extension would appear more integrated if it

were built directly up and over the existing single storey rear kitchen, this has however been resisted in order to safeguard the amenities of the adjoining occupiers 12 Norman Road.

5.8 Residential Amenity

The application proposes to erect the first floor extension over part of the existing single storey rear extension, which is sited along the adjoining boundary with no. 12. The element visible from the neighbour's side will be that of the proposed roof. As the extension will be set back from the adjoining boundary by 2.40m, it is considered that it will not have an overbearing impact on the adjoining occupiers. The issue of impact on adjoining foundations is not considered a relevant material planning consideration in the determination of this application.

5.9 Objections have been raised by local residents regarding the proposed velux roof lights on the northern elevation of the property and how they would allow for overlooking. It is considered that given the position of the roof lights they would not have an adverse impact on existing level of privacy currently enjoyed by neighbouring occupiers.

5.10 Section 106 Requirements

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

6. Conclusion

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

The recommendation 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 planning conditions.

Background Papers **PK07/0566/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. No development shall take place until samples of the roofing 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. Sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

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. A sample panel of the render indicating colour and texture, shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason:

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

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

6. Details of replacement boundary treatment along the northern boundary of the application site where the existing single storey bathroom extension is to be demolished shall be submitted to and approved in writing by the Local Planning Authority. All agreed boundary treatment shall be carried out and completed within two months of the demolition of the bathroom extension.

Reason:

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

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK07/0611/F
Site: Hazel Barn 112a High Street Marshfield
 CHIPPENHAM South Gloucestershire
 SN14 8LS
Proposal: Alterations to existing roofline and
 conversion of existing outbuilding to form
 1 no. dwelling.
Map Ref: 77620 73783

Applicant: Mr & Mrs D Lamb
Date Reg: 23rd February 2007
Parish: Marshfield Parish
 Council
Ward: Boyd Valley



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N.T.S

PK07/0611/F

The application appears on the Circulated Schedule as a representation has been received contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for alterations to existing roofline and conversion of existing outbuilding to form 1 no. dwelling
- 1.2 The site consists of an outbuilding ancillary to 112a High Street, situated behind 112 High Street, a Grade II listed building. Access is via a gap between 116 and 112 High Street. The building is curtilage listed. The site is within the Marshfield Conservation Area. The building has an existing conservatory on its north elevation.
- 1.3 The physical works involve replacement of the existing corrugated fibre cement sheeting roof with clay tiles, raising the roof height and walls, provision of first floor accommodation and installation of windows to the south elevation and door to the west elevation. The scheme has been amended following the comments of the Council's Conservation Officer. There is an outstanding listed building application for these works: PK07/0734/LB, which also appears on the circulated schedule.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG15	Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L2	Cotswolds AONB
L12	Conservation Areas
L13	Listed Buildings
T12	Transportation Development Control Policy
H5	Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential Purposes

2.3 Supplementary Planning Guidance

Marshfield Conservation Area: Advice Note 2

3. RELEVANT PLANNING HISTORY

The following history relates to 112 and 112a High Street:

- 3.1 P97/4782 Conversion of barn to 1 no. 2 bedroomed dwelling. Approved 1998
- 3.2 P99/4246 Conversion of barn to 1 no. dwelling. Approved 1999
- 3.3 P99/4740 Conversion of barn to 1 no. dwelling. Approved 1999

4. **CONSULTATION RESPONSES**

- 4.1 Marshfield Parish Council
No objection

Other Representations

4.2 Local Residents

The occupiers of 112 High Street have objected to scheme on the grounds that the proposed 1st floor window in the south facing elevation will look directly across into their bathroom, and over their garden, resulting in a loss of privacy. They also stated that the proposal would have a significant detrimental effect on their quality of life and would devalue their property. They would also like guarantees that the utility service infra - structure is sufficient to support further expansion.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H5 allows for the conversion of existing residential properties into smaller units of self-contained residential accommodation within the boundaries of settlements, subject to the following criteria:

- Would not prejudice the character of the surrounding area
- Would not prejudice the amenities of nearby occupiers
- Would identify an acceptable level of off-street parking
- Would provide adequate amenity space

- 5.2 The site lies within the grounds of 112a High Street, which lies behind 112, which faces the High Street. In Marshfield village, this sort of relationship is not uncommon, as many outbuildings to the rear of properties fronting the High Street have been converted into separate units of residential accommodation. As such, it is not considered the conversion itself would harm the character of the surrounding area or the Conservation Area, and the principle of development is therefore considered acceptable, subject to the following detailed assessment.

5.3 Conservation Area and Listed Buildings

The proposals have been amended to take on board the comments of the Conservation Officer. These include retention of the existing flank walls, outside of the site area but within the applicant's control, providing access to the site, and new boundary wall to proposed garden to be in rubble stone to match existing.

- 5.4 The proposal is considered to be an improvement on the existing, with removal of the corrugated cement roof, and replacement with a steeper pitched roof with clay tiles, and installation of appropriate windows and doors. Conditions will be recommended requiring a sample panel of render to be provided and samples of the stone walling proposed. A condition will also be recommended requiring the extended chimney stack to be reconstructed in stone and fitted with a simple clay pot. Subject to the addition of conditions the proposal is considered

to preserve the special architectural and historic interest of the listed building and to preserve the character and appearance of the Conservation Area.

5.5 Residential Amenity

The site lies behind no. 112 High Street, at distance of 16m, and is approx. 9m from Hazel Barn itself. Two small existing windows on the east elevation are proposed to serve habitable rooms facing Hazel Barn's patio doors. Whilst this is well below the recommended standard for distances between habitable rooms, given that this is a historic context and relationships such as this are common with conversions in the village and given that the windows are existing, it is not considered that the proposal warrants refusal of this application on these grounds.

5.6 Concerns have been raised by the occupants of no. 112 High Street that the proposal would result in overlooking of their garden and their bathroom window form a new window proposed on the north elevation at first floor level, serving a bedroom. However, a bathroom window is not a habitable room window, and is likely to be obscured glazed, and as such, there is no demonstrable harm relating to this issue. The proposed window will result in the occupiers of the site being able to overlook the garden of no. 112. However, given the historic environment in which the site lies, this relationship is not uncommon in Marshfield village, and as such, it is not considered that this would lead to demonstrable harm to the residential amenity of no. 112 to such an extent as to warrant refusal of the application.

5.7 Appropriate amenity space is retained for Hazel Barn itself, and the proposed residential unit, with enough space for bin storage.

5.8 Transportation

The Highway Officer has raised concerns that the proposed off-street car parking area is part of the turning area for the original planning permission for Hazel Barn and will restrict turning for the parking spaces for 112. The Highway Officer has requested that the red line be altered to include the area south of the outbuilding to provide some form of turning area. However, this area is within the 'blue' line on the submitted plans and is therefore under the applicant's control, so that a condition can be recommended requiring this area to be free from obstruction at all times. Subject to the addition of a condition, there are considered to be no highway objections to the proposal.

5.9 Other matters

Devaluation of property is not a material consideration and cannot be taken into account in the assessment of this application.

Issues regarding ensuring sufficient utility service infra-structure, as the site is within an established settlement boundary, where there is access to utility services, is a matter for the statutory undertakers that provide these services, and as such, cannot be taken into account in the assessment of this application.

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.

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 PK07/0611/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. Sample panels of stonework to the new rubble stone wall, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. A sample panel of the render indicating colour and texture, shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No development shall take place until samples of the roofing 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 maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The upper section of the extended chimney stack, from the existing eaves height upwards, should be reconstructed in stone, and fitted with a simple clay pot.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The vehicular turning area shown on the plans shall be kept clear from obstruction at all times for the 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. 26/07 – 29 JUNE 2007

App No.: PK07/0734/LB
Site: Outbuilding to Hazel Barn 112A High Street Marshfield CHIPPENHAM South Gloucestershire SN14 8LS

Applicant: Mr & Mrs D Lamb
Date Reg: 9th March 2007

Proposal: Alterations to existing roofline and internal and external alterations to facilitate conversion of existing outbuilding to dwelling.

Parish: Marshfield Parish Council

Map Ref: 77620 73783

Ward: Boyd Valley



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N.T.S

PK07/0734/LB

The application appears on the Circulated Schedule as a representation has been received contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks listed building consent for alterations to existing roofline and internal and external alterations to facilitate conversion of existing outbuilding to dwelling.
- 1.2 The site consists of an outbuilding ancillary to 112a High Street, situated behind 112 High Street, a Grade II listed building. Access is via a gap between 116 and 112 High Street. The building is curtilage listed. The site is within the Marshfield Conservation Area. The building has an existing conservatory on its north elevation.
- 1.3 The physical works involve replacement the existing corrugated fibre cement sheeting roof with clay tiles, raising the roof height and walls, provision of first floor accommodation and installation of windows to the south elevation and door to the west elevation. The scheme has been amended following the comments of the Council's Conservation Officer. There is an outstanding planning application for these works and the conversion to a separate dwelling: PK07/0611/F, which also appears on the Circulated Schedule.

2. POLICY CONTEXT

2.1 National Guidance

PPG15 Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

L12 Conservation Areas

L13 Listed Buildings

2.3 Supplementary Planning Guidance

Marshfield Conservation Area: Advice Note 2

3. RELEVANT PLANNING HISTORY

The following history relates to 112 and 112a High Street:

- 3.1 P97/4782 Conversion of barn to 1 no. 2 bedroomed dwelling. Approved 1998
- 3.2 P99/4246 Conversion of barn to 1 no. dwelling. Approved 1999
- 3.3 P99/4740 Conversion of barn to 1 no. dwelling. Approved 1999

4. **CONSULTATION RESPONSES**

- 4.1 Marshfield Parish Council
No objection

Other Representations

4.2 Local Residents

The occupiers of 112 High Street have objected to scheme on the grounds that the proposed 1st floor window in the south facing elevation will look directly across into their bathroom, and over their garden, resulting in a loss of privacy. They also stated that the proposal would have a significant detrimental effect on their quality of life and would devalue their property. They would also like guarantees that the utility service infra - structure is sufficient to support further expansion.

5. **ANALYSIS OF PROPOSAL**

5.1 Conservation Area and Listed Buildings

The only issues that can be taken into account in this listed building is whether the proposal preserves the special architectural and historic interest of the listed building and whether it preserves or enhances the character and appearance of the conservation area.

- 5.2 The proposals have been amended to take on board the comments of the Conservation Officer. These include retention of the existing flank walls, outside of the site area but within the applicant's control, providing access to the site, and new boundary wall to proposed garden to be in rubble stone to match existing.

- 5.3 The proposal is considered to be an improvement on the existing, with removal of the corrugated cement roof, and replacement with a steeper pitched roof with clay tiles, and installation of appropriate windows and doors. Conditions will be recommended requiring a sample panel of render to be provided and samples of the stone walling proposed. A condition will also be recommended requiring the extended chimney stack to be reconstructed in stone and fitted with a simple clay pot. Subject to the addition of conditions the proposal is considered to preserve the special architectural and historic interest of the listed building and to preserve the character and appearance of the Conservation Area.

5.4 Other matters

The issues raised by the objector cannot be taken into account in the assessment of this application, as the application is for listed building works only. For a detailed consideration of the issues raised by the objector, refer to the report on the associated planning application appearing on this Circulated Schedule: PK07/0611/F.

5.5 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent

with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.6 Section 106 Requirements

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

6. CONCLUSION

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

The recommendation to grant listed building consent 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 listed building consent is GRANTED subject to the following conditions:

Background Papers **PK07/0734/LB**

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

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason:

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

2. Sample panels of stonework to the new rubble stone wall demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. A sample panel of the render indicating colour and texture, shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The upper section of the extended chimney stack, from the existing eaves height upwards, should be reconstructed in stone, and fitted with a simple clay pot.

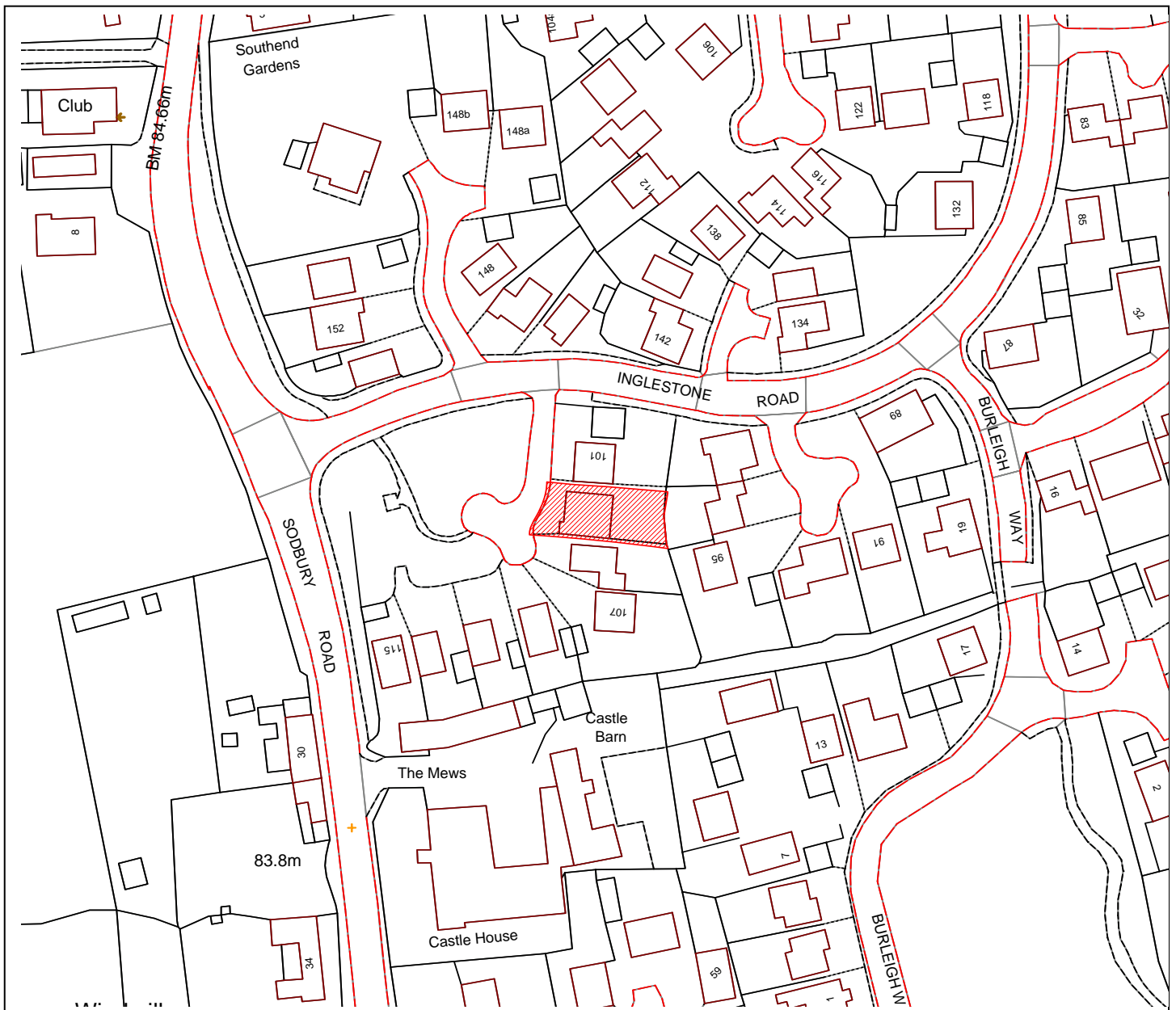
Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK07/0978/F
Site: 103 Inglestone Road Wickwar WOTTON
 UNDER EDGE South Gloucestershire
 GL12 8PH
Proposal: Erection of first floor side extension.
Map Ref: 72530 88145

Applicant: Mr & Mrs T White
Date Reg: 27th March 2007
Parish: Wickwar Parish
 Council
Ward: Ladden Brook



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N.T.S

PK07/0978/F

INTRODUCTION

This application appears on the Circulated Schedule because of objections from two local residents.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of first floor side extension.
- 1.2 The application property comprises of a modern detached two-storey dwelling located on a cul-de-sac flowing off Inglestone Road. The site is within the established residential area of Wickwar to the east of the main arterial route through Wickwar - Sodbury Road.
- 1.3 It should be noted that the original plans proposed the erection of a porch. However, following officer concerns and subsequent negotiation with the applicant this element of the application has now been omitted. Furthermore, the original plans proposed that the first floor extension be set back 0.3 metres from the front elevation of the existing dwelling. However, this has been omitted resulting in an extension that is fully flush with the front elevation of the existing property.

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 Wickwar Parish Council
No objection, but requests that the officer be made aware that the extension may cut out light to the side window of 105 Inglestone.

Other Representations

- 4.2 Local Residents
Four objection letters have been received from two local residents expressing the following summarised objections:
 - the extension will reduce natural light to first floor landing window and ground floor toilet in No. 105

- Increase in noise owing to resulting 4 ft separation gap between 105 & 103
- Risk of garden at No. 105 being overlooked by new rear bedroom.
- Loss of light to west facing back rear garden of No. 97. To compensate the occupiers of No. 97 have requested that consent only be granted on the basis that works to the trees on the boundary between the two properties be carried out.

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

It is acknowledged that normally domestic extensions should appear secondary and subservient to the host dwelling. This is generally achieved by setting the front elevation of the extension back from the original front building line and lowering the roof height so that the original dwelling appears more dominant. However, in this instance it is considered that because planning permission has been granted for an almost identical extension at No. 130 Inglestone (PK00/0692/F) which does not adopt subservient principles, and the fact that the existing garage will remain 0.3 metres forward of the proposed first floor extension, it would be unreasonable to recommend refusal. Accordingly, in design terms the application is considered to be acceptable.

5.3 Residential Amenity

Overbearing Analysis

Concern was raised that the application would block light into the side windows of No.105 and the rear of No.97. In reference to this it should be noted that there is no right to light across land that a person does not control. Regardless of this fact, the windows in No. 105 serve non habitable rooms (toilet and landing) whilst the rear of No. 97 is located a sufficient distance from the extension to not be harmed (approximately 20 metres). Consequently, it is considered surrounding occupiers will not experience an overbearing impact as a result of the extension being erected.

5.4 Privacy Analysis

Concern was also raised that the new rear bedroom window would overlook the rear garden of No.105 Inglestone. It is considered that because views across this garden can already be achieved from the existing first floor of No. 103 the extension would not have a greater impact on surrounding occupiers than the present situation.

5.5 Amenity Space

Because the extension is located at first floor height it will not impact on the present amenity arrangement at the site.

5.6 Highway Safety Analysis

As the extension is located at first floor height it will not impact on the present parking arrangements; the garage will remain and the front of the site provides sufficient space for further parking.

5.7 Other matters arising – Noise and Trees

Concern was raised that the proposal could potentially lead to noise pollution between No. 103 & No.105 owing to the reduced separation distance. It is considered that because the properties are not attached and the extension will be constructed from materials to match the materials found in the existing house (i.e. brick) a loss in residential amenity by reason of noise will not occur.

Turning to the concern about the trees on the rear boundary blocking light to No.97, it should be noted that the ongoing maintenance of the boundary treatment is a civil issue and not a material consideration for the determination of this application. Consequently, this matter can not be settled through the planning process but privately between the two respective owners. Furthermore, as previously noted in paragraph 5.3, no right to light exists over land that a person does not control.

5.8 Section 106 Requirements

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The 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 **PK07/0978/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.

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK07/1072/R3F

Applicant: Mr D D Ford
Hanham High School

Site: Hanham High School Memorial Road
Hanham BRISTOL South
Gloucestershire BS15 3LA

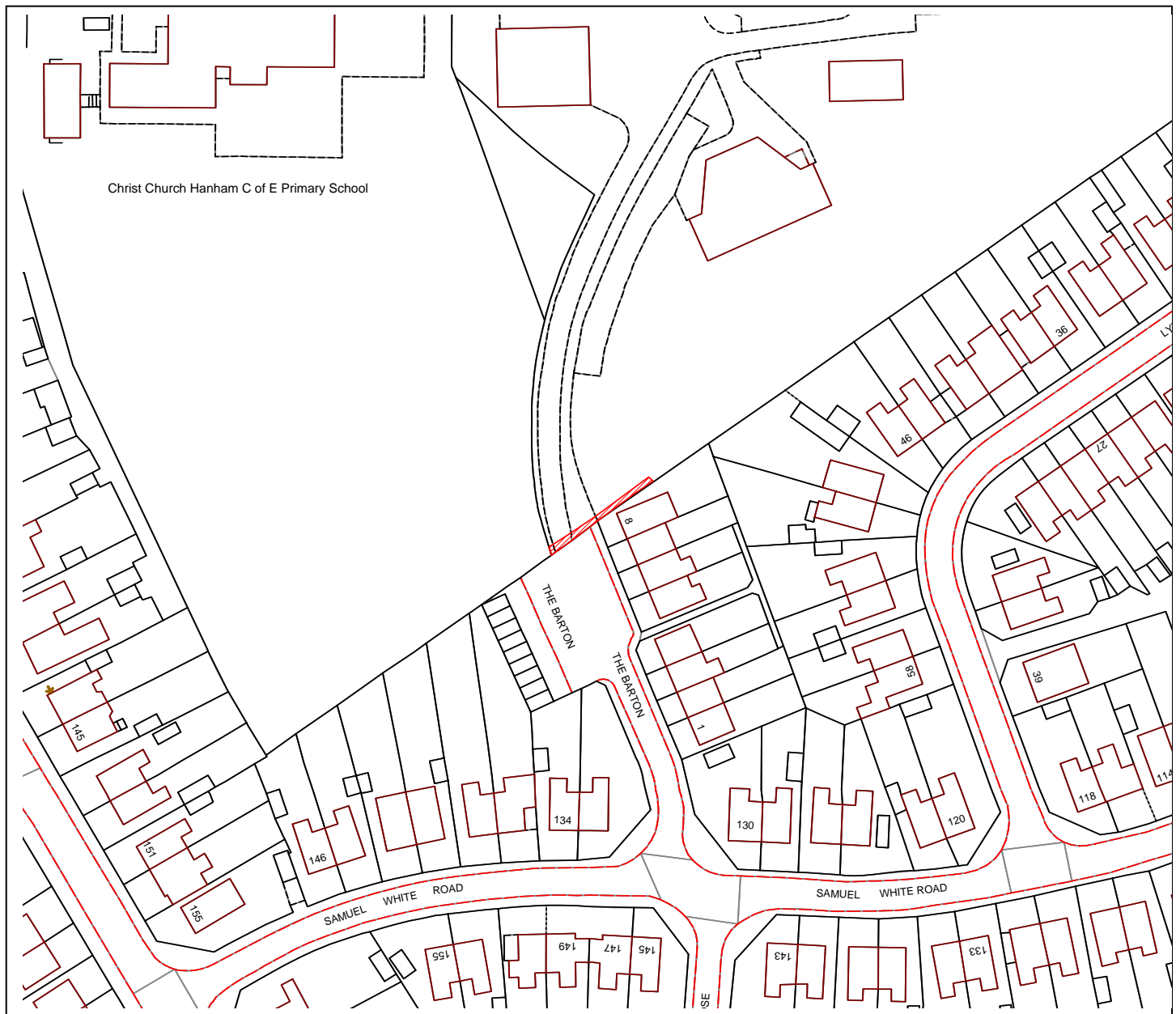
Date Reg: 4th April 2007

Proposal: Erection of 2.4 metre high fence and gates.

Parish: Hanham Abbots Parish Council

Map Ref: 64003 71557

Ward: Hanham



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N.T.S

PK07/1072/R3F

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a 2.4m high fence and gates at Hanham High School. The overall length of the gates and fence will be 35.88m
- 1.2 The application site is located adjacent to the garage court and housing at the end of The Barton. The existing fence and gates are hard on the boundary with the garage court and the side garden of No.8 The Barton, beyond which are the grounds and playing fields of the school. The new fence and gates will be set back 2m from the boundary with the Barton and will reduce in height to 2m adjacent to the side boundary wall of 8 The Barton.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
 - D1 Design
 - L1 Landscape Protection and Enhancement
 - LC4 Proposals for Educational and Community Facilities Within the Existing Urban Area

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No response

Other Representations

- 4.2 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006 permits proposals for the improvement of education facilities subject to satisfying criteria relating to residential amenity, environmental and transportation effects and highway safety.

5.2 Residential Amenity

The part of the proposed fence adjacent to the side boundary wall of No.8 The Barton will be approximately 200mm higher than the wall. As such it is not considered that it will have any detrimental impact upon the occupiers of No.8. Furthermore, the fence and gates that will be 2.4m in height will be set back 2m from the highway and the front of No.8 and there are no concerns regarding overbearing impact as a consequence.

5.3 Landscape/Environment Effects

Although higher than the existing fence and gates, these being between 1.8m and 1.5m in height, the proposed replacements will be set back from the highway by 2m and will improve the safety and security of the adjacent dwelling and the school itself. It is not therefore considered that the proposed fencing will have an unacceptably detrimental impact on this suburban landscape or the environment.

5.4 Highways/Transport

The highways officer has no objections to the proposal.

5.5 Design and Access Statement

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

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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.

Contact Officer: Jan Saward
Tel. No. 01454 864969

CONDITIONS

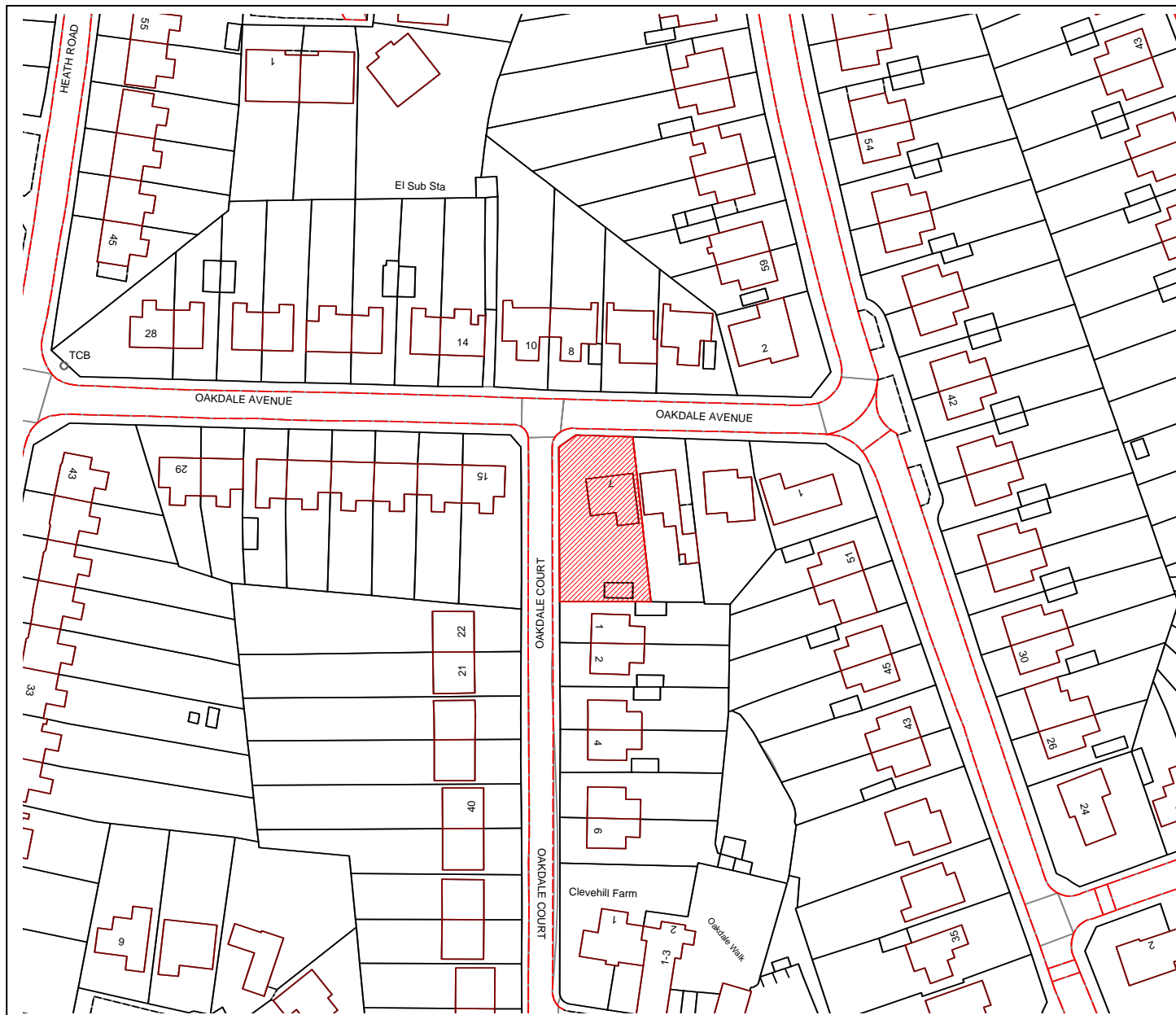
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

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

**CIRCULATED SCHEDULE NO.26/07 – 29 JUNE 2007
DEVELOPMENT CONTROL (EAST) COMMITTEE -**

App No.: PK07/1129/F	Applicant: Mr L Fowles
Site: 7 Oakdale Avenue Downend BRISTOL South Gloucestershire BS16 6DT	Date Reg: 12th April 2007
Proposal: Installation of dormer window to rear elevation to facilitate loft conversion and erection of front porch.	Parish: Downend and Bromley Heath
Map Ref: 65012 77540	Ward: Downend



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N.T.S

PK07/1129/F

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of one letter of objection from a Local Resident.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the installation of a dormer window into the roof slope of the existing dwelling. The purpose of the dormer window is to facilitate the conversion of the attic space of the dwelling to a bedroom with en-suite accommodation. Three dormer windows will also be added to the rear roof slope yet these are permitted development and do not require planning permission in their own right. The application also proposes a porch to the front of the property.
- 1.2 The application site consists of an unusually designed, detached house in a residential area of Downend. When viewed from the front elevation, the dwelling appears as a dormer bungalow. When viewed from the rear however, the dwelling looks like a more traditional two storey house.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 None specific

4. CONSULTATION RESPONSES

(a) Statutory Consultees

- 4.1 Downend and Bromley Heath Parish Council
No objection

(b) Other Representations

- 4.2 Local Residents
One letter of objection has been received from a local resident. The resident is concerned that the dormer window will have an overbearing impact on their property and will allow for overlooking and result in loss of privacy. The

resident is concerned that the proposed window is too large for the roof slope and would result in the dwelling having a top-heavy, unbalanced, appearance.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) allows for extensions to existing dwellings subject to criteria relating to scale and design, highways, and impact upon visual and residential amenity.

5.2 Design / Visual Amenity

The dormer is of an appropriate design and materials in relation to the characteristics of the main dwelling house and surrounding properties. The dormer is of substantial size but is in proportion relative to the size of the host dwelling. The dormer does not take over the roof slope but instead allows the original roof pitch to dominate. Whilst the design of the dormer is somewhat unusual having a lean-to type roof, consideration must be given to the very large, original, lean-to type roofed dormer on the front of the dwelling. This original lean-to dormer sets the character of the property and thus the proposed dormer is considered to respect and enhance the character of the property. Due to the fact that only one dormer is proposed and it is to be sited to one side of the dwelling, the rear roof slope, will to a certain degree lose its symmetry. However, the existing rear elevation of the dwelling lacks any regular symmetry that is worthy of protecting. The rear roof slope is not prominent in views from public highways and thus it is not considered that to have the dormer on one side of the roof slope would have any detrimental impact on the appearance of the dwelling. It is thus considered that the proposal is suitably subservient to the main building aiding its integration with the built form.

The proposed front porch is small in scale and is to have tapered corners to match the existing bay windows on the front of the property. The porch will protrude no further than the existing bay windows on either side and thus will not have any significant impact on the street scene. Subject to the attachment of a condition to ensure that the extension is erected of materials to match the existing, there are no objections to its construction.

In this context, therefore, the works as proposed are considered to be visually acceptable.

5.3 Residential Amenity

It is accepted that the neighbouring property is concerned about loss of privacy and overlooking of their rear garden. However, consideration is given to the fact that the application property currently has a first floor balcony to the rear elevation in close proximity to the boundary with the neighbouring property. This existing balcony is taller than the boundary Leylandii hedge and must therefore allow for great levels of overlooking of the neighbouring garden. Whilst at a higher level, it is not considered that the dormer window will allow for any greater levels of overlooking or loss of privacy than currently exist.

The proposed dormer will be contained to the side elevation of the neighbouring property and will not be visible from inside the neighbour's dwelling. It is not therefore considered that the dormer would have any impact on habitable room windows.

The proposed front porch will be sandwiched between the existing two front bay windows. As a result, it will not be readily visible from the neighbouring properties. Due to the small size of the porch and its distance from any neighbouring properties, it is not considered that it will have any impact on existing levels of residential amenity.

Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. The impact on residential amenity is subsequently deemed acceptable.

5.4 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 Planning permission be approved subject to the following conditions:

Background Papers **PK07/1129/F**

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

CONDITIONS

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

Reason:

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

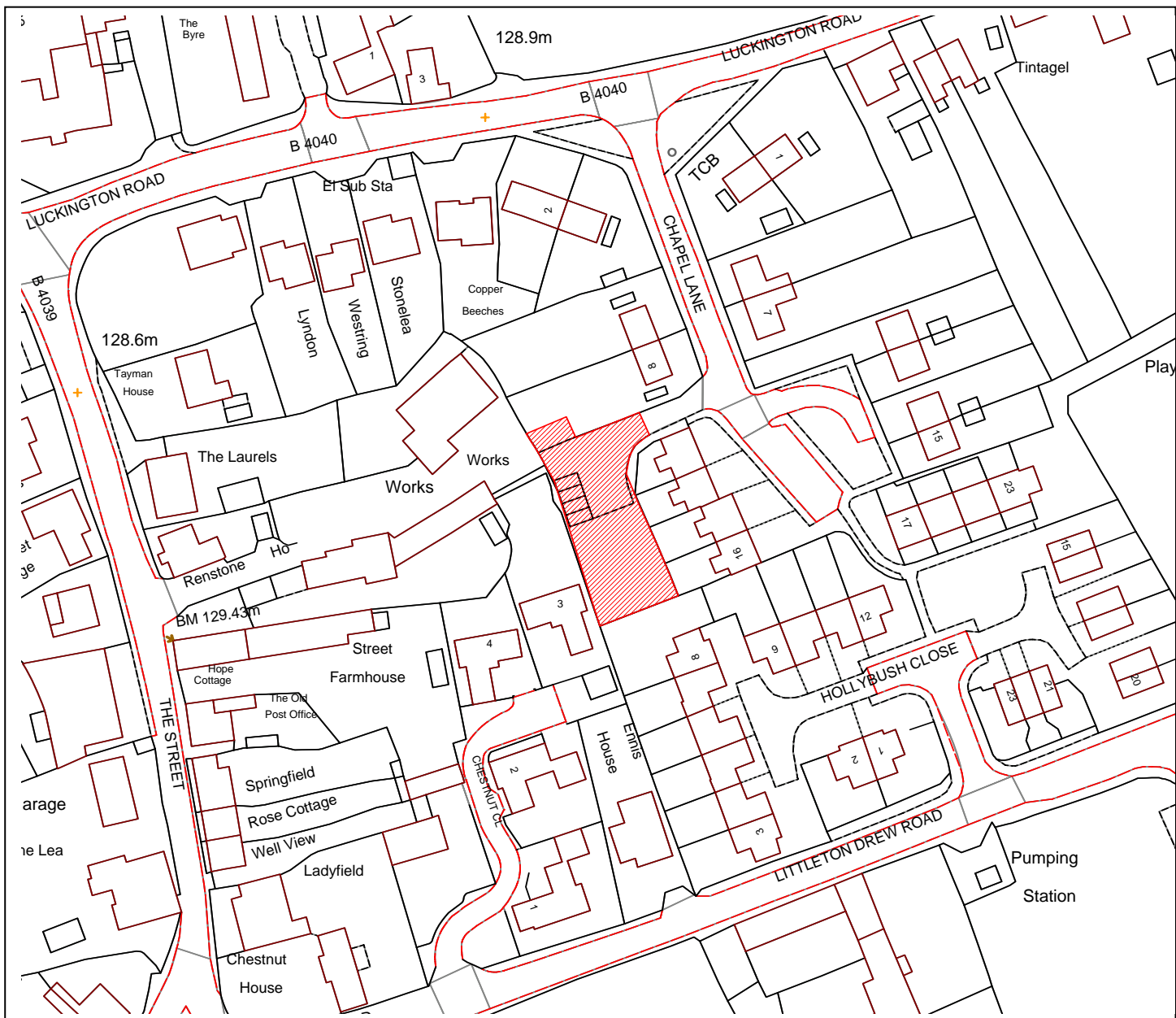
2. The materials to be used in the construction of the external surfaces of both dormer and porch extensions hereby permitted shall match those used in the existing building.

Reason:

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

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK07/1145/F	Applicant: Knightstone Housing Association
Site: Land to the Rear of 8-16 Chapel Lane Acton Turville BADMINTON South Gloucestershire GL9 1HQ	Date Reg: 13th April 2007
Proposal: Demolition of 4no. garages and erection of 2no. 2 bed dwellings with associated landscaping and covered parking.	Parish: Acton Turville Parish Council
Map Ref: 81032 80920	Ward: Cotswold Edge



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N.T.S

PK07/1145/F

INTRODUCTION

This application is referred to the Circulated Schedule following objections to the proposed scheme being received from local residents and the comments of the local parish council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission to construction 2no. semi-detached “chalet” style bungalows with associated works to provide 4no. parking spaces in the form of a car-port and a footpath for neighbouring property’s pedestrian rear access. Since submission the description of development has been corrected to clarify the number of bedrooms being provided, as previously, the description of development only referred to 1no. bedroom being provide in each of the units.
- 1.2 The application site comprises of a piece of open space left over from the modern cul-de-sac development of Chapel Lane and also includes a block of 4no. lock-up garages that have suffered some form of structural failure due to the noticeable cracks running down the walls. Access to the site will be from the existing access road that leads off Chapel Lane and it can be noted that the site lies outside of the Acton Turville Conservation Area. Within the application site, running along the eastern boundary is to be a new formal footpath to provide access to the rear of the bungalows to the east of the site.
- 1.3 The scheme proposed has been subject to lengthy discussions between the applicants and officers to ensure that whilst the provision of 2no. affordable housing units would provide a more efficient use of the site, they do not have a harmful effect on the residential amenities of the neighbouring properties which bound the east and western site boundaries. As to the east lies a row of bungalows that back onto the site (the closest being 11 metres from a proposed flank wall) and to the west lies a substantial two-storey dwellinghouse that forms part of the modern Chesnut Close development. This dwelling (No.3) is set in close proximity to the site boundary and with the front elevation facing a southerly direction, it is the side and rear elevations that overlook the side and it can be noted than running adjacent to the boundary shared with the application is an existing conservatory.
- 1.4 To safeguard the amenities of the neighbouring properties noted above, the scale of the development has been kept to a minimum. Previous proposals for full two-storey buildings were rejected on grounds of overbearing and the windows on the south facing elevation have also been considered to a greater degree to ensure the overlooking of the neighbouring property to the south (No.8 Hollybush Close) has been kept to a level that would not be harmful to the existing amenities currently enjoyed.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
H2	Residential Development in Urban Areas
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy

3. **RELEVANT PLANNING HISTORY**

3.1 None of relevance for this application.

4. **CONSULTATION RESPONSES**

4.1 Acton Turville Parish Council

2no. consultation responses were received. The first response drew attention to the fact that the submitted plans do not show a gate on the north-west boundary that is used for pedestrian access. The second response made the following summarised comments:

- The description of development is for 2 1-bed houses where the plans are for 2 2-bed houses; and
- The plans show that the access to the rear of each of the neighbouring bungalows to the east will be preserved by the provision of an asphalt path the full length of the site. It is important that the access is preserved and therefore should be a condition of any approval; and
- The site includes an old well that regularly sinks and needs to be filled and there is no mention of this within the application.

4.2 Other Consultees

Environmental Services

Comments to be added as an informative

Other Representations

4.3 Local Residents

8 no. consultation responses were received from 2 local residents that expressed the following objections to the proposed scheme:

- The proposed would result in a loss of privacy resulting from a side window overlooking a neighbour's property, which although obscurely glazed, would be sited directly over the neighbour's conservatory;
- The proposal constitutes overdevelopment;
- The proposed would result in a loss of open space, resulting in an overcrowded and overly developed space;
- The number of bedrooms is not accurately shown;
- The proposal will cause substantial overshadowing of the neighbouring properties;
- On the eastern aspect of a neighbour's property there are five windows in addition to the conservatory, all of which will be obscured by the proposal scheme resulting in further loss of privacy and overshadowing;
- The intended planting of new trees directly obscures side windows of our property and in such close proximity represents an overbearing effect;
- The proposed boundary fence runs straight through an existing mature tree and is inaccurately represented on the plans. There is also concern regarding the construction of the garages and the impact it might have on the tree;

- The measurement from the side wall of a neighbour's original garage to the rear of the proposed properties is noted as 13 meters; the minimum required distance. Taking into account our extension to the side of a neighbour's property, the correct measurement between us and the rear of the proposed properties is 10.8 meters and this extension consists of a kitchen family room with two ground floor windows facing the rear of the proposed properties, these are significantly lower than the proposed development site, meaning these properties will dominate view and therefore a significant loss of daylight/sunlight. Due to the lower level of our property they will also be able to overlook into our living accommodation which will result in a loss of privacy.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 indicates that proposed residential development within defined settlement boundaries is acceptable subject to the following considerations.

Design/ Visual Amenity

- 5.2 The design and scale of the proposed new units is considered to be acceptable. The materials are also considered acceptable, and although located in what could be considered a set back position with no significant views from the public realm, it is not considered that the proposed two-dwellings would have a harmful effect on the visual amenities of the surrounding area. Moreover the loss of the existing block of garages would be welcomed and their replacement with a car port would provide a more suitable solution considering the proximity of the tree and the potential for future subsidence of any proposed new structure. However although details of the block surface are provided in both the submitted plans and the access and design statement, there are no elevations. Although potentially a minor feature, a condition is to be attached to seek clarification of the appearance of the car-port.

Residential Amenity

- 5.3 Taking the neighbouring properties each in turn, with regards to the bungalows to the east, although the proposed chalet bungalows would become a significant element within their rear outlook, due to the separation distances (11m at the closest point) and the scale of the buildings, it is not considered that the proposed buildings would have a significant overbearing effect upon the bungalows that it would warrant a refusal.
- 5.4 With regards to the neighbouring property to the south (No.8 Hollybush Close), this property is set on a perpendicular axis to the orientation of the proposed units. Although therefore no significant harm to the existing levels of residential amenity were considered, as previously noted care has been taken to avoid any inter-visibility and significant levels of overlooking through ensuring that the only windows at first floor level to the rear are rooflights, which although allowing for sufficient levels of natural light, would not afford an outlook of the neighbouring property and so privacy levels would be safeguarded.
- 5.5 Finally, the proposed western gable of the pair of bungalows will be set up to a boundary shared with No.3 Chesnut Close. As shown on the submitted site plan, the proposed building would be positioned 2.1 metres from the boundary

and 3.4 metres from the side of the neighbour's house, although the site plan does show an existing conservatory. The proposed building would extend approximately 5 metres beyond the rear building line of the main house, although the conservatory would probably not be too far off the rear building line of the proposed bungalow. Although the proposed building would create a level of enclosure to the side of the neighbour's property, it is considered by virtue of its modest scale and the separation distance between the proposed building and the boundary line, it is not considered that the erection of the proposed chalet bungalows would have a significant detrimental effect on the amenities of the neighbouring property. Moreover, with only obscurely glazed ground floor windows in the side elevations which would be largely screened by the proposed 1.8 metre boundary fence, no loss of privacy is considered.

- 5.6 Therefore in conclusion, whilst undoubtedly the proposed scheme would change the existing environment of the neighbouring properties, it is not considered that this change would be so significant as to warrant a refusal of this application.

Density

- 5.7 A density ratio calculation gives a density of 29 dwellings per hectare, which falls below the recommended 30 dwellings per hectare that PPS3 suggests that should be used as a national indicative minimum guide until local density policies are in place. Therefore the view that the scheme represents over-development cannot be applied as a valid objection.

- 5.8 It is considered that although this is a relatively low density, the proposed density is compatible with the site character.

Transportation

- 5.9 There are no objections as the proposed scheme meets the parking requirements set out within the local plan.

Other Issues

- 5.10 The issue of the boundary position is considered to be a civil matter of no consequence to the consideration of this application. No well has been shown on either the existing or proposed plans, but the capping of such a feature would be picked up in the Building Regulations application.

- 5.11 Section 106 Requirements

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

6. CONCLUSION

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

- 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 is to be APPROVED subject to the following conditions.

Background Papers PK07/1145/F

Contact Officer: Robert Nicholson
Tel. No. 01454 863536

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 provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no windows/dormer windows or rooflights [other than those expressly authorised by this permission] shall be constructed.

Reason:

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 H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason:

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

4. Prior to the commencement of the development hereby authorised, further details on the appearance and materials of the car-port are to be submitted to the Local Planning Authority for written approval.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 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.

CIRCULATED SCHEDULE NO.26/07 – 29 June 2007

App No.: PK07/1263/F
Site: 100 Church Road Kingswood BRISTOL
 South Gloucestershire BS15 4BE
Proposal: Conversion of existing outbuildings to
 form 1no. dwelling and 1no. studio flat
 with car parking, bin/cycle stores and
 associated works. (Resubmission of
 PK07/0028/F).
Map Ref: 65312 74267

Applicant: SKS Developments
Date Reg: 20th April 2007
Parish:
Ward: Kings Chase



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 100023410, 2007.

N.T.S

PK07/1263/F

This application appears on the Circulated Schedule following an objection raised by a local resident, the objection being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a 3 bed, semi-detached, two-storey dwelling, probably late 19th C or early 20th C in age, situated on the eastern side of Church Road, Kingswood. To the rear of the house is a courtyard enclosed by two outbuildings and a high wall. The outbuilding located on the northern side of the courtyard is a period natural stone building and being a remnant of 19th C activities on the site this building is locally listed; the outbuilding to the rear of the site is a much later modern construction of more utilitarian design. In recent times the outbuildings have been used as workshops or for storage purposes. The house is situated in an elevated position in relation to the outbuildings, with ground levels falling generally to the east.
- 1.2 It is proposed to convert the two outbuildings to self-contained living accommodation. The older of the two buildings would become a 2no. bedroom cottage and the later building a 1 no. bed studio apartment. The existing driveway to the side of the house would be utilised for car parking. The courtyard would be used to provide garden areas as well as a bin and cycle store. The existing house would be retained in its current form with new parking areas to the front.
- 1.3 This current application follows extensive pre-application discussion with Council Officers and the withdrawal of a previously submitted scheme PK07/0028/F which also proposed to convert the existing house to flats.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport: Guide to Better Practice
PPG15	Planning and the Historic Environment

2.2 Development Plans

Joint Replacement Structure Plan

- Policy 1 - Sustainable development objectives.
- Policy 2 - Location of development.
- Policy 33 - Housing provision and distribution.
- Policy 34 - Re-use of previously developed land.

South Gloucestershire Local Plan (Adopted) January 2006

- D1 - Design in New Development
- L1 - Landscape Protection and Enhancement
- L15 - Buildings which make a Significant Contribution to the Character and Distinctiveness of the Locality.
- H4 - Development within Existing Residential Curtilages
- H5 - Re-Use of Buildings for Residential Purposes
- T7 - Cycle Parking
- T8 - Parking Standards
- T12 - Transportation Development Control Policy for New Development

EP1 - Environmental Pollution

- 2.3 Supplementary Planning Guidance
Advice Note 1 - Altering Your Home

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/0390/O - Erection of 1no. detached dwelling (outline) with siting and means of access to be determined. All other matters to be reserved.
Refused 24th March 2004 for reasons of demolition of a building which makes a significant contribution to the character and distinctiveness of the locality.
- 3.2 PK07/0028/F - Conversion of existing dwelling to form 2 no. flats and conversion of outbuildings to form 3 no. dwellings with car parking, bin store, cycle store and associated works.
Withdrawn 15th Feb 2007.

4. CONSULTATION RESPONSES

- 4.1 Parish Council
Not a parished area.
- 4.2 Other Consultees
- 4.3 None
- 4.4 Sustainable Transport
No objection subject to conditions.

Other Representations

- 4.5 Local Residents
One response was received from the occupier of neighbouring no.106 Church Road who raised the following concern:
- Loss of privacy due to overlooking of garden and back of property from the proposed skylight to the rear of the proposed two bedroom cottage.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The site lies within the residential curtilage of no.100 Church Road, which falls within the definition of previously developed land. Having regard to the adopted Joint Replacement Structure Plan, Policy 34 states that in making allocations for housing provision, Councils should give priority to the re-use of previously developed land. Similarly, Policy 33 states that priority will be given to the re-use of previously developed sites *within the urban area*. Furthermore, Policy 2 of the JRSP, the locational strategy, aims to concentrate development for jobs, housing and facilities within the main urban areas, in order to maintain and develop their vitality and quality as regional and sub regional centres. JRSP Policy 19 requires development to be managed in a manner that respects local character and distinctiveness through good design.

- 5.2 The proposal falls to be determined under Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, which permits the re-use of buildings for residential purposes, subject to the following criteria:
- A. Would not prejudice the character of the surrounding area; and
 - B. Would not prejudice the amenities of nearby occupiers; and
 - C. Would identify an acceptable level of off-street parking; and
 - D. Would provide adequate amenity space; and
 - E. (In the case of buildings not previously used for residential purposes) The property is located within the existing urban areas and the boundaries of settlements, as defined on the proposals map.
- 5.3 Policy H4 relates to development within existing residential curtilages and lists criteria covered by H5. Policy D1 seeks good quality designs in new development. Policy L15 seeks to protect buildings of local historic importance.

A. Would not prejudice the character of the surrounding area

- 5.4 Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 requires a good standard of design, in particular the siting, layout, form, scale, height, detailing, colour and materials should be informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.
- 5.5 The form of the existing outbuildings would not alter thus maintaining the established building line, form and pattern of development within the site.
- 5.6 The historic character and appearance of the older outbuilding would for most part be retained and repairs to the outer rubble stone walls would be an enhancement. The appearance of the later outbuilding would if anything be enhanced. The loss of the potential commercial uses within this residential locality is supported. The scale and design of the proposal is therefore considered acceptable and would not prejudice the character of the area.

B. Would not prejudice the amenities of nearby occupiers

- 5.7 The proposal would mean that future potential commercial uses of the outbuildings and yard would cease, which is likely to result in a significant reduction in noise and disturbance for local residents. Bin storage would be provided to the rear with access to Church Road along the proposed walkway.
- 5.8 Within the rear elevation of the older outbuilding it is proposed to insert a single window in the rear elevation and a velux rooflight in the roofslope. The occupier of neighbouring no. 106 has expressed concern about loss of privacy from overlooking, but this can be adequately mitigated for by imposing a condition to ensure that these windows would be obscurely glazed and fixed at all times. A further condition could prevent the insertion of further windows in the rear elevation of this building in the future. It is also proposed to insert two velux windows in the rear roof space of the later outbuilding but these windows would be set at such a high level as to have no adverse impact on neighbouring no.129a Alma Road
- 5.9 To avoid inter-visibility issues with the existing house, a first floor bedroom window in the rear elevation of no.100 will be obscured; a new window would be introduced to the side elevation in order to compensate for the loss of the

rear window. There are no first floor windows in the side elevation of neighbouring no.106 and any ground floor windows are hidden behind a boundary wall. There would therefore be no significant issues of loss of privacy due to overlooking or inter-visibility to result from the scheme.

- 5.10 On balance therefore, officers are satisfied that the impact of the proposed development upon neighbouring residential amenity, would be acceptable.

C. Would identify an acceptable level of off-street parking

- 5.11 4 no. off-street car parking spaces would be provided in all, 2no. would be located to the front of the existing house, and 2 no. within the existing driveway, all accessible directly from Church Road; separate pedestrian pathways would also be provided to serve the three dwellings. The existing house would use the 2no. spaces to the front whilst the converted outbuildings would have one space each within the driveway. The Council's Highway Officer is satisfied with this arrangement, which meets the Council's adopted maximum car parking standards. There are therefore no Highway objections.

D. Would provide adequate amenity space

- 5.12 Adequate private amenity space to serve the new dwellings would be provided within the former courtyard area. Furthermore the existing separate private garden would be retained to serve the existing house.

E. (In the case of buildings not previously used for residential purposes) The property is located within the existing urban areas and the boundaries of settlements, as defined on the proposals map.

- 5.13 The site lies within the urban area and is considered to be a sustainable location, within walking distance of the Kings Chase Shopping Centre and close to regular bus routes and community facilities. The new one and two bedroom residential units would be sold on the open market and would provide a valuable contribution to the low cost open market housing stock, which is increasingly in demand by single people or first time buyers.

5.14 Conservation Issues

The older of the two outbuildings located to the north of the courtyard was previously assessed by the Council's Conservation Officer and due to its historic significance was considered worthy of local listing. The building is constructed of random rubble stone walls with a clay tiled roof. The building was a former animal slaughter house and was constructed around the late C19. Since the historic fabric of the building would be retained, the scheme would be in accordance with Policy L15 of the South Gloucestershire Local Plan (Adopted) 6th January 2006. There are therefore no objections to the proposal on conservation grounds.

5.15 Landscape Issues

Policy L1 seeks to conserve and enhance the character, distinctiveness, quality and amenity of the landscape. There is no vegetation on the existing site. There are therefore no landscape objections to the proposal.

5.16 Drainage

PPS25 and Policy EP2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 require that proposed development ensures that foul and surface water disposal arrangements are acceptable and incorporate sustainable drainage principles. In addition, development will not be permitted where it could increase the risk of flooding. Both foul and surface water drainage would be disposed of to the existing services. The proposal would also be the subject of Building Control. There are therefore no drainage objections.

5.17 Environmental Issues

Policy EP1 does not permit development that would unacceptably harm the environment, or the health, safety and amenity of users of the site or surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation. Whilst there may be some disturbance during the development phase, a condition could be imposed to control the hours of working on the site. The Council's Environmental Health Officer, has raised no objections to the proposal.

5.18 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).

5.19 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 & 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 **PK07/1263/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 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), 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:

In view of the limited size of the plot and the character of the locally listed building, any extension/alteration to the dwellings would require further detailed consideration in order to safeguard the amenities of the area and to accord with Policies D1/H4/H5/L15 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The hours of working on the site during the development phase of the development hereby approved, shall be restricted to 07.30 to 18.00 Monday to Friday and 07.30 to 13.00 Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of occupiers of nearby dwelling houses, and to accord with Policies H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No windows (including velux rooflights) other than those shown on the plans hereby approved, shall be inserted at any time in the rear elevations or roof slopes of the existing dwelling house or the 2 bed cottage and one bed studio apartment hereby approved.

Reasons:

To ensure a satisfactory standard of external appearance and to accord with Policies D1 and L15 of the South Gloucestershire Local Plan (Adopted) January 2006.

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H4/H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the use or occupation of the 1 bed apartment hereby permitted, and at all times thereafter, the first floor bedroom window on the rear elevation of the existing house shall be glazed with obscure glass only and be permanently fixed in a closed position and thereafter maintained as such at all times thereafter.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H4/H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Notwithstanding the plans hereby approved, the glazing on the rear elevation and roof slope of the 2 bed cottage hereby approved, shall at all times be of obscured glass and be permanently fixed in a closed position.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H4/H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The off-street parking facilities for all vehicles, including cycles shown on the plan hereby approved shall be provided before the converted buildings are first occupied, and thereafter parking facilities shall be retained and used only in conjunction with the occupation of the buildings' 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.

8. The four car parking spaces shown on the plans hereby approved shall be allocated on the basis of 2no. for the existing house and 1 no. each for the 2 bed cottage and 1 bed apartment respectively.

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

9. Notwithstanding the details shown on the plans hereby approved and prior to the first occupation of the 2 bed cottage hereby approved, the development shall incorporate the following:

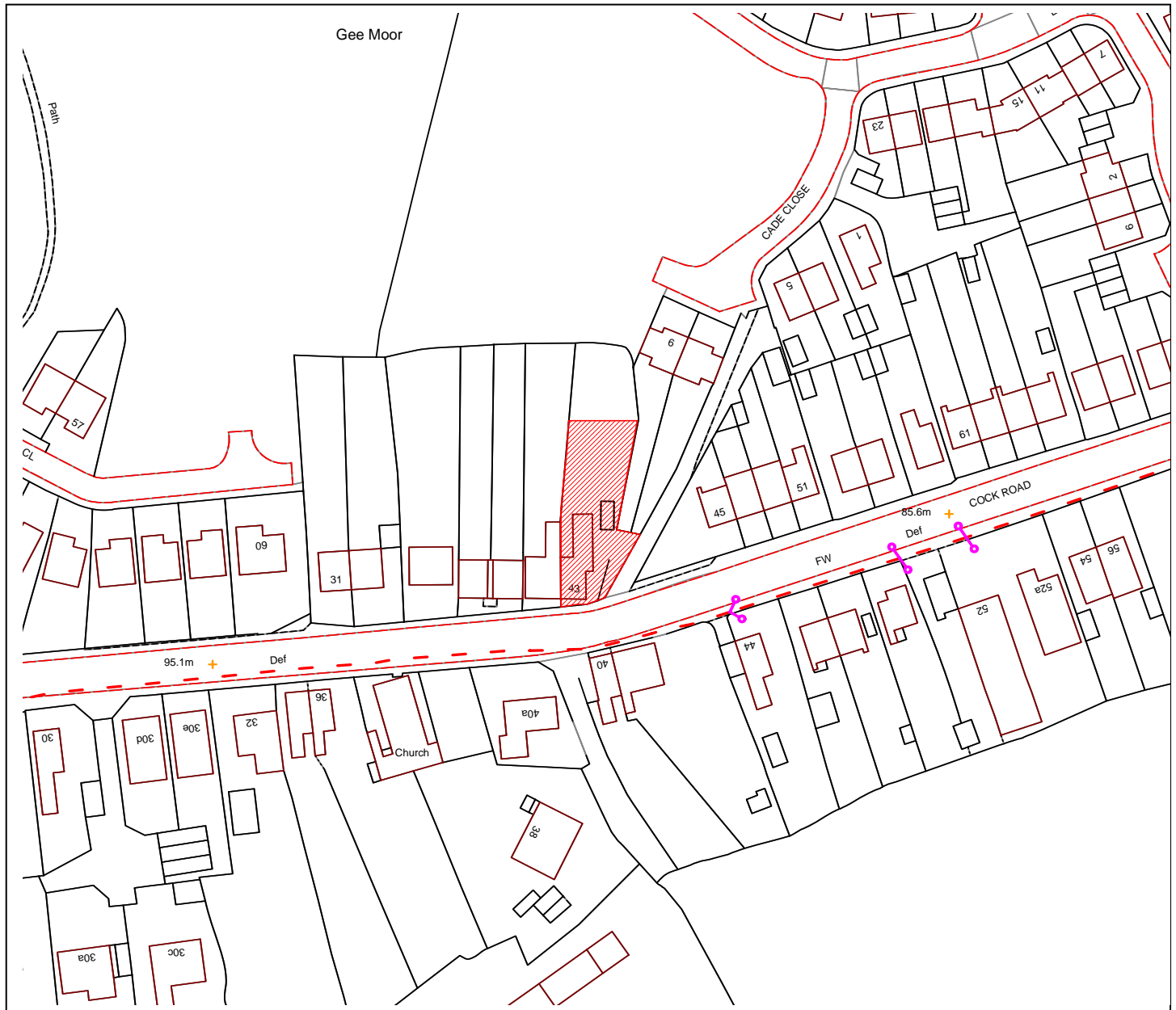
- (i) The existing cast metal slaughterhouse sign above the courtyard entrance door shall be restored and refitted to the Council's written satisfaction.
- (ii) The beam and traveller pulley arrangement located immediately below the roof ridge at the west end of the building shall be restored and retained to the Council's written satisfaction.
- (iii) An oak lintel shall be provided over the new opening for the French doors on the front elevation.
- (iv) All rooflights shall be "conservation" style units, installed flush with the roof tiles.
- (v) Windows shall be traditional flush timber casements (not "storm" casements).
- (vi) All rainwater goods shall be cast iron and painted black.
- (vii) The existing opening for the courtyard entrance door at the west end of the building shall remain at its existing size and the window design adjusted to suit. Detailed drawings of this door shall be submitted to and approved in writing by the Council.

Reason:

To ensure a satisfactory standard of external appearance and to conserve the historic character of the locally listed building in accordance with Policies D1 and L15 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK07/1302/F	Applicant: Mr R Greenland
Site: 43 Cock Road Kingswood BRISTOL South Gloucestershire BS15 9SH	Date Reg: 25th April 2007
Proposal: Conversion of 1no. dwelling to form 3no. self contained flats with associated works.(Resubmission of PK07/0532/F)	Parish:
Map Ref: 65658 72813	Ward: Woodstock



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N.T.S

PK07/1302/F

This application appears on the Circulated Schedule as a result of a number of neighbour objections.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the conversion of 43 Cock Road to form 3no. self-contained flats with associated works. The associated works would include the provision of new windows and means of escape at ground floor level and the removal of a wall to the front and side of the property to improve highway safety.
- 1.2 The application site consists of a semi-detached 3 bedroom dwelling dating from the early C20 and constructed from rubble stone with dressed stone quoins, the rear two storey element being rough rendered. The dwelling has existing parking for 2no vehicles to the side accessed via a private lane. There is also a detached private garage that is proposed to be utilised for bin and cycle storage. Beyond the garage there is a large rear garden that slopes gently down towards the rear. The private lane to the side is a public right of way to Cadle Close. To the east and flanking Cock Road is a row of 1950's dwellings and the wider area is characterised by predominantly residential development varying in design and age.

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
H4 Development Within Existing Residential Curtilages
H5 Residential Conversions
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control
- 2.3 Supplementary Planning Guidance
Advice Note 1 – Altering Your Home

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/0532/F Conversion of existing dwelling to form 4no. self-contained flats with associated works: Withdrawn.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Unparished

Other Representations

4.2 Local Residents

Objections have been received from four neighbours and these can be summarised as follows:-

- Detrimental impact upon highway safety as a result of potential intensification of use of the private access.
- Detrimental impact on highway safety as a result of additional on-street parking.
- Inadequate turning facilities to allow vehicles to access and egress the site in forward gear.
- Conflict of use with large numbers of pedestrians using the private access lane.
- Cramped form of development, failing to respect and enhance the character of the area.
- Noise and disturbance to adjoining occupiers.
- Impact upon privacy of adjoining occupiers.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 permits the conversion of existing residential properties into smaller units providing that criteria relating to the character of the area, amenities of nearby occupiers, an acceptable level of off-street parking and adequate amenity space are satisfied. The application stands to be assessed against these criteria, other relevant policies and all material considerations.

5.2 Character of the Surrounding Area

The proposal involves limited external alterations, these being the blocking up of a window in the side elevation, the replacement of a window with a door and the addition of decking at the rear and the addition of a window in the rear elevation of the single storey element. Additionally the low wall to the front and side of the dwelling is proposed to be demolished. These alterations could all be done under the Permitted Development rights of the existing property and are considered insignificant in relation to the character of the surrounding area. In this respect the proposal is considered acceptable.

5.3 Residential Amenity/Adequate Amenity Space

The proposed external alterations will not have any impact upon current levels of residential amenity enjoyed by adjoining occupiers. The internal alterations will result in living areas at first floor being adjacent to adjoining bedrooms. This internal layout does not minimise the impact of noise and disturbance to the adjoining neighbours, however soundproofing to Building Regulation standards would mitigate for any additional noise resulting from the layout and a condition to his effect is recommended. There are no other concerns regarding the impact upon residential amenity to neighbouring occupiers as the decking at the rear will abut the blank side wall of the neighbouring rear element and the new openings will not alter the current levels of privacy.

The flats will share a large communal garden of approximately 240sq.metres and the existing detached garage will provide covered bin storage facilities. As such the impact upon residential amenity is considered acceptable.

5.4 Off-Street Parking

The proposal seeks to convert the existing dwelling into three flats, two one-bed flats and one two-bed flat. The development involves no increase in the footprint of the existing dwelling. Two vehicular parking spaces are proposed for the development which is below the maximum residential parking standard set out in Policy T8 of the Local Plan. The Highways Officer however states that it should be noted that the existing dwelling could become a multi-occupation dwelling for up to five people without planning permission, all of whom could own a car. In light of the above, there is no transportation objection to the proposal.

- 5.5 The applicant has indicated that he would be willing to remove the low wall to the front and side of the dwelling that is currently a hindrance to visibility onto Cock Road. It is recommended that should permission be granted a condition is imposed requiring the removal of this wall at the beginning of development. It is also suggested that it is conditioned that the two off-street parking spaces are 3m wide to aid manoeuvring.

5.6 Design and Access Statement

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

5.7 Section 106 Requirements

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

6. CONCLUSION

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

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 **PK07/1302/F**

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

CONDITIONS

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

Reason:

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

2. Prior to the commencement of the internal and external alterations, the boundary wall to the front and side of the dwelling shall be demolished in accordance with the details on the submitted site plan scale 1:200.

Reason:

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

3. No development shall take place until details of provision of storage for refuse bins and boxes has been submitted to and agreed in writing by the Local Planning Authority. The residential units hereby approved shall not be occupied until the storage areas have been provided in accordance with the agreed details.

Reason:

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No development shall take place until details of a scheme of noise protection and sound insulation has been submitted to and agreed in writing with the Local Planning Authority. The residential units hereby approved shall not be occupied until the noise protection and sound insulation measures have been provided in accordance with the agreed scheme.

Reason:

To ensure a satisfactory standard of noise protection for the residential units to accord with policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No dwelling shall be occupied until space has been laid out within the site for 3 bicycles to be parked in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

Reason:

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

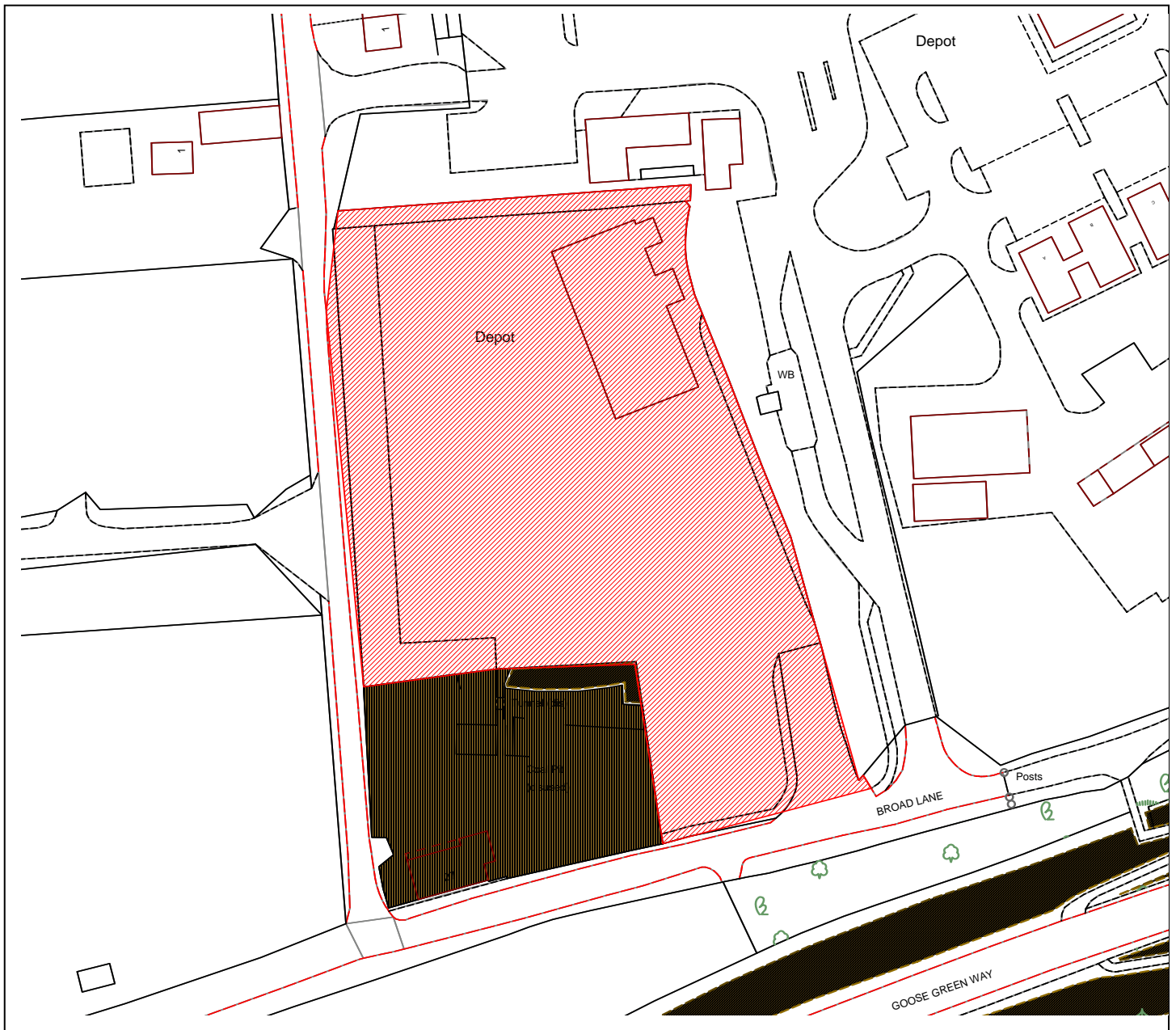
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection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

Reason:

To protect the character and appearance of the area to accord with Policies H5/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PK07/1355/F	Applicant: Mr M Davies
Site: Western House Broad Lane Yate BRISTOL South Gloucestershire BS37 7LD	Date Reg: 30th April 2007
Proposal: Erection of single storey extension to existing building with covered link to form storage area.	Parish: Iron Acton Parish Council
Map Ref: 70147 83670	Ward: Ladden Brook



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N.T.S

PK07/1355/F

INTRODUCTION

This application is reported on the Circulated Schedule due to the receipt of an objection from the Parish Council.

1. THE PROPOSAL

1.1 This application seeks planning permission for the erection of a single storey extension to a two storey prefabricated grey building which stands at the northeast corner of a large flat site accessed off Broad Lane, next to the Council depot. At the corner of the site where the extension is proposed, there is a mature conifer screen, preventing views of the building from outside the site from Engine Common Lane. The extension applied for would be used for storage ancillary to the existing premises.

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG4 Industrial, commercial and small firms

2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
E3 Employment Development
T7 Cycle Parking
T8 Car parking
T12 Transportation

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Iron Acton Parish Council
Object as this would be an overdevelopment of the site, which would possibly generate more traffic movements to and from the site.

Other Representations

4.2 Local Residents
No replies received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
This application stands to be assessed against the policies listed above, in the light of all material considerations. The issues to be resolved are the appearance of the proposal, the effect on residential amenity and transportation issues arising from the enlargement of the floorspace.

5.2 Design/ Visual Appearance
The proposed extension is utilitarian in design and is intended to match the host building. It is considered that the submitted design of the extension is appropriate to both the existing building and its setting. The increase in bulk of the building would be difficult to appreciate from outside the site due to the high level of existing screening and the fact that the building stands right at the rear of the site, well away from the Broad Lane entrance.

5.3 Residential Amenity

Due to the screening mentioned above, the extension to the building is also considered to have minimal impact on the nearest dwellings to the site, which lie to the northwest of the proposed extension.

5.4 Transportation

There is some concern that the submitted plan is not a true reflection of the actual situation on site. This concern can be overcome if the vehicle parking bays are clearly marked out with white paint as shown on the revised block plan. It should be noted that each parking bay should measure 2.4m x 4.8m. Two disabled parking spaces need to be provided within the site and it is suggested that spaces 2 and 3 be allocated and marked out accordingly. It is also requested by Transportation that the HGV turning circles and proposed stock transit areas are hatched with yellow paint on site as per the revised block plan. Due to the amount of parking and outside storage areas proposed, it is not considered that the overflow parking and storage area is necessary and request that this is removed. On that basis, there is no transportation objection to the proposed extension subject to the following conditions being added to any planning permission that is issued. With regard to the objection made by the Parish Council, while the proposal may indeed lead to greater traffic generation from the site, the conditions below are considered to be suitable to deal with the consequences of this within the site and the increase in traffic movements would not constitute a refusal reason. The site is not far from the major distributor road at Goose Green Way and Broad Lane is heavily trafficked due to it accessing the Council depot adjacent to the site. Any increase in traffic arising from this proposal would represent a marginal increase above the current situation.

CONDITIONS

1. Prior to commencement of any works to the new extension, the vehicle parking bays to be clearly marked out with white paint and subsequently maintained thereafter. These parking bays are to be for vehicle parking only and to be satisfactorily maintained as such.
2. Parking bays 2 and 3 to be allocated as disabled parking and clearly marked out accordingly.
3. Prior to commencement of any works on site, the two proposed HGV turning circles to be marked out with yellow hatching as per the revised block plan. These areas to be kept clear of any obstructions at all times.
4. All outside storage to be kept to the proposed stock transit area and seasonal overflow transit area as per the revised block plan. No outside storage to be permitted outside of these areas without the prior written permission of the Council.
5. Condition 5 attached to PK06/1680/F to be added to this permission (ie no more than 50 vehicles, including HGVs, to be on site at any one time).

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

7. RECOMMENDATION

7.1 That planning permission is approved, subject to the conditions shown below.

Background Papers PK07/1355/F

Contact Officer: Chris Gosling

Tel. No. 01454 863787

CONDITIONS

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).

Prior to commencement of works to form the new extension, the vehicle parking bays shall be clearly marked out with white paint and subsequently maintained thereafter. These parking bays are to be for vehicle parking only and to shall satisfactorily maintained as such.

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

Parking bays 2 and 3 shown on the approved block plan shall be allocated as disabled parking and clearly marked as such.

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

Prior to commencement of works on site, the two proposed HGV turning circles shall be marked out with yellow hatching in accordance with the approved block plan. These areas shall be kept clear of any obstructions at all times.

Reason

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

All outside storage shall be kept to the proposed stock transit area and seasonal overflow transit area indicated on the approved block plan. No outside storage shall take place outside of these areas without the prior written permission of the Council.

Reason

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

The numbers of vehicles on site, including HGV's, shall not exceed 50 at any one time, unless otherwise agreed in writing by the Local Planning Authority

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. 26/07 – 29 JUNE 2007

App No.: PK07/1358/R3F

Applicant: Mr J Gordon Merlin
Housing Society

Site: 30 Elmtree Avenue Mangotsfield
BRISTOL South Gloucestershire BS16
9BW

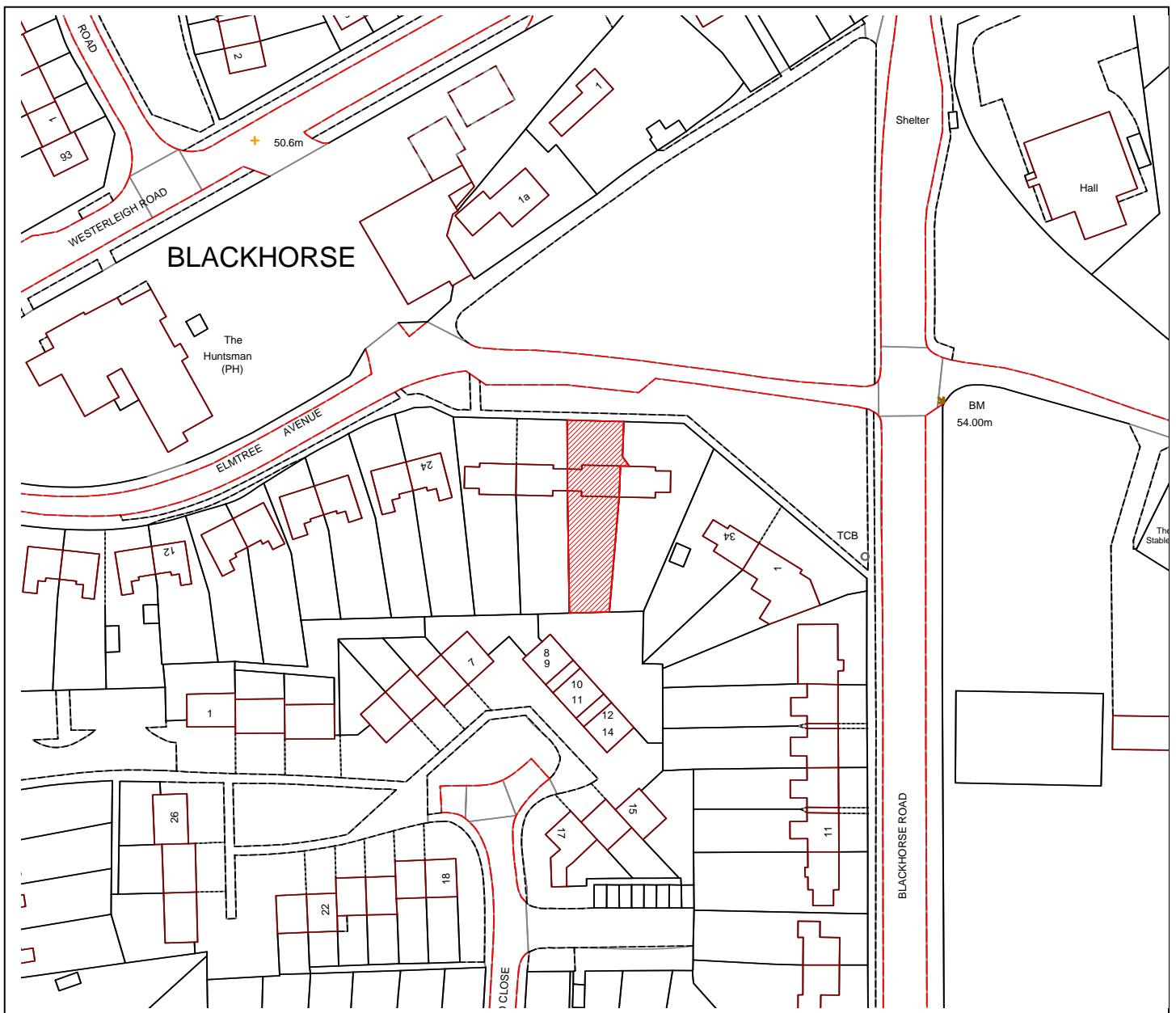
Date Reg: 30th April 2007

Proposal: Erection of single storey rear extension
to form additional living accommodation.
Alterations to roofline of existing rear
conservatory to form dining room.

Parish: Mangotsfield Rural
Parish Council

Map Ref: 66314 77325

Ward: Siston



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100023410, 2007.

This application appears on the Circulated Schedule in accordance with adopted procedures as it related to land in the control of South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey rear extension to form additional living accommodation including alterations to the roofline of the existing rear conservatory to form a dining room. The extensions would have a maximum depth of 4.6m, a maximum width of 1.9m and a maximum height of 3.5m.
- 1.2 The 1950's rendered semi-detached dwelling is located in a residential area of Mangotsfield. The area is characterised by dwellings similar in age and design and the application site faces on to an area of public open space. The application would involve widening the existing single storey rear extension by 1.9m to the west, though not increasing its depth. The proposal would also involve alterations to the existing conservatory including the creation of a pitched and hipped roof though on the same footprint as the conservatory.
- 1.3 The development would provide improved ground floor bedroom and living accommodation for the disabled occupant.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within Existing Residential Curtilages
T8 Parking Standards
- 2.3 Supplementary Planning Guidance
Advice Note 2 – House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/0965/F Erection of rear conservatory: Approved 19/05/2003
- 3.2 PK07/0208/R3 Erection of single storey front extension to provide additional living accommodation: Withdrawn

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
Approve

Other Representations

- 4.2 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 permits extensions within existing residential curtilages subject to satisfying criteria relating to design and visual amenity, residential amenity and highway safety.

5.2 Design/Visual Amenity

The design and scale of the proposed extension and alterations and the materials to be used are consistent with the existing dwelling and surrounding area. The creation of the matching roofs over the rear extensions would be a visual improvement though the development would be entirely contained to the rear of the dwelling and not visible from the public realm. As such it is not considered that the proposal will have any detrimental impact upon the character of the dwelling or the local area.

5.3 Residential Amenity

The alterations to the existing conservatory roof will not impact upon the amenities of the adjoining occupiers due to its distance from the boundary of 1m, modest depth of 3.4m and the robust boundary fence and screen planting on the adjoining side. The extension to the west will bring the kitchen 1.9m closer to the boundary with the adjacent dwelling to the west, though it would still be 1.2m from the boundary and approximately 5m from the rear facing habitable room windows of that property. As such the impact upon current levels of residential amenity enjoyed by neighbouring occupiers is deemed acceptable.

5.4 Sustainable Transport

The proposal will not alter the current levels of off-street parking and as such there are no highway objections.

5.5 Design and Access Statement

This is a householder application and does not require a design and access statement.

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 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 conditions.

Background Papers PK07/1358/R3F

Contact Officer: Jan Saward
Tel. No. 01454 864969

CONDITIONS

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

Reason:

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

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

Reason:

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

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.

Reason:

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

CIRCULATED SCHEDULE NO. 26/07 – 29 June 2007

App No.: PK07/1415/F
Site: 16 High Street Chipping Sodbury
 BRISTOL South Gloucestershire BS37
 6AH

Applicant: Mr M Butters
Date Reg: 4th May 2007

Proposal: Erection of replacement garden shed.

Parish: Sodbury Town
 Council

Map Ref: 72647 82146

Ward: Chipping Sodbury



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N.T.S

PK07/1415/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a large timber shed within the rear garden of No. 16 High Street, Chipping Sodbury. The shed will have a length of 7.1 metres, be 3.55 metres wide, and have a maximum height to the ridge of 3.2 metres
- 1.2 The property is a Grade II listed building in the centre of Chipping Sodbury Town centre. The site also lies within the Chipping Sodbury Conservation Area. During the course of the application, amended plans have been received to show the building to have a tiled roof.
- 1.3 The application was supported by a listed building application for the same works reference PK07/1480/LB. This listed building application has already been granted consent under delegated powers as no letters of objection were received in relation to the Listed Building application.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
H4	Development within Residential Curtilages
L12	Conservation Areas
L13	Listed Buildings
L15	Buildings and Structures which contribute to the locality

3. RELEVANT PLANNING HISTORY

- 3.1 There is history to the site but none relevant to this application.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No objection

(b) Other Representations

4.2 Local Residents

One letter has been received from a neighbour. The neighbour objects to the application for the following reasons:

- They would be unable to gain full access for maintenance, repair/renewal of the garden wall
- The integrity of the walls would be compromised by digging/laying of concrete
- The proposed materials are obtrusive – i.e. plastic roof with mass of timber
- Uncertainty of the proposed use of the shed/workshop

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met. As the site also lies within the conservation area and is a listed building, policies L13 and L12 must be considered which identify that the development must preserve or enhance the character or appearance of the conservation area and protect the historic fabric of the listed building.

5.2 Design/ Visual Amenity

There is a small existing shed in place that needs to be removed before the new shed could be erected. The existing building is of no architectural merit and has a plastic, almost flat roof that is not worthy of retention.

The new shed is to be a larger structure with timber boarding walls and will have a reclaimed clay tile roof. Your officer is in full agreement with the concerned neighbour that the plastic roof as originally proposed was unacceptable and out of keeping with the historic character of the area. A condition will be attached to any consent granted to ensure that the roof is tiled in accordance with the revised plans received. It is also accepted that the shed is large in size. However, the view is taken that the bulk of the shed will be screened from view by the existing boundary walls that are to be retained, vegetation and the neighbour's outbuilding. Views of the timber walls of the shed will be limited in views from the neighbouring properties and the wider area. The shed has been sited in the corner of the garden adjacent to the neighbour's outbuilding. It is considered that this siting will minimise the impact of the building on the listed building or the conservation area.

Whilst not subject of this application but to address the neighbour's concern, a schedule of repairs to the boundary wall is conditioned as part of the associated Listed Building application accompanying this consent. Before the shed subject of this application is constructed, the boundary wall must be fully repaired in agreement with Listed Building officers of the Council. Therefore, whilst the shed will indeed restrict access to the boundary wall, there should be no immediate need to gain access to it as the wall will be repaired to a good condition.

Subject to the attachment of conditions, the design and aesthetic appearance of the shed is considered to be acceptable.

5.3 Residential Amenity

The shed is relatively low in height and will not be visually obtrusive when viewed from neighbouring properties. The existing boundary walls will screen the bulk of the shed and other than the clay tiled roof, very little of the shed will

be visible from the neighbouring properties. There are no issues of overshadowing.

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

5.4 Other Issues

The neighbour is concerned about the proposed use of the shed and the fact that the plans say 'workshop' rather than shed. A condition will be attached to ensure that the structure is only used ancillary to the main dwelling house and that it may not be used for commercial or business purposes.

5.5 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK07/1415/F**

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

CONDITIONS

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

Reason::

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

2. The roof of the new shed must be finished with reclaimed clay tiles. Sample tiles must be submitted to the Council prior to the commencement of development for written approval. If acceptable, written approval will be given and the development must be carried out exactly in accordance with the details agreed.

Reason:

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

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

Reason:

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

4. Prior to the completion of development, details of the proposed finished colour of the shed shall be submitted to the Council and if acceptable, written agreement will be given. The shed must then be finished exactly in accordance with the agreed details prior to the first occupation of the shed. The colour/finish shall be maintained satisfactorily at all times thereafter unless the Local Authority gives written consent to any variation.

Reason:

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

5. The shed hereby approved shall only be used for purposes ancillary to the enjoyment of the main dwelling house. It shall not be used for any commercial or business purpose without the prior consent of the Local Planning Authority.

Reason:

To protect the residential amenity of the neighbouring occupiers, to prevent unforeseen highway implications and to protect the levels of residential amenity and the property. Also to accord with the requirements of Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

INTRODUCTION

This application appears on the Circulated Schedule in accordance with Council procedure as the application is submitted by South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey extension to the side of the existing school to be used as a PE store.
- 1.2 The application site consists of a primary school at the edge of the village of Marshfield. The application states that the existing PE store is much smaller than the standard store for a primary school and as a result, lots of PE equipment is stored in the hall. Not only is the equipment stored in the hall inconvenient but potentially dangerous in terms of health and safety.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- | | |
|-----|------------------------------------|
| D1 | Design |
| LC4 | Proposals for Education Facilities |

3. RELEVANT PLANNING HISTORY

- 3.1 PK01/1134/F Erection of nursery classroom extension.
Approved July 2001
- 3.2 PK00/0037/R3F Erection of single storey classroom extension.
Approved April 2000
- 3.3 P99/4548 Certificate of appropriate alternative development for use of land for outdoor sports and recreation.
Granted September 1999
- 3.4 P98/4502 Erection of new primary school.
Approved October 1998

4. CONSULTATION RESPONSES

- 4.1 Marshfield Council
No Objection

Other Representations

- 4.2 Local Residents
None Received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy LC4 of the South Gloucestershire Local Plan (Adopted) allows for the development or expansion of education facilities within the existing urban areas providing that:

A. The proposals are located on sites which are, or will be, highly accessible by foot and by bicycle;

The application seeks permission to extend the facilities within existing school grounds. An established network of footpaths and cycle ways links the school to the surrounding area.

B. Development would not unacceptably prejudice residential amenities;

The proposed development is to be towards the eastern side of the existing school building away from residential development. The PE store will be contained within the existing built footprint and will not be visible from any neighbouring properties. As such, it is not considered that the proposed development will have any impact on levels of residential amenity of the dwellings around the school.

C. Development would not have unacceptable environmental or transportation effects;

The development is to serve the existing school and other than construction vehicles, will have no impact on the surrounding highway. The development will not generate any additional traffic flows over and above that generated by the existing school. It is not therefore considered that the structure will have any transportation effects.

D. Development would not give rise to unacceptable levels of on street parking to the detriment of the surrounding area and highway safety;

The development will not result in increased numbers of staff or pupils attending the school. The site affected by the development is not currently available for parking and thus there will be no loss of parking spaces. The development will thus not give rise to unacceptable levels of parking.

5.2 Siting and Design

The existing school buildings are of modern design incorporating many different features such lantern roof lights, differing roof slopes and public art incorporated into the school building itself. The proposed store is to be simple in design with pitched sides and a flat section in the centre. The store will only be visible from the school field to the west of the site or indeed from the air. When viewed from the school field, the pitched sides of the roof will ensure that the extension integrates into the existing structure. The flat central section of roof will ensure that the store remains subservient to the very interesting school building it is to serve. Indeed, the existing boundary fences that are to be retained will block the majority of views to and from the site further limiting its visual impact. It is therefore considered that the siting and design of the extension are appropriate and comply with the requirements of Policies D1 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.3 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).

5.4 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers PK07/1500/R3F

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason:

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

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

Reason:

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

INTRODUCTION

This application appears on the Circulated Schedule following objections received from Hanham Parish Council and local Residents, the concerns raised are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to an early 20C two-storey semi-detached house, located on a corner plot at the junction of Mount Hill Road and Granny's Lane, Hanham. The house did have a single-storey self-contained annexe extension to the side /rear but this has recently been demolished. A double garage is situated at the bottom of the rear garden and is accessed from Grannys Lane. The large garden is enclosed to the front and side by a low natural stone-wall and to the rear/side by a high close boarded fence. The location is entirely residential and suburban in character. Planning permission PK06/3026/F was recently granted for the erection of a detached two-storey dwelling to the side of no.138.
- 1.2 It is now proposed to erect a similar building to that approved under PK06/3026/F but to contain 2no. self-contained, one-bedroom flats as opposed to being a single detached 4 bedroom house. The former rear garden of no138 has already been sub-divided by a new 1.8m high fence thus segregating the building plot from no.138.
- 1.3 It is also proposed to erect a new single garage next to the existing double garage plus a single parking space. A further parking space would be provided in the driveway accessed off Mount Hill Road.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPG13 - Transport

2.2 Development Plans

Joint Replacement Structure Plan

- Policy 1 - Principles
- Policy 2 - Location of Development
- Policy 17 - Landscape
- Policy 33 - Housing Provision and Distribution
- Policy 34 - Re-use of Previously Developed Land (support for infill)
- Policy 54 - Car Parking Provision

South Gloucestershire Local Plan (Adopted) 6th January 2006

- D1 - Design
- L1 - Landscape Protection and Enhancement
- L5 - Open areas
- L17 & L18 - The Water Environment
- EP1 - Environmental Pollution
- EP2 - Flood Risk and Development
- EP7 - Unstable Land
- H2 - Residential Development within the existing Urban Area

- H4 - Development within Existing Residential Curtilages
- H6 - Affordable Housing
- LC2 - Provision of Education Facilities
- T7 - Cycle Parking Provision
- T8 - Parking Standards
- T12 - Transportation Development Control Policy for New Development
- LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area.

Supplementary Planning Guidance
Advice Note One - "Altering Your Home"

3. RELEVANT PLANNING HISTORY

- 3.1 P95/4630 - Erection of rear conservatory and double garage.
Approved 5th Feb 1996
- 3.2 PK06/3026/F - Erection of 1no. detached dwelling with car parking and associated works.
Approved 22nd December 2006.

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
Objected on the grounds of cramped development and the intended building materials would be out of character and appearance of the neighbouring properties. It was also considered that the proposed parking facilities are unsatisfactory.
- 4.2 Other Consultees
None

Other Representations

- 4.3 Councillor John Goddard
Consideration should be given to the proposed access, visibility and parking issues.
- 4.4 Local Residents
Three letters of objection were received from local residents. The concerns raised are summarised as follows:
 - Overdevelopment of site.
 - Disturbance/Safety hazards during development phase.
 - Materials would be out of keeping.
 - Overbearing impact.
 - Inadequate sewerage/drainage.
 - Increased traffic and more parking in Mounthill Road.
 - Human rights compromised.
 - Overlooking of no.140.
 - Affects access to 140 from owners/visitors parking in Grannys Lane.
 - Terracing effect.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site lies within the Urban Area and is previously developed land and can therefore be assessed as a brownfield windfall site. There is therefore no in-principle objection to the re-development of the site for residential use. The acceptance in principle of the residential development of the site was previously established with the granting of planning consent PK06/3026/F.

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

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

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

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

5.5 Density

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. PPS3 (para.47) indicates that a national indicative minimum density of 30 dwellings per hectare should be used and whilst not prescribing any maximum figure the PPS encourages the highest density that can be achieved within the various local considerations that need

- to be taken into account. The proposal equates to 66.6 dwellings per hectare but this higher figure merely reflects the fact that the development would comprise of 2 small flats as opposed to individual dwelling houses, thus distorting the density figure.
- 5.6 Officers are satisfied that having regard to the site's constraints relating to its location, pattern of development, landscape characteristics, access, and impact on residential amenity, a larger building containing more than 2 flats could not realistically be accommodated on the site and in this respect the proposal represents the most efficient use of the land in what is a sustainable location, close to the centre of Hanham within walking distance of the shopping and community facilities and main bus routes. The proposal therefore accords with Government guidelines and in terms of its density the development is not considered to be an overdevelopment of the site.
- 5.7 Scale and Design
Whilst there is a mix of house types of varying ages and design in the wider locality, the houses on the southern side of Mount Hill Road, in the vicinity of the site, exhibit quite a strong architectural vernacular, being constructed of natural Pennant Sandstone or re-constituted stone, with design features common to the row of dwellings. Only one detached building is proposed, the foot-print of which would be very similar to the neighbouring houses on the southern side of Mount Hill Road. The general scale and form of the proposed dwelling would replicate that of no. 138 and its immediate neighbours. Furthermore the proposed materials to be used in construction i.e. natural stone to match no.138, dark brown roof tiles and white uPVC windows would also be in-keeping with neighbouring houses on the southern side of Mount Hill Road. A condition could be imposed to ensure that the materials used would be in-keeping. In this respect the proposal would integrate very well within the established architectural vernacular and built form.
- 5.8 It is acknowledged that the pairs of semi-detached houses on the southern side of Mount Hill Road are evenly spaced and that the proposed detached dwelling, in being set only 1 metre from no.138, would not replicate this spacing. The house would however be a detached dwelling and there is insufficient room on the site to locate the dwelling further from no.138. Bearing in mind that the proposed building would replicate its neighbours in every other respect and having regard to the overriding need to provide housing within the urban area, the spacing issue is considered to be a relatively minor anomaly, which in this case is considered acceptable.
- 5.9 Landscape
The application site was previously part of a domestic garden, which was a relatively small open space within the urban landscape. There were some tall Leylandii Trees on the north-eastern edge of the site, but these have now been removed. The trees were not afforded protection by Tree Preservation Order and had minimal amenity value. A single-storey annexe extension previously occupied most of the site where the proposed building is to be erected. As an open area the site is not considered to make a significant contribution to the quality, character, amenity or distinctiveness of the locality and having regard to the planning history of the site, officers are satisfied that in terms of Policy L5 and L1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 the proposal is acceptable and would not represent a significant loss of open space or have a detrimental impact on the character of the landscape.

5.10 Transportation

Mount Hill Road is an unclassified highway and Grannys Lane a one-way street. Two parking spaces would be retained for no.138, one on the existing driveway to the front of the house and a second in half of the existing garage, which has two separate doors. Two parking spaces would be provided for each of the proposed flats, one in the other half of the existing garage and a second in a single garage to be erected to the side of the existing garage. A further parking space is to be introduced to the side of the new garage and another space would be available on the driveway off Mounthill Road. A section of the existing boundary fence would be removed to provide access from Grannys Lane to the new garage and parking space to its side. No objection has been raised by the Council's Highway Officer on the grounds of visibility. The proposed car parking provision satisfies the Council's adopted car parking standards.

5.11 Secure cycle parking and bin storage for each flat, would also be provided adjacent to the visitor parking area and accessed via a gate off Grannys Lane.

5.12 Impact upon Residential Amenity

The proposed block of flats would be on a corner plot, any overlooking of neighbouring gardens would be from a reasonable distance, angle and height. The proposed first floor rear balcony is very narrow, being a Juliet Balcony only. Large windows in the side elevation facing no.140 Mounthill Road were previously approved under PK06/3026/F. Some overlooking of gardens is considered to be inevitable in a densely populated urban area such as this and any loss of privacy that might occur would be minimal and certainly not considered to be significant enough to justify refusal of planning permission. Whilst it is acknowledged that some of the windows now proposed are larger than those approved under PK06/3026/F, there are no habitable room windows in the facing elevations of nos. 140 Mount Hill Road or 2 Grannys Lane, furthermore the rear gardens to these properties are well screened by high fences, existing garages and vegetation, there would therefore be no significant issues of inter-visibility.

5.13 Adequate amenity space would be retained in the communal garden to serve the two flats. A separate drying area and bin store would also be provided. In this respect the proposal is not considered to be an overdevelopment of the site. The main body of the proposed building would be situated in line with neighbouring no.138, with a two storey wing extending 3.6m to the rear. Whilst this depth of rear extension would not satisfy the Council's 3m rule as outlined in the Council's SPG Notes 1 and 2, this departure would be more than compensated for by the building being set back more than 1m from the side elevation of the rear extension and garden of no.138. The relationship of the properties to each other would not therefore result in an overbearing impact for neighbouring occupiers. Having regard to all of the above there would be no significant adverse impact on residential amenity.

5.14 Environmental and Drainage Issues

Whilst there will inevitably be some disturbance for neighbouring occupiers during the construction phase, this can be adequately mitigated for by imposing a condition to limit the hours of construction. There are therefore no objections on environmental grounds. In terms of drainage the Council's Drainage Engineer has raised no objection to the proposal. A condition would however secure the submission of a full drainage scheme for approval before

development could commence. A further condition would be required to secure prior submission of a mining report to demonstrate that mine workings or drainage levels would not be adversely affected by the development.

5.15 Affordable Housing

The proposal is for 2no. flats only, which is below the Council's threshold (15) for affordable housing provision.

5.16 Education Service

The proposal is for 2no. flats only, which is below the Council's threshold (5) for contributions to the Education Service.

5.17 Community Services

The proposal is for 2no. flats only, which is below the Council's threshold (10) for contributions to Community Services.

5.18 Other Concerns Raised

Of the concerns raised that have not been addressed above:

- With regards to Human Rights: in response to this matter attention is drawn to the Local Plan Inspector's Decision Letter relating to the recent South Gloucestershire Local Plan Public Inquiry. On page 2 para.2.2 of that report the Inspector states that,

“The operation of the planning system does not conflict with the Human Rights Act. The Council has not acted unfairly in preparing this plan and then making decisions based upon the policies contained therein”

Since the application has been assessed in relation to Local Plan Policy there has not been any breach of human rights.

5.19 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).

5.20 Section 106 Requirements

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

6. CONCLUSION

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

- 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) 6th 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 PK07/1524/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. Building operations shall not be commenced until samples of the roofing tiles proposed to be used have been submitted to and approved by the Local Planning Authority and all such materials used in construction of the building hereby authorised shall conform to the details so approved.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Sample panels of render, demonstrating the colour and texture are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the rendering is complete.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policies D1 and H2 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 7.30am to 6.00pm Mondays to Fridays inclusive, 7.30am to 1.00pm Saturday and no

working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: deliveries of construction materials, the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) Jan 6th 2006.

6. 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 prevent an increased risk of flooding, and to accord with Policy EP2 of the South Gloucestershire Local Plan (Adopted) Jan 6th 2006.

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

Reason:

To ensure that a satisfactory means of drainage is provided and prevent an increased risk of flooding, and to accord with Policy EP1, EP2, L17 and L18 of the South Gloucestershire Local Plan (Adopted) Jan 6th 2006.

8. Prior to the commencement of the development hereby approved a Coal Mining Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the development can be safely implemented having regard to past coal mining in the area and to identify the possible presence of shafts, adits, drainage levels and culverts, in accordance with Policies EP2 and EP7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

9. The off-street parking facilities (two vehicles per flat) including cycle parking as shown on the approved plan nos 1202 2 Rev A shall be provided before the building is first occupied, and thereafter the parking facilities shall be retained and used only in conjunction with the occupation of the buildings 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 T8, T7 and T12 of the South Gloucestershire Local Plan (Adopted) Jan 6th 2006.

10. The four car parking spaces shown on approved plan no.1202 2 Rev A shall be allocated on the basis of 1 no. garage and 1 no. other parking space per flat 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 T8 and T12 of the South Gloucestershire Local Plan (Adopted) Jan 6th 2006.

11. Prior to the first occupation of the dwelling house hereby approved, the screen fences shall be erected in accordance with the details shown on the approved Plan nos: 1202 2 Rev A and thereafter maintained as such at all times.

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. 26/07 – 29 JUNE 2007

App No.: PK07/1563/F
Site: 93 North Street Oldland Common
 BRISTOL South Gloucestershire BS30
 8TP

Applicant: Mr & Mrs Harry
Date Reg: 21st May 2007

Proposal: Erection of rear conservatory.

Parish: Bitton Parish
 Council

Map Ref: 67533 71673

Ward: Oldland Common



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N.T.S

PK07/1563/F

INTRODUCTION

This application appears on the Circulated Schedule because of one objection from Bitton Parish Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a rear conservatory measuring 3.2 metres in width and projecting 3.5 metres into the rear garden. This would replace an existing smaller conservatory.
- 1.2 The application property consists of a mid terrace two storey dwelling constructed from traditional stone. It is located on North Street within the Defined Settlement Boundary of Oldland Common.
- 1.3 It should be noted that the original plans proposed that the conservatory project 4 metres into the rear garden. However, following officer concerns and subsequent negotiation with the agent this distance has been reduced to 3 metres immediately on the boundary whilst extending to a maximum distance of 3.5 metres with chamfered 45 degree corners.

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 P82/4163 Erection of two storey side extension (Previous ID: K3931).
Approved: 28th June 1982.

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Object to the use of white UPVC but would support the use of oak effect UPVC; both mentioned in the application. Concern also expressed at the possible overbearing effect on the adjoining property because of the increased size of the new conservatory.

Other Representations

- 4.2 Local Residents
No comments received.

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 rear conservatory measuring 3.2 metres in width and projecting 3.5 metres into the rear garden. The proposal would replace an existing smaller conservatory. It should be noted that the conservatory would have only two open elevations. This is because it would be slotted into a corner recess alongside a two storey rear arm of the building.

Owing to the position of the proposal on the rear elevation, its simple design slotted into a corner recess, together with its size (which complies with the guidance contained within the Council supplementary planning guidance 'Advice Note 2: House Extensions') it is considered that the conservatory is an appropriate addition to the dwelling and streetscene. Furthermore, in line with the Parish Council's request, the annotations on the revised plan indicate that the conservatory will be constructed from light oak finish UPVC thus increasing its acceptability.

5.3 Residential Amenity

As stated in paragraph 5.2 above, the conservatory will be slotted into a corner recess. Consequently, as only 0.5 metres will extend beyond the rear building line, there will be no impact on the adjoining terrace neighbour to the east. Furthermore, there are no properties located to the rear of the site. As a result it is only necessary to consider the impact on the adjoining neighbour to the west No. 91.

5.4 Overbearing Analysis

Concern was raised that the original plans could possibly have an overbearing effect on the adjoining property, No 91. Prior to receiving this representation officers contacted the agent to request that the projection distance be reduced to 3 metres where it directly adjoined the neighbouring property. The agent has submitted revised plans in accordance with this request. As a result the dimensions comply with the guidance contained the Council's supplementary planning guidance 'Advice Note 2: House Extensions'. Consequently, it is considered an overbearing impact will not occur.

5.5 Privacy Analysis

Whilst the boundary treatment separating the application site from the adjoining neighbour No. 91 is insufficient in height to avoid a loss of privacy (just 1.5 metres high) the whole elevation facing No. 91 will not contain windows as solid insulated panels are proposed. This will ensure a loss of privacy will not occur. In addition a condition will be added to the decision notice to ensure that no windows shall be inserted at any time in this side elevation.

5.6 Amenity Space

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

5.7 Highway Safety Analysis

As the conservatory is located at the rear of the property it will not impact on the parking arrangements at the property nor will it prejudice highway safety.

5.8 Section 106 Requirements

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

6. CONCLUSION

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

6.2 The 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 **PK07/1563/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 stone work to be used externally in the dwarf walls shall match that of the existing building in type, colour, texture, size, coursing and jointing.

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 conservatory hereby permitted shall be constructed from light oak finish UPVC in accordance with the approved plans.

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 at any time in the east elevation of the property (facing towards No. 91).

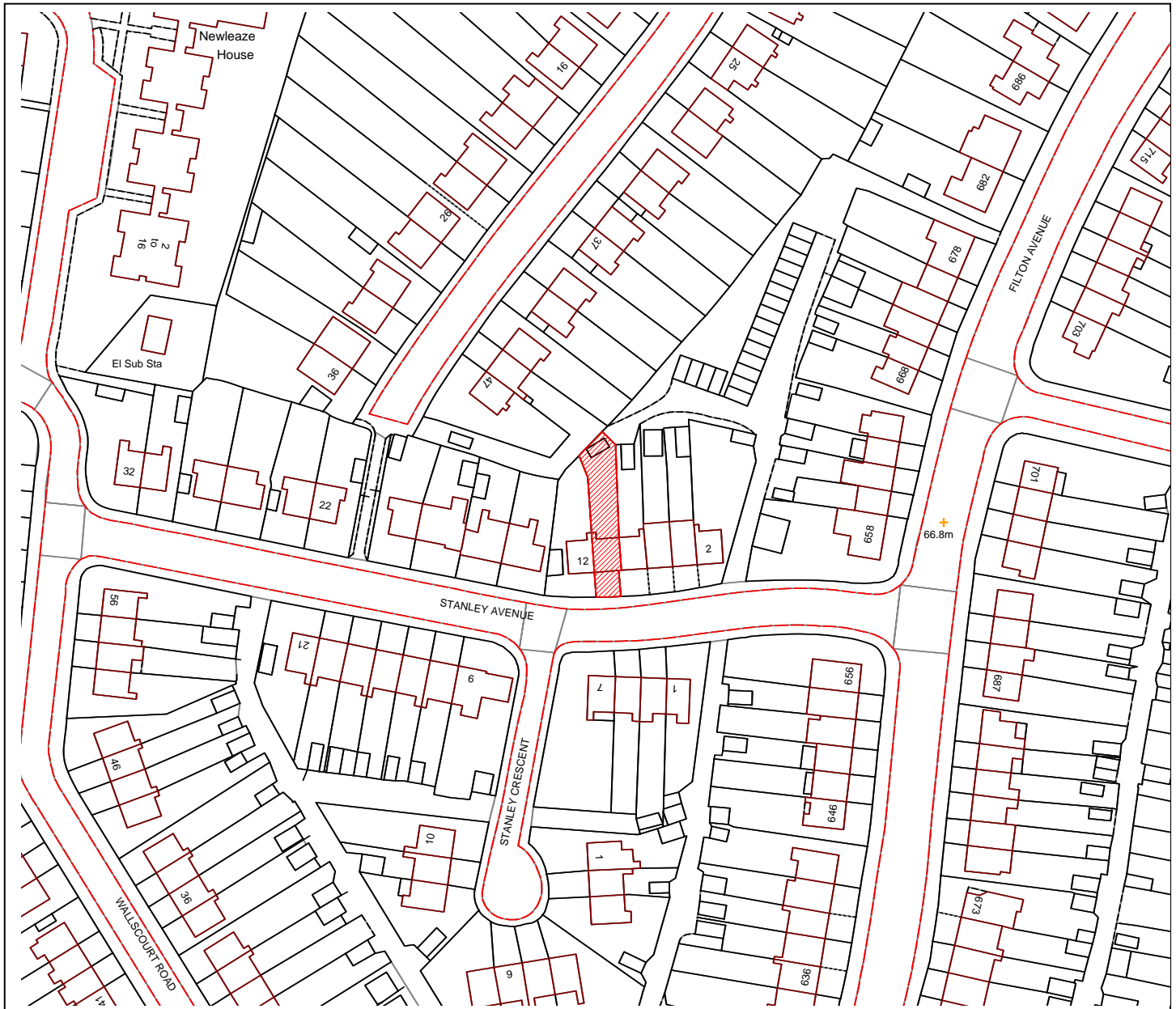
Reason:

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. 26/07 – 29 JUNE 2007

App No.: PT07/1291/F
Site: 10 Stanley Avenue Filton BRISTOL
 South Gloucestershire BS34 7NQ
Proposal: Erection of single storey rear extension
 to facilitate conversion of dwelling to 2
 no. flats. Erection of cycle store.
 (Resubmission of PT07/0102/F).
Map Ref: 60734 78675

Applicant: Miss S Bracken
Date Reg: 24th April 2007
Parish: Filton Town Council
Ward: Filton



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N.T.S

PT07/1291/F

The application appears on the Circulated Schedule following letters of objection from four neighbours, and the Town Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey rear extension to facilitate the conversion of one dwelling to two flats. The application also includes the erection of a single storey extension to the rear of the property that will form part of the ground floor flat.
- 1.2 The application site relates to a mid-terrace dwelling front Stanley Avenue. To the rear is a garden greater in length than width that can be accessed by an unadopted road, where there have also been a number of garages built. The site does not contain any parking. There is a small front garden where it is proposed to store bins. The application also identifies the provision of two cycle sheds and a rear parking space.
- 1.3 The application forms a resubmission of a previously refused scheme for the conversion of dwelling to two flats, PT07/0102/F. The application was previously refused as the proposal represented a poor standard of site planning.
- 1.4 During the course of the application, amended plans were received that removed a split garden to provide the rear garden space for the ground floor flat only.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG24 Planning and Noise
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design
H4 Development within the Residential Curtilage
H5 Residential Conversions
T7 Cycle Parking
T8 Car Parking Standards
T12 Transportation Development Control Policy
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Consultation Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/0102/F Erection of single storey rear extension to facilitate conversion of 1 no. dwelling to 2 no. flats. Refused 16th February 2007-06-25

Refusal reason: The proposed development does not provide convenient access to cycle storage and amenity space within the site, thus prejudicing the use of these facilities. No off-street parking is proposed. Furthermore, the positioning of a lounge above represents a poor standard of site planning. In

addition, there is an absence of good accessibility to storage for cyclists, with no off-street parking to compensate. As such the proposal is considered contrary to Policy D1, H5, T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Objection- lack of additional parking for additional flat. Out of keeping with properties

Other Representations

4.2 Local Residents

Four letters of objection received, in summary:

- This is a family road
- More parking issues
- Noise pollution for neighbours
- Provision of parking space at rear would not give privacy

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the conversion of existing residential properties into smaller units of self-contained residential accommodation provided that the proposal would

- Not prejudice the character of the surrounding area
- Not prejudice the amenities of nearby occupiers
- Identify an acceptable level of off-street parking
- Provide adequate amenity space

5.2 Design/ Visual Amenity

The proposed rear extension would feature a lean-to roof. It is proposed to match the render with the existing dwelling. To the rear of this would be patio doors and a window. It is considered that this element of the proposal is acceptable for the design of the dwelling.

To the front it is proposed to construct a porch, which would have a depth of 1.3 metres by 2 metres. This would feature a lean to roof and front door. It is considered that this addition is in balance with the scale of the building, and is an appropriate addition to the street-scene.

It is not considered that the proposal would have any significant or detrimental impact on the original building or the character of the area. It is therefore considered that there would be no adverse visual change arising from the proposed development and therefore no significant or detrimental effect on the character of the surrounding area.

5.3 Residential Amenity

A number of internal alterations are proposed. On the ground floor the existing a living room and dining room would be converted to a bedroom and living area, with the extension accommodating a kitchen and additional bedroom. On the first floor the two front rooms would be converted from two bedrooms to a living and kitchen area. Regarding noise nuisance PPG24 advocates that the

Building Regulations are the most appropriate means of control for sound insulation in flat conversions, and local planning authorities should not therefore use planning conditions to control sound insulation in such cases.

It is proposed to construct a single storey rear extension, which would have a depth of 2.9 metres, and would have a lean-to roof. It is considered that the extension would not result in an overbearing impact. Nor is there any direct relationship between habitable rooms windows, which would result in a significant loss of privacy.

In the previously refused application the garden was split in two. This meant the first floor flat occupants would have to exit the front of the property, and move around via an unadopted lane to the rear to access their amenity space. The usability of this space is significantly prejudiced because of this. This application has dedicated the rear garden space solely for the use of the ground floor flat, which has immediate access to the dwelling which is considered an improved relationship.

5.4 Transportation

The proposal is to convert an existing three bedroom house into two flats, first floor with one bedroom, and ground floor with two bedrooms, the extension at the rear would accommodate an additional bedroom.

This re-submitted proposal resolves the cycle issue and has provided a satisfactory store to the front of the site. There is one off street parking space to the rear of the site in the area of amenity designated which has been amended to serve the ground floor flat.

Given the location close to bus routes and services, and the compliance with the maximum standards detailed in Policy T8 of the South Gloucestershire Local Plan there is no basis for a transportation objection on this occasion

5.5 Other Issues

In regards to other matters raised by third parties, it is not considered that these objections would form a refusal reason in terms of planning. Concern has been raised that this is a 'family road' and a flat would adversely impact the character of the area. The development of two flats in this predominantly family road would not significantly alter the character of the area. It is acknowledged that there is an intensification of urban areas, however this is considered the most appropriate location for development, and is advocated through both national and local policy which directs housing to sustainable locations, and support the use of previously development land.

5.6 Summary

Overall the site planning of the development has been improved to a satisfactory standard. Due to changes in the block plan both flats now have easy access to cycle storage, and the use of the rear garden reconfigured the proposal now provides ease of access to the garden, and would not prejudice its use. The parking space is also easy to access by the occupants of the ground floor flat.

5.7 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).

5.8 Section 106 Requirements

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

6. CONCLUSION

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

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 **PT07/1291/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. The parking facilities, both vehicular and bicycle storage, shall be constructed in accordance with the submitted plans prior at the first occupation of the building; thereafter retained for that purpose.

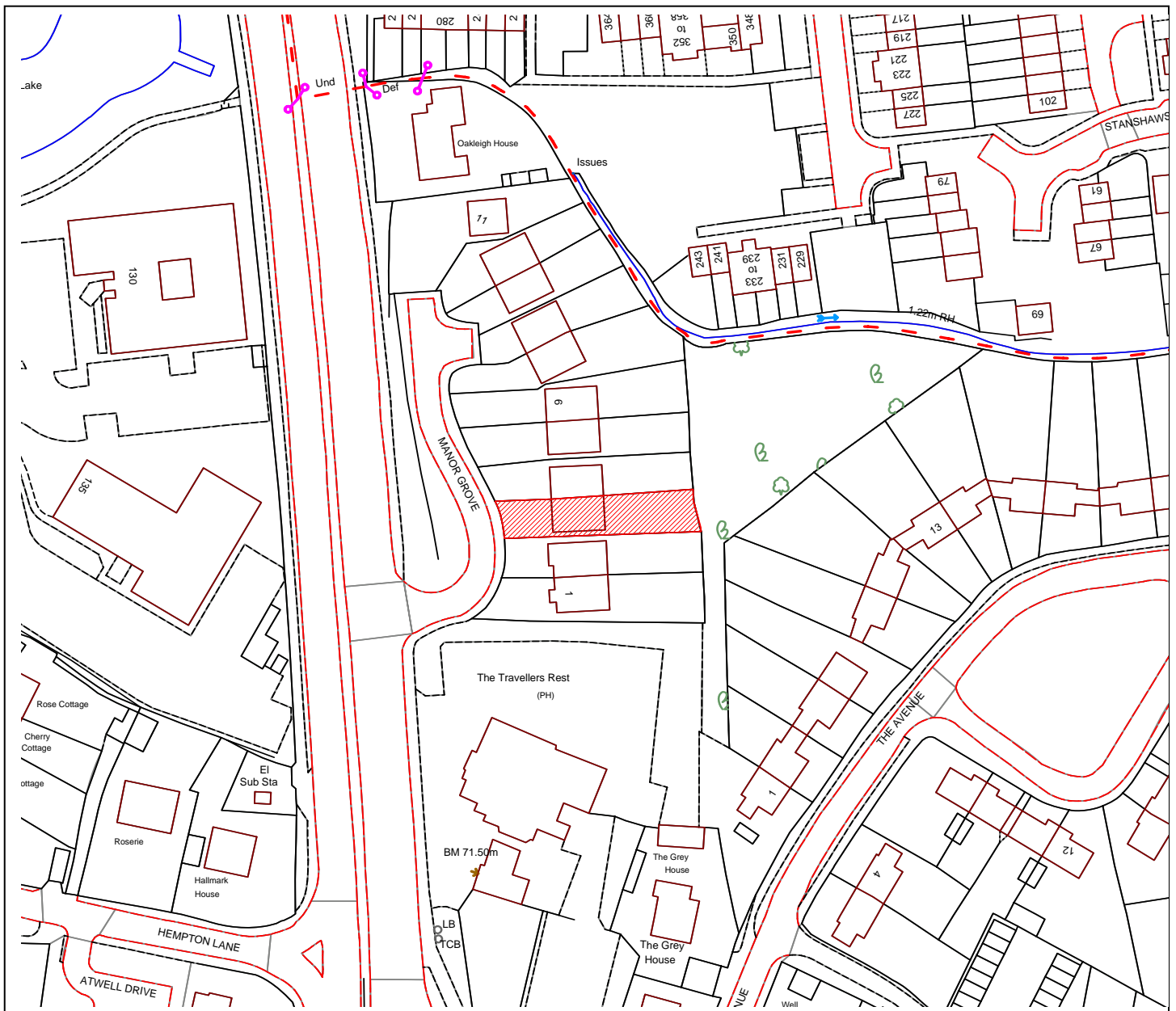
Reason(s):

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

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.: PT07/1534/F
Site: 3 Manor Grove Patchway BRISTOL
 South Gloucestershire BS34 6NS
Proposal: Erection of single storey rear extension
 to provide additional living
 accomodation.
Map Ref: 60859 82583

Applicant: Mr P Webb
Date Reg: 17th May 2007
Parish: Patchway Town
 Council
Ward: Bradley Stoke
 Central and Stoke
 Lodge



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 100023410, 2007.

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 single storey rear extension. The application site relates to a semi-detached chalet style dwelling. An existing conservatory is proposed to be removed.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design
H4 Development within the Residential Curtilage

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Patchway Parish Council
No comment

Other Representations

- 4.2 Local Residents
One letter of objection received in summary:
- Concern over the roof that is proposed
 - The extension roof is high and long
 - Take away natural light
 - Extension is not in keeping with building line
 - Property would lose value

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 and residential and visual amenities.

- 5.2 Residential Amenity
The single storey extension would have a depth of 5.3 metres and would be 3 metres from the curtilage of 4 Manor Grove. (It is noted that this is indicated as

2 Manor Grove on the plan). There is a side access and approximately 2.6 metres distance to the dwelling 2 Manor Grove.

A neighbour has raised concern that the roof would take away natural light from their property. It is considered that due to the distance from the boundary, depth of the proposal, single storey nature and hipped roof the proposal would not result in a significant overbearing impact. A right to light is not a material consideration however it is noted due to the dwellings orientation the proposal natural light would not be significantly affected

5.3 Design/ Visual Amenity

The extension would feature hipped roof and it is proposed to match materials with the existing. A neighbour has raised concerns that the proposal is out of keeping with the building line. Whilst the extension protrudes the rear building line this is not considered to adversely impact the character of the street-scene. Overall it is considered that the proposal would be a suitable addition to the dwelling and street-scene as a whole.

5.4 Other Issues

Neighbours have raised concern that the proposal would devalue their property. This is not a material planning consideration, as such does not form part of the assessment for the application.

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 **PT07/1534/F**

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

CONDITIONS

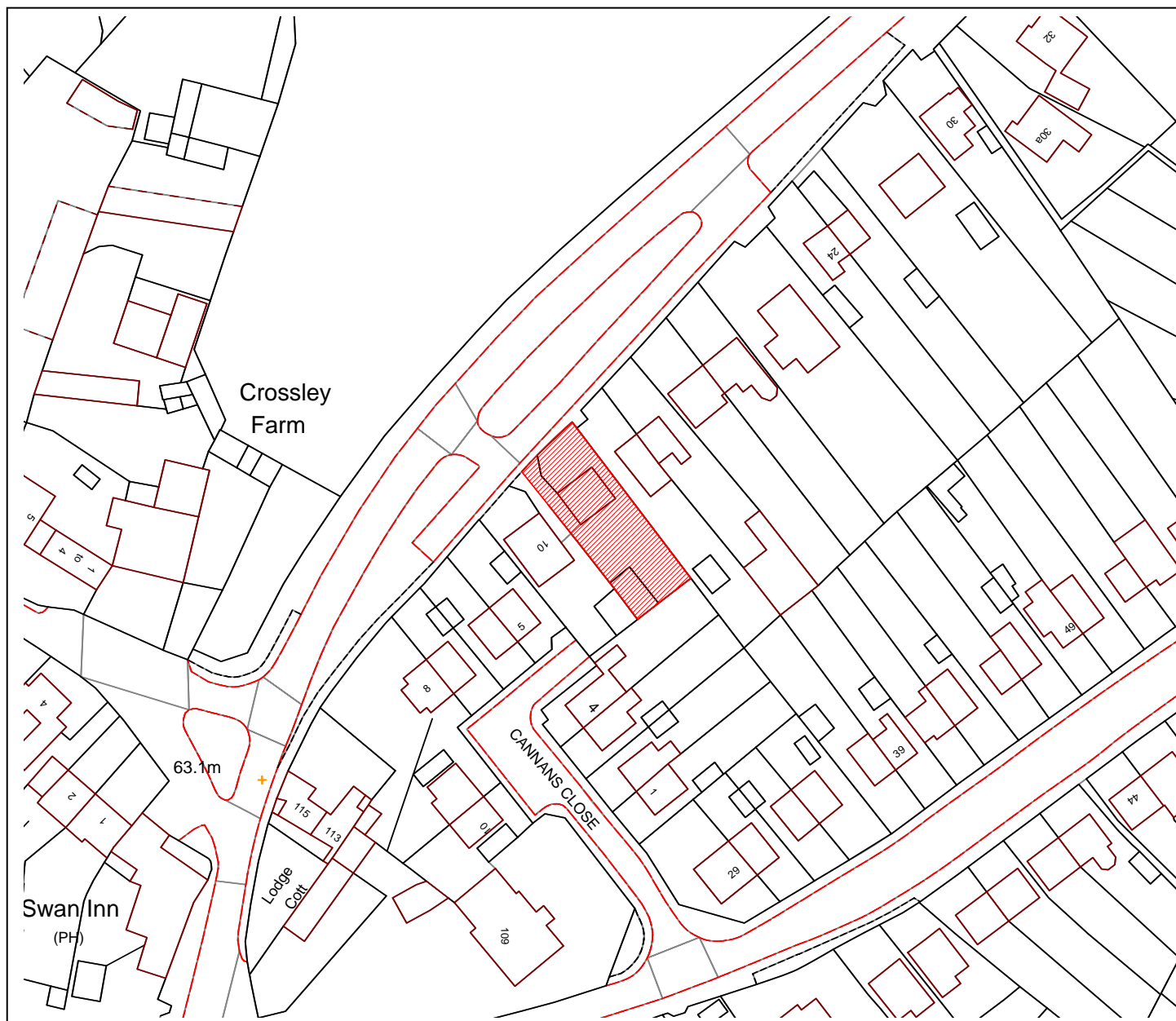
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason(s):

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

CIRCULATED SCHEDULE NO. 26/07 – 29 JUNE 2007

App No.:	PT07/1590/F	Applicant:	Mrs C Bain
Site:	12 Bristol Road Winterbourne BRISTOL South Gloucestershire BS36 1RG	Date Reg:	22nd May 2007
Proposal:	Alterations to roofline of existing garage to facilitate loft conversion to form playroom and study. (Resubmission of PT06/3536/F).	Parish:	Winterbourne Parish Council
Map Ref:	65256 81360	Ward:	Winterbourne



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100023410, 2007.

N.T.S

PT07/1590/F

This application is on the Circulated Schedule due to objections raised by Winterbourne Parish Council and a local resident.

1. THE PROPOSAL

- 1.1 This application relates to the alteration of roofline to existing garage to facilitate loft conversion at 12 Bristol Road, Winterbourne. The proposal alters the existing hipped nature of the roof to a gabled roof form and increases the height from 4.8m to 5.8m. The application site is a detached dormer bungalow with large rear garden area. Vehicular access is to the front of the site but the garage is located to the southern corner and backs onto the rear garden of 4 Cannans Close. The neighbouring garage of 10 Bristol Road lies directly adjacent and is of similar design and ridge height to that proposed. The site also lies within the settlement boundary of Winterbourne.
- 1.2 The application is a resubmission of PT06/3536/F which related to a similar extension in terms of size but had windows in both gabled end elevations. This application was refused on the grounds of the window in the front gabled elevation resulting in loss of privacy to the rear garden area of 10 Bristol Road. The current application has been amended to omit both windows in the gabled end elevations with two skylights provided on the eastern roof plane.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/2825/F Alterations to roofline to facilitate first floor front extension. Erection of two storey rear extension. Approved 25 October 2005.
- 3.2 PT06/3536/F Alterations to roofline of existing garage to facilitate loft conversion to form play room and study. Refused 15 January 2007 on the ground that the front window in gabled elevation would cause loss of privacy to occupiers of 10 Bristol Road.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Object to the proposal on the grounds that the plans are not totally comprehensive.

Other Consultees

- 4.2 Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents
1 Letter has been received objecting to the proposal on the following grounds:-
- a) impact upon our garden;
 - b) windows will overlook garden;
 - c) loss of privacy;
 - d) increase in noise.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
As can be seen from the planning history, the previous planning application was refused on the grounds of loss of privacy from the front window in the gable end elevation. This application has omitted this window and the window to the rear gable elevation.
- 5.2 In assessing applications for residential extensions, policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant. Extensions are normally permitted provided they respect the massing, scale, overall design and character of the existing property and street scene and would not prejudice amenities of nearby occupiers, highway safety or the retention of adequate private amenity space.
- 5.3 It is considered that the revised application accords with the above policy criteria. The size, design and external appearance is in keeping with the existing property and area as whole and is to be constructed of materials to match the existing garage. Residential amenity will not be adversely affected as the size of the extension is modest, increasing the ridge height of the existing garage by approximately 1m. This is not considered to result in an overbearing impact to surrounding occupiers. The proposal also now overcomes loss of privacy issues as the only windows to be inserted are two skylights on the eastern roof plan. However, to ensure that these will not result in any overlooking/loss of privacy to the rear garden area of 14 Bristol Road, a condition will be imposed to ensure that they are obscurely glazed. It is recognised that this boundary currently consists of vegetation that screens this garden to a degree. However, this may not always be the case and the degree of screening will be reduced in Winter months. Garden area and parking arrangements are unchanged by the proposal.
- 5.4 Other Issues
Due to the small nature of the proposal and its ancillary use to the main dwelling, the playroom/study is not considered to result in any noise and disturbance to such a degree as to warrant a refusal. The submitted plans are also considered to be acceptable as they are clear and complete. The application is therefore in accordance with the adopted development plan and is acceptable.

5.5 Design and Access Statement

A Design and Access Statement is not required for a Householder application.

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission be granted.

Background Papers **PT07/1590/F**

Contact Officer: Vivian Butt
Tel. No. 01454 863427

CONDITIONS

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

Reason(s):

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

2. No windows other than those shown on the plans hereby approved shall be inserted at any time in the roof space of the extension hereby permitted.

Reason(s):

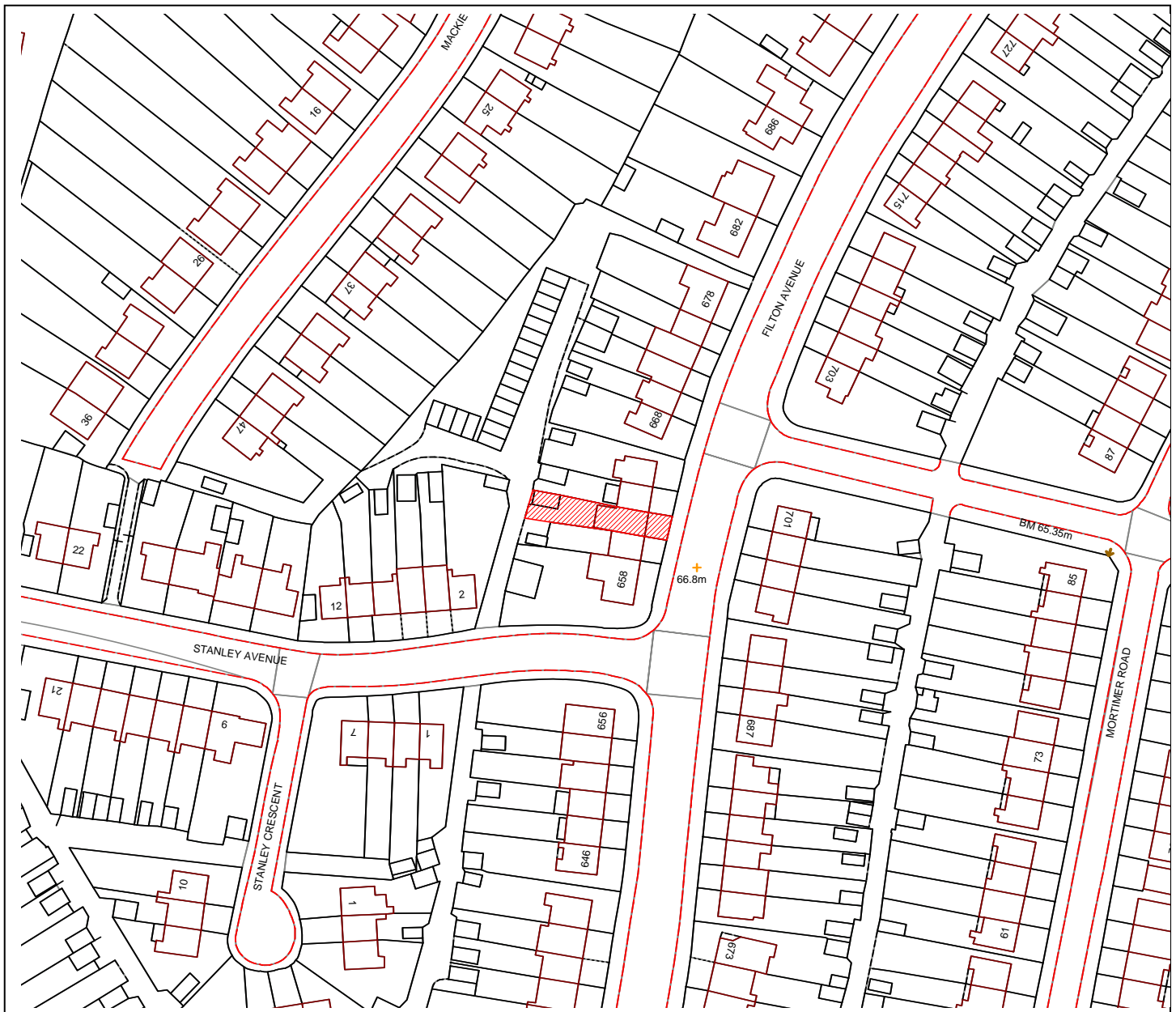
To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The skylights shall at all times be of obscured glass.

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. 26/07 – 29 June 2007

App No.: PT07/1724/F**Site:** 662 Filton Avenue Filton BRISTOL
South Gloucestershire BS34 7JY**Proposal:** Installation of rear dormer window and
erection of front porch to facilitate
conversion of dwelling to 2 no. self
contained flats with associated works (in
accordance with amended plan received
on 15 June 2007).**Map Ref:** 60785 78684**Applicant:** J Singh**Date Reg:** 4th June 2007**Parish:** Filton Town Council**Ward:** Filton

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100023410, 2007.

This application is on the Circulated Schedule due to objections raised by Filton Town Council and a neighbouring resident.

1. THE PROPOSAL

- 1.1 This full application relates to the erection of rear dormer and front porch to facilitate the conversion of dwelling to 2 no. self contained flats at 662 Filton Avenue, Filton. Both flats have a communal entrance to the front of the property and the ground floor flat also has rear access. Two off-street parking spaces are to be provided, one for each flat to the rear of the site via a private lane accessed off Stanley Avenue. The rear garden area is to be enclosed by 1.8 metre timber fencing and is allocated to the ground floor flat.
- 1.2 The application site is an extended mid-terraced property located within the urban area of Filton.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Development Plans

Joint Replacement Structure Plan

Policy 1	Sustainable Development Objectives
Policy 2	Location of Development
Policy 34	Re-use of Previously Developed Land
Policy 35	Housing Density

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
H5	Residential Conversions, House in Multiple Occupation and Re-use of Buildings for Residential Purposes
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance
Design Checklist (Consultation Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 N.7930 Erection of single storey rear extension.
Approved 11 March 1982.

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Object to the proposal on the following grounds:-

- alteration to roofline;
- loss of privacy;
- dormer window out of character;
- consider hardstanding instead of garage.

Other Consultees

- 4.2 Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents

1 letter has been received objecting to the proposal on the following grounds:-

- a) increase in noise and disturbance;
- b) increased parking;
- c) highway safety;
- d) increase in domestic waste and associated problems;
- f) overgrown gardens;
- g) loss of a family home.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

The application site lies within the urban area of Filton. Advice contained within PPS3 encourages the conversion of housing into extra residential accommodation, regarding it as an important source of additional housing, particularly in town centres. This advice is reflected in the Adopted Joint Replacement Structure Plan where policies encourage a mixture of housing types in sustainable locations, especially dwellings for smaller households. This policy stance is reflected in policy H5 of the adopted local plan. This policy allows for the conversion of existing residential properties into smaller units of self-contained accommodation provided the following criteria are complied with:-

A. the development would not prejudice the character of the surrounding area;

The proposed works of conversion require the installation of rear dormer window and front porch extension. The rear dormer is small in size and has a ridge height to match the main dwelling. It is considered that this feature is acceptable. A similar sized rear dormer has been constructed at 674 Filton Avenue and such a rear dormer could be erected under permitted development rights in any event. With regard to the front porch extension, this is small in size with a depth of only 1m. It is of a design that is in keeping with the character of the existing property and area in general. Due to its single storey nature and limited size the proposal will not result in any overlooking/loss of privacy or overbearing impact. It is therefore considered that on balance, the proposal would be in keeping with the character of the locality and complies with this criterion.

B. it would not prejudice the amenities of nearby occupiers;

Due to the limited size and location of the extensions, residential amenities will not be compromised by the proposal. A 1.8m boundary fence will also be erected to the rear garden area to maintain privacy of adjoining neighbours and future occupiers of the ground floor flat.

C. it would identify an acceptable level of off-street parking;

The application site is a three-bed dwelling. The proposal is to convert the existing three-bed dwelling to a one-bed and two-bed flat. As such there is no change in the number of bed spaces. There is one parking space within the existing garage for the ground floor flat and a proposed hardstanding for the first floor flat, accessed via a private rear access taken off Stanley Avenue. A cycle store is also proposed and the site is located on a major bus route. The proposal therefore complies with policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

D. it would provide adequate amenity space.

The garden area is located to the rear and is to be allocated to the ground floor Flat. It has an area of approximately 47 square metres. It is considered that the size of this area, although small, already serves the existing 3 bedroom dwelling. The proposal does not increase the number of bedrooms proposed and other recreational space is available within the vicinity of the site for the first floor flat. As such the proposal accords with this criteria.

- 5.2 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is also relevant as it specifically relates to development within existing residential curtilages, including extensions and new dwellings. All the issues relating to this policy have already been addressed under policy H5 above.

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

7. RECOMMENDATION

- 7.1 Planning permission be granted.

Background Papers **PT07/1724/F**

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

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 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(s):

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

3. The cycle parking and bin storage facilities indicated on drawing 100A received on 15 June 2007 shall be provided prior to the first occupation of the development hereby permitted and shall thereafter be retained for that purpose.

Reason(s):

1. To encourage means of transportation other than the private car, to accord with Policy T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

4. The screen walls/fences shown on the approved plan shall be erected in the positions indicated before the flats hereby permitted are occupied.

Reason(s):

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H4/H5 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 07.30 to 18.00 hours Monday to Friday and 08.00 to 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 neighbouring dwellings and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

This application appears upon the Circulated Schedule as there are concerns raised by local residents where the officer recommendation is one of approval.

1. THE PROPOSAL

- 1.1 The site consists of a traditional detached cottage and outbuildings. The property benefits from a large garden to the rear of the dwelling. Access to the property is from Pines Lane.
- 1.2 The proposed development consists of the demolition of part of the existing dwelling and associated outbuildings (fronting onto Pines Lane) and for the construction of an extension to the side and rear of the retained element of the building.
- 1.3 The site is within the Green Belt and within a group of buildings associated with Old Down. The site is not within a settlement boundary as defined in the South Gloucestershire Local Plan (Adopted) January 2006.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belt

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
H4	Development within Residential curtilages
GB1	Development in the Green Belt

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Draft) September 2006

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/3582/O Erection of 1 no. dwelling (Outline) with associated works.
All matters to be reserved.
Refused

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council

No Objection, however concern is raised as to the narrowness of the lane for access.

4.2 Sustainable Transport

No Objection

Other Representations

4.3 Local Residents

Concern is raised as to the narrow nature of pines lane and that the addition of a further vehicular access onto it will cause congestion to the detriment of highway safety.

The building works will add to the congestion and damage to the lane associated with other building works along Pines Lane

Concern is raised as to the use of the rear of the site (West) for access and the construction of a garage in this location; and the impact that this may have on protected trees.

5. **ANALYSIS OF PROPOSAL**

5.1 The proposed development consist of the construction of an extension to the existing dwelling.

5.2 Principle of Development

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

5.3 Green Belt

In line with PPG2, Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 provides the limited categories of appropriate development within the Green Belt. These categories include the extension of existing dwellings within the Green Belt, provided that the development would not represent a disproportionate addition so compromising the openness of the Green Belt.

5.4 The proposed development involves the demolition of approximately 50% of the front part of the building (including domestic outbuildings which are attached to the main dwelling) in order to allow development to the rear and side. The removed elements are considered to be part of the house as it existed prior to the Town and Country Planning Act. The net increase in volume amounts to less that 30% when considered against the volume of the existing building. This is considered to be acceptable and the development does not represent a disproportionate addition in Green Belt terms.

5.5 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. Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 supports this principle and also seeks to ensure that the development would not have a detrimental impact upon the privacy and residential amenity of the occupants of nearby dwellings.

5.6 The existing dwelling has its main entrance facing west into the garden area associated with the dwelling. The Eastern Elevation is currently occupied by a modest lean-to extension and various domestic outbuildings. The proposed development would remove the above leaving the original core of the dwelling. The new development to the Western and Southern Elevation are of a modest design and follow a vernacular approach in visual terms. The effect of the development would turn the dwelling to face pines lane. In this instance it is considered that the design of the new extension is acceptable, and the removal

of the existing fabric would have no material impact upon the character of the site and the surrounding area.

5.7 In addition to the above, it is considered that the relationship of the proposed development with surrounding dwellings is such that there would be no material impact upon the privacy and residential amenity of the occupants of nearby dwellings.

5.8 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. Policy T8 provides the maximum parking standards for new development.

5.9 Concern has been raised as to the narrow nature of Pines Lane and the implications for the addition of a vehicular access onto it. In this instance, it is possible for the occupants of this dwelling to introduce a vehicular access onto Pines Lane without the need for planning consent under Schedule 2, Part 2 Class B of the Town and Country Planning (General Permitted Development) Order 1995; as Pines Lane is not a classified highway.

5.10 Nonetheless, given that Pines Lane is narrow in nature and parking along it would be severely restricted, it is considered that the introduction of an off street parking space within the site via the proposed access would be an improvement in highway safety terms. Further, given that there are very low speeds along Pines Lane and that the access would serve only one dwelling it is considered that the proposed development would have no material impact in transportation terms.

5.11 Other Matters

Further concern is raised regarding the introduction of a garage and potential access at the far Western boundary of the site and the impact that the use of it would have upon residential amenity and the protected trees in close proximity. This element of the proposed development has been removed from the application and as such no further consideration of it is necessary.

5.12 Design and Access Statement

A Design and Access Statement is not required with this planning application.

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 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 **PT07/1744/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 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 Saturday; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason(s):

To minimise disturbance to occupiers of [specify nearby buildings] and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No development shall take place until a Waste Management Audit has been 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.

4. Development shall be carried out in accordance with the agreed details.

Reason(s):

To accord with the Local Planning Authority's adopted Waste Management Strategy, and to accord with Policies 37 and 43 of the adopted South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002; and Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, 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):

To allow the control of further incremental development within the site in the interests of preserving the openness of the GreenBelt and to accord with Policy GB1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.