



**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. 10/07

Date to Members: 09/03/07

Member's Deadline: 16/03/07

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: 09/03/07

SCHEDULE NO. 10/07

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 09 March 2007

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK06/3513/F	Approve with conditions	24 Withymead Road, Marshfield, South Gloucestershire, SN14 8PB	Boyd Valley	Marshfield Parish Council
2	PK07/0185/F	Approve with conditions	21 Gloucester Road, Staple Hill, South Gloucestershire, BS16 4SD	Staple Hill	
3	PK07/0384/F	Approve with conditions	9 Moordell Close, Yate, South Gloucestershire, BS37 4BU	Yate Central	Yate Town Council
4	PT06/3618/F	Approve with conditions	Vine Farm, The Naite, Oldbury on Severn, South Gloucestershire, BS35 1RU	Severn	Oldbury on Severn Parish Council
5	PT07/0163/F	Approve with conditions	18 Denny Isle Drive, Severn Beach, South Gloucestershire, BS35 4PZ	Pilning and Severn Beach	Pilning and Severn Beach
6	PT07/0271/F	Approve with conditions	1 The Paddocks, Thornbury, South Gloucestershire, BS35 2HP	Thornbury South	Thornbury Town Council
7	PT07/0356/F	Approve with conditions	3 Court View Close, Almondsbury, South Gloucestershire, BS32 4DW	Almondsbury	Almondsbury Parish Council
8	PT07/0422/F	Approved with conditions	6 and 8 Northville Road, Filton, South Gloucestershire, BS7 0RG	Filton	Filton Town Council
9	PT07/0454/F	Approve with conditions	52 Kingsway, Little Stoke, South Gloucestershire, BS34 6JW	Stoke Gifford	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 10/07 – 09 MARCH 2007

App No.: PK06/3513/F
Site: 24 Withymead Road Marshfield
 CHIPPENHAM South Gloucestershire
 SN14 8PB

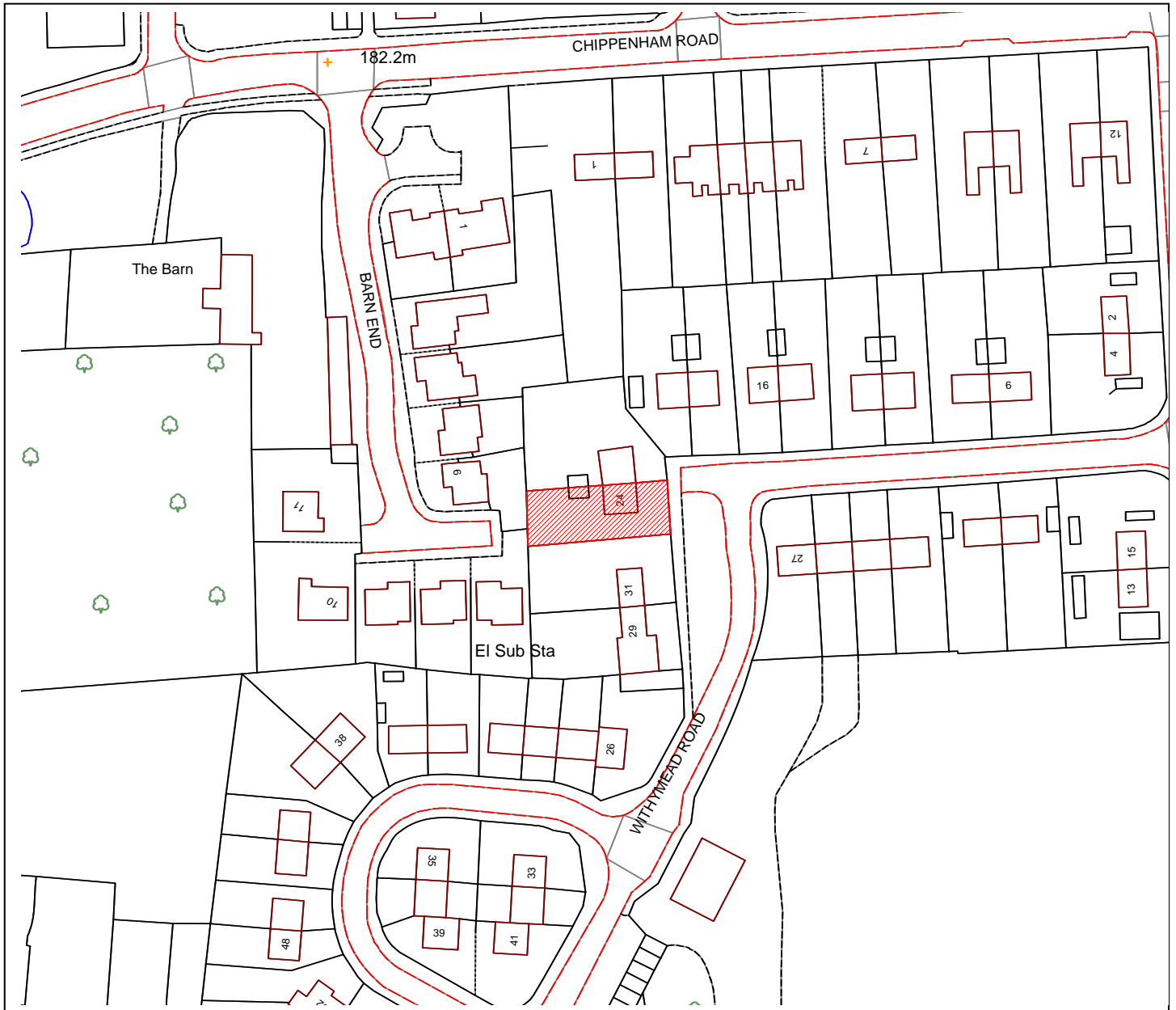
Applicant: Mr Bishop
Date Reg: 6th December 2006

Proposal: Erection of two storey side extension to form additional living accommodation.

Parish: Marshfield Parish Council

Map Ref: 78410 73734

Ward: Boyd Valley



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100023410, 2006.

N.T.S

PK06/3513/F

INTRODUCTION

The application has been referred to the Circulated Schedule due to the receipt of local resident's objection.

1. THE PROPOSAL

- 1.1 This is a full planning application for the erection of a two-storey side and rear extension at No. 24 Withymead Road, Marshfield. During the course of planning application, the applicant submitted a revised drawing to alter the scale and design of the proposal. The proposed extension would measure approximately 4 metres wide by 10.7 metres long, and it would be slightly lower than the principal roof.
- 1.2 The property is a two-storey semi-detached dwelling and is located within a residential area of Marshfield. The site also lies within the Marshfield Conservation Area.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG13	Transport
PPG15	Planning and Historic Environment

2.2 Development Plans

Joint Replacement Structure Plan

Policy 1	Principles of Sustainable Development
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South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L12	Conservation Area
T12	Transportation Development Control Policy for New Development
H4	Development within existing residential curtilages

2.3 Adopted Supplementary Planning Guidance

Advice Note No 1 Altering you home
Advice Note No 2 Extension

3. RELEVANT PLANNING HISTORY

- 3.1 P90/2941 Installation of external insulation. Erection of mono-pitched roofs to provide porch canopies. Installation of replacement fascias and soffits with UPVC.
Approved 30.01.91

4. CONSULTATION RESPONSES

- 4.1 Marshfield Parish Council
No objection.

Other Representations

4.2 Local Residents

One letter of objection was received and the local resident was concerned that the proposal would cause loss of privacy and loss of sunlight.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for garages and extensions to existing dwellings and development within existing curtilages, subject to there being no adverse impact on existing visual and residential amenity. In addition, the proposal would not prejudice highway safety and the retention of an acceptable level of parking provision.

Policy L12 of the adopted local plan states that development within or affecting a conservation area will only be permitted where it would preserve or enhance the character or appearance of the conservation area.

5.2 Visual Amenity

The proposal is to erect a two-storey extension to the side and rear of the property. The extension is slightly set back from the front building line of the principal dwelling.

The property is located within an area of modern housing away from the historic core of the village. Development within this area, such as extension of dwellings, thus will generally not affect the character of the historic settlement. However, it is important to ensure that such development is of a scale and design which integrates with the property and does not have an adverse impact on the street scene and views.

To address the Council Conservation Officer's concerns, the applicant submitted a revised drawing to include the following amendments:

- Change hip roof at rear to a gable
- Reduce the eaves of rear gable to give a steeper pitch to roof
- Reduce width of gable at rear
- Reduce width of windows to two light symmetrical casements

It is considered that the revised proposal would be subservient to the principal dwelling and the design would be appropriate in this conservation area. It is therefore considered that the proposal would not be detrimental to the street scene. In addition the proposal would still keep sufficient amenity space and therefore it is considered that the proposal would not result in over development.

5.3 Residential Amenity

The proposal would provide two bedrooms and an en-suite on the first floor. A local resident is concerned that the bedroom window in the rear elevation would cause loss of privacy. As the window would be approximately 20 metres from this neighbour's windows, officers felt that the extension would comply with the Council Supplementary Planning Guidance and would not cause significant overlooking to warrant a refusal of this application.

Although the proposed extension would be more than 3 metres in depth, it would be set back from the side boundary and would be more than 11 metres from the rear boundary. It is therefore considered that the proposal would cause significant overbearing impact upon the neighbouring properties, No. 31 and No. 6 Barn End.

5.4 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).

5.5 Section 106 Requirements

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

6. CONCLUSION

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

The recommendation to grant 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 **PK06/3513/F**

Contact Officer: **Olivia Tresise**
Tel. No. **01454 863761**

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, H4 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 10/07 – 09 MARCH 2007

App No.: PK07/0185/F

Applicant: Mr A White & Ms D Palmer

Site: 21 Gloucester Road Staple Hill
BRISTOL South Gloucestershire BS16 4SD

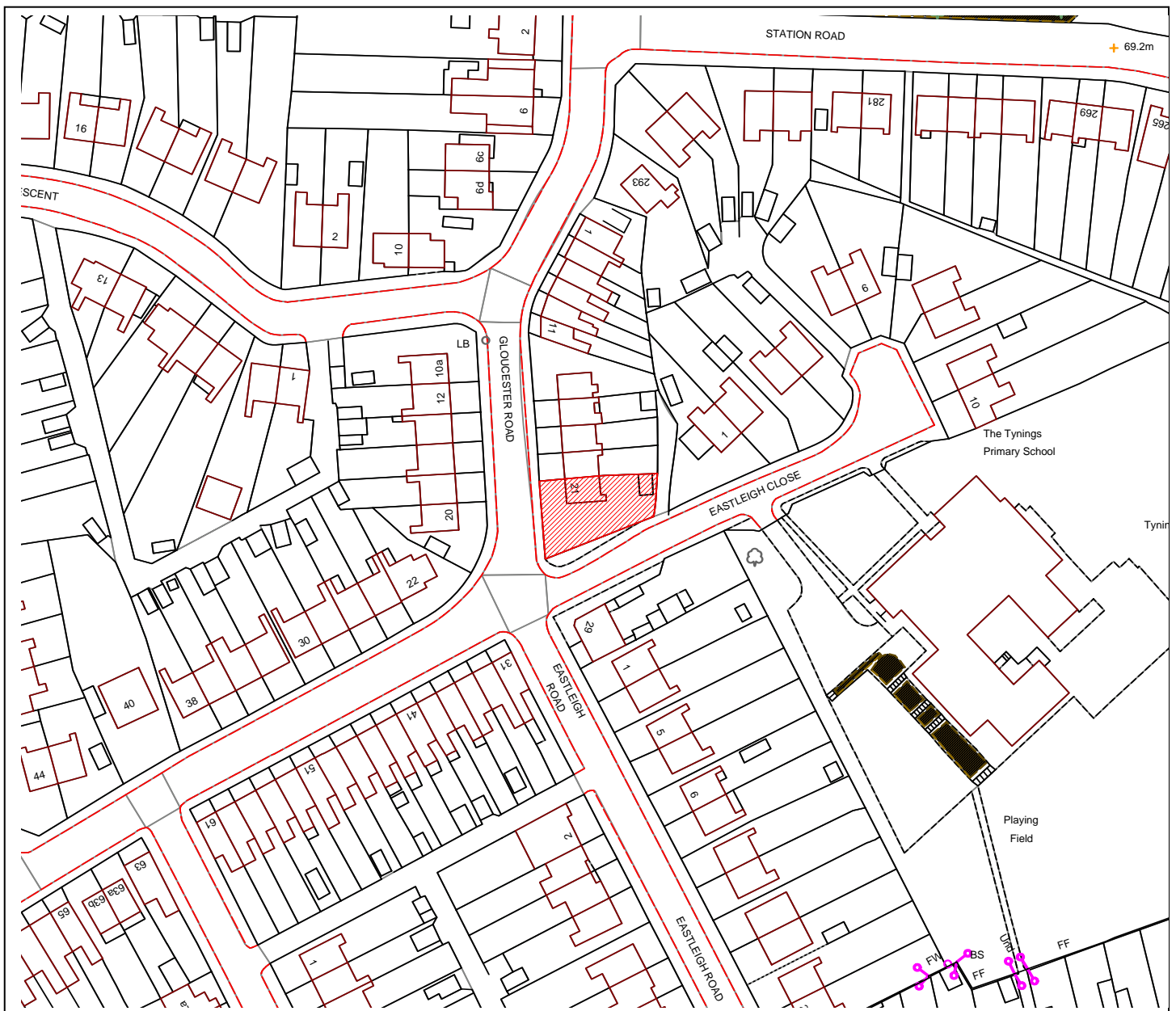
Date Reg: 24th January 2007

Proposal: Erection of 1 no. dwelling through extension of existing property. Erection of single storey rear extension to existing property. Widening of existing access on Eastleigh Close.

Parish:

Map Ref: 65394 75549

Ward: Staple Hill



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100023410, 2006.

N.T.S

PK07/0185/F

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of local resident's objection.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 1 no. dwelling through extension of existing property No. 21 Gloucester Road and the erection of single storey rear extension. The proposal also includes the widening of existing access on Eastleigh Close.
- 1.2 The property is a two-storey terraced dwelling and is within a residential area of Staple Hill.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG13	Transport

2.2 Development Plans

Joint Replacement Structure Plan

Policy 1	Principles of Sustainable Development
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South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T12	Transportation Development Control Policy for New Development
H4	Development within existing residential curtilages
H2	Residential Development within the Existing Urban Area and Defined Settlement Boundaries

2.3 Adopted Supplementary Planning Guidance

Advice Note No 1 Altering your home
Advice Note No 2 Extension

3. RELEVANT PLANNING HISTORY

- 3.1 P80/4113 (K3145) Erection of single storey side extension
Approved 09.04.80

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

The proposal does not fall within a parished area.

4.2 Sustainable Transport

No objection.

Other Representations

4.3 Local Residents

One letter was received and the local resident was concerned that the proposal would detract from the desirability of the neighbour's garden and the proposed extension would block out light and have an overbearing impact on the neighbouring property.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for garages and extensions to existing dwellings and development within existing curtilages, subject to there being no adverse impact on existing visual and residential amenity. In addition, the proposal would not prejudice highway safety and the retention of an acceptable level of parking provision.

Policy H2 of the adopted Local Plan allows proposals for residential development within the existing urban area and defined settlement boundaries subject to the similar criteria. The property is situated within a residential area of Staple Hill, and the land is currently used as a domestic garden. Officers therefore felt that the proposed new dwelling would be acceptable in principle.

5.2 Visual Amenity

The proposal is to erect a two-storey side extension to form one dwelling and to erect a single storey rear extension at the existing property. The proposed new dwelling would measure 5.5 metres wide by 7.3 metres long and 8.8 metres high extending the existing terrace. The proposed rear extension would measure 2.5 metres deep by 4.1 metres long and 3.5 metres high. The new dwelling would have a hipped roof and bay windows in the front elevation to match the existing property and the rear extension would have a mono-pitched roof.

It is considered that the proposed new dwelling and the proposed rear extension would not detract the character and appearance of the principal dwelling. Officers felt that the design would be appropriate in this area. It is therefore considered that the proposal would not be detrimental to the street scene. In addition the proposal would provide sufficient amenity space for the existing and new dwelling and therefore it is considered that the proposal would not result in over development.

5.3 Residential Amenity

No windows are proposed in the side elevation of the extension and new dwelling, and other proposed windows would look over its garden areas. It is considered that the proposal would not cause significant loss of privacy to the neighbouring properties.

The local resident is concerned that the proposal would cause significant loss of light and overbearing impact. The proposed rear extension would be approximately one metre away from the north side boundary. In addition, it would be approximately 2.5 metres deep. It is therefore considered that the proposal would comply with the Council Supplementary Planning Guidance and would not cause significant adverse impact to warrant a refusal of this planning application.

The new dwelling would be adjacent to the junction of Gloucester Road and Eastleigh Close. It is considered that the proposal would not cause significant adverse impact upon the residential amenity of the neighbouring properties.

5.4 Highway Issues

The proposal is to erect a three-bed house attached to the existing dwelling. A single storey rear extension is also proposed to the rear of the existing dwelling.

The existing property currently has a garage with a single vehicular parking space located to the rear of the site and accessed off Eastleigh Close.

As part of this development it is proposed to demolish the existing garage, widen the driveway to the rear of Eastleigh Close and provide parking for both dwellings.

Subject to a suitable condition requiring that two parking spaces are provided for each of dwellings, there is no transportation objection to this 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 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 **PK07/0185/F**

Contact Officer: **Olivia Tresise**
Tel. No. **01454 863761**

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 dwelling hereby permitted shall match those used in the adjoining building, No. 21 Gloucester Road, Staple Hill.

Reason

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

3. The four 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.

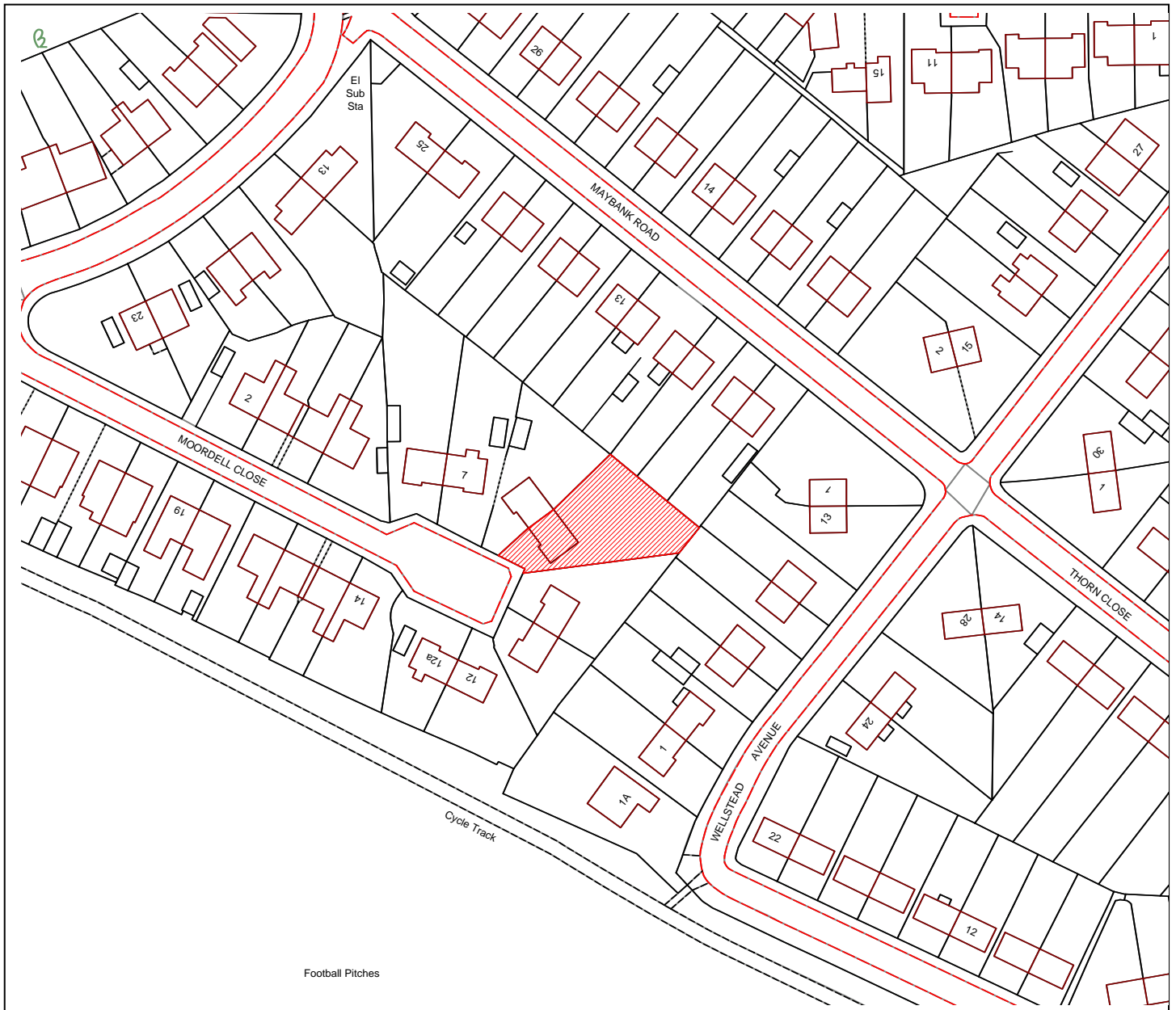
Reason

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

CIRCULATED SCHEDULE NO. 10/07 – 09 MARCH 2007

App No.: PK07/0384/F
Site: 9 Moordell Close, Yate, BRISTOL, South Gloucestershire, BS37 4BU
Proposal: Conversion of existing dwelling to form 2no. self contained flats and associated works.
Map Ref: 70641 82242

Applicant: Mr A L Williams
Date Reg: 7th February 2007
Parish: Yate Town Council
Ward: Yate Central



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100023410, 2006.

N.T.S

PK07/0384/F

INTRODUCTION

This application is reported on the Circulated Schedule due to the receipt of neighbour objections and an objection from the Town Council.

1. THE PROPOSAL

- 1.1 The site is currently a two storey semi detached dwelling close to the end of a cul-de-sac in South Yate. The house conforms to the style of housing within this street, with a strong front gable. The site is tapered, with a small and narrow front garden, widening out into a generous rear garden, which is proposed to be split with a separate area to serve each flat. The rear garden is bounded by a mixture of treatments including fencing and hedges. On site parking is proposed to be provided in the front garden, with a refuse storage area to the side of the house.
- 1.2 The proposal is to convert the existing building to two flats, through horizontal subdivision. The existing front door would provide access to the first floor and a new door on the side would access the ground floor flat. Windows are proposed to be retained and no existing non-habitable room window would serve a proposed habitable room under the proposal.

2. POLICY CONTEXT

2.1 National Guidance

PPG1	General Policies and Principles
PPG3	Housing
PPS3	Housing
PPG13	Transport: Guide to Better Practice

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T7	Cycle Parking Standards
T8	Parking Standards
T12	Transportation
H5	Residential Conversions

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Object unless the proposed refuse storage area can be securely fenced in to preserve visual amenity. Two parking spaces are inadequate.

Other Representatives

4.2 Local Residents

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

- Inadequate car parking
- Cars would be a safety issue for children playing in the street

- Overlooking from upstairs room windows into surrounding gardens
- Additional pollution of the road
- Kitchen on the ground floor would be too small for a 2 bedroom flat
- Flats would be too small
- Loss to traditional housing stock
- Flats would be detrimental to the road
- Problems with sewerage system's capacity
- Increase in level of disturbance due to twice the number of domestic appliances.
- Only disabled access is for the ground floor entrance
- Effect of property values in the street
- Mistakes on plans - windows missing and others being added
- Noise nuisance during construction
- Lack of fire doors
- Lack of sound proofing details on the plans
- Does not state whether windows will be suitable for an emergency exit
- Lack of details of material to be used

The last 8 concerns are not valid objections. Most of these points cover issues which are dealt with through the Building Regulations.

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. Of particular importance is the status of the site. PPG3 allows for conversion of existing dwellings. It is considered that this proposal meets this test in that the land is previously development. The scheme is therefore acceptable in principle, subject to the following analysis.

5.2 Residential Amenity: Effect on surrounding occupiers

It is necessary to consider the impact of this proposal on the surrounding occupiers. Existing habitable room windows at first floor level will be used for the proposed habitable rooms and therefore there would be no overlooking which would occur from new angles. Within the cul-de-sac and from the rear of the site there is already some degree of overlooking of surrounding gardens, but due to the relatively low density of development and large gardens, this is not marked. One of the issues raised through the consultation process was the effect of having two households in the current house. At first floor level, the proposed top floor flat would have bedrooms adjacent to the bedrooms of the adjoining property, which is considered to reduce the likelihood of noise transmissions at different times of the day and night and maintaining the existing situation of bedrooms to bedrooms at first floor level. In any event, a condition has been appended below requiring the submission of soundproofing details to a level which is suitable to meet the latest Building Regulations, in order to protect the amenity of the adjacent property, as well as to manage noise transmissions between the upstairs and downstairs flats. It is considered that any additional noise created from within the flats would not amount to a significant loss of residential amenity for surrounding occupiers. Regarding the point raised by the Town Council in the consultation process, a condition has been appended to ensure that the bin storage area shown on the plans is enclosed in an appropriate manner. It is considered overall that there would not be a detrimental impact from this proposal on adjoining residential amenity.

5.3 Residential Amenity: Future occupier

The proposal would create two flats both of them having two bedrooms. Therefore there is the opportunity for both flats to be occupied by families. These two potential families would each have 50 square metres of separate rear amenity space, discounting the parking area, as indicated on the plans. This is considered to be adequate to meet the needs of future occupiers, given that PPG3 encourages flexibility with amenity space and parking to facilitate the conversion of buildings to residential use. The new PPG3 also encourages flat conversions to provide adequate amenity space. This proposal is considered to accord with policy H5 in this respect.

5.4 Visual Amenity/Street Scene

The street scene of Moordell Close would not effectively be altered by this proposal. The existing front door is to be retained and the conversion works would only effect the inside of the building. The parking arrangement would be visual within the street scene, but this relates to a small section of the site where there is parking at present. It is considered that the proposal would not therefore have an adverse impact upon visual amenity, is not out of keeping with the area and the proposal complies with policy in this regard.

5.5 Transportation

The proposal is to convert the existing dwelling to 2 bed flats. The proposal provides 2 parking spaces, maintaining the existing situation and this is considered to be adequate to meet the maximum parking standards in the South Gloucestershire Local Plan. There are therefore no highway objections to the proposal, subject to the inclusion of two conditions, one to ensure that parking is provided as shown on the plans and the second to allocate one space to each flat.

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 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.

6. CONCLUSION

- 6.1 In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

7.1 That the application should be approved, subject to the conditions shown below.

Background Papers PK07/0384/F

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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, with one space allocated to each flat.

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. Prior to the commencement of development, detailed plans showing the provision of a means of enclosure for the bin storage area shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed scheme, with the bin storage facilities provided and enclosed prior to the first occupation of the building; and thereafter retained for that purpose.

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 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.

CIRCULATED SCHEDULE REPORT 10/07 – 09 MARCH 2007

App No.: PT06/3618/F
Site: Vine Farm The Naite Oldbury on Severn
 BS35 1RU

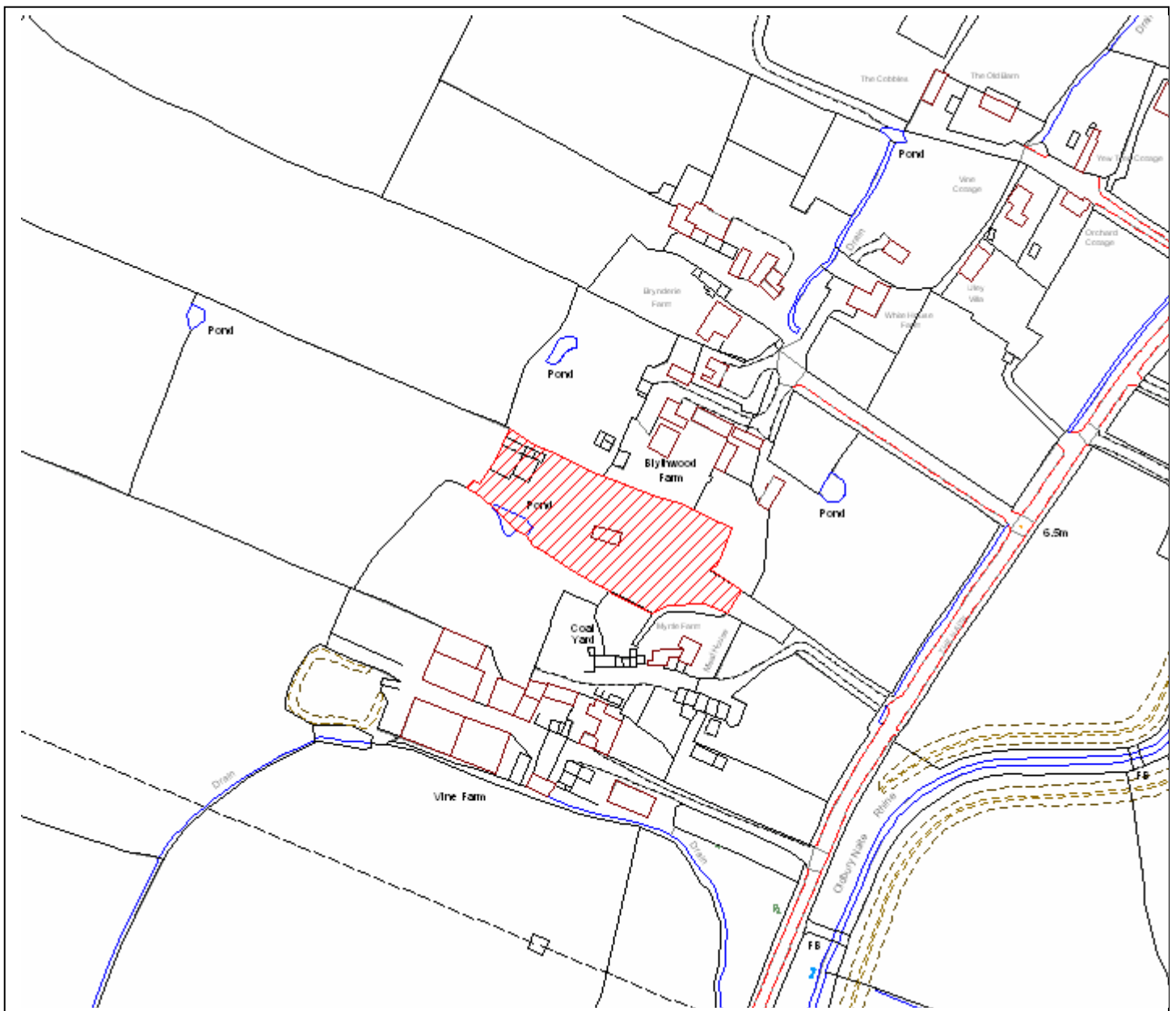
Proposal: Single storey extension to facilitate conversion of existing barn to form residential dwelling. Change of use of existing outbuilding for Class B1 use as defined in the Town and Country Planning (Use Classes) Order 1987 as amended.

Map Ref: 61736 93227

Applicant: Mr D Rugman
Date Reg: 14th December 2006

Parish: Oldbury-on-Severn
 Parish Council

Ward: Severn



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100023410, 2006.

N.T.S

PT06/3618/F

1. **THE PROPOSAL**

- 1.1 This full application relates to the conversion of traditional barn to dwelling including the erection of a single storey extension, and change of use of existing outbuilding for Class B1 use at Vine Farm, The Naite, Oldbury-on-Severn.
- 1.2 The application site lies in open countryside and beyond any settlement boundary. Access to the site is via a shared driveway off The Naite.

2. **POLICY CONTEXT**

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS7	Sustainable Development in Rural Areas
PPG13	Transport
PPS25	Development and Flood Risk

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
L3	Coastal Zone
EP2	Flood Risk and Development
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
E6	Employment Development in the Countryside
E7	Conversion and Re-use of Rural Buildings
H10	Conversion and Re-use of Rural Buildings for Residential Purposes

2.3 Supplementary Planning Guidance Design checklist

3. **RELEVANT PLANNING HISTORY**

- 3.1 None

4. **CONSULTATION RESPONSES**

4.1 Oldbury-on-Severn Parish Council No response received.

4.2 Sustainable Transport No objection subject to a condition restricting the commercial use of the premises to occupiers of the barn.

4.3 Environment Agency No objection.

4.4 Lower Severn Drainage Board No comments/objection.

Other Representations

4.5 Local Residents

3 letters have been received objecting to the proposal on the following grounds:-

- a) access to site is not shared but owned solely by owners of Myrtle Farm. There is only an agricultural right of way to the application site for Vine; Farm;
- b) proposal lies beneath high voltage power lines with the rear wall forming the side of our presently water-logged ditch;
- c) the west wall borders an ill kept footpath;
- d) understand that access as indicated does not provide for commercial or public use;
- e) increased risk of localised flooding;
- f) precedent set;
- g) risk of ground contamination;
- h) visual appearance changing in to that of a village;
- i) new dwellings built on flood plains should not be allowed;
- j) pond is used by animals for drinking water and it is proposed to discharge from a Biodigester treatment plant to the pond;
- k) increased run-off.

5. ANALYSIS OF PROPOSAL

The main issues to consider in the assessment of this application are the principle of development and transportation.

5.1 Principle of Development

The application site lies within open countryside and beyond the defined settlement boundary of Oldbury-on-Severn. Advice contained within PPS7 is generally supportive of the re-use of rural buildings subject to certain criteria and this advice is reflected in Policies E7 and H10 of the South Gloucestershire Local Plan (Adopted) January 2006. Policy H10 allows for the conversion and re-use of existing buildings for residential purposes outside settlement boundaries only where:

- A. All reasonable attempts have been made to secure a suitable business re-use or the conversion is part of a scheme for business re-use;**

The proposal incorporates a change of use of a concrete block built barn for B1 purposes to be used in conjunction with the proposed residential unit. As such the proposal, as a mixed use, complies with this criterion.

- B. The buildings are of permanent construction and structurally sound and capable of conversion without major or complete reconstruction;**

The buildings have been assessed by the Council's Structural Engineer who has concluded that the buildings are capable of conversion without major or complete reconstruction. As such the proposal complies with this criterion.

C. The buildings are in keeping with their surroundings in terms of character, form, bulk and overall design;

The proposed works to the concrete barn are minimal – the main difference being the raised floor levels as a flood protection measure. Cosmetically, the building largely remains the same. With regard to the stone built barn, a small single storey extension is to be erected. The ridge height of the building is also to be raised by approximately 700mm in order to adequately raise the ground floor level for flooding purposes. The form and scale of the building is modest and the design of the building is considered appropriate to its surroundings and the locality as a whole and as such complies with this criterion.

D. Development, including any alterations, extensions or the creation of a residential curtilage would not have a harmful effect on the character of the countryside or the amenities of the surrounding area;

The proposal involves a small single storey extension to the stone barn. The development, due to its location, will not adversely affect surrounding residential or visual amenity. The development will bring both buildings back into use and will improve the overall appearance of the site, which at present is rather run-down. The associated residential curtilage is modest and contained by a 1.2m post and wire fence to blend in with the rural landscape. In order to further protect the visual amenity of the area, permitted development rights will also be removed as part of any planning consent.

E. The building is well related to an existing settlement or other groups of buildings.

The buildings are located within the linear development along The Naite, situated between Myrtle Farm and Blythwood Farm. As such the proposal complies with this criterion.

5.2 Also of relevance is Policy E7 of the adopted local plan. The conversion and re-use of rural buildings outside settlement boundaries is permitted provided that the buildings are structurally sound and capable of conversion; the buildings are in keeping with their surroundings and any extensions/alterations would not have a harmful effect on the character of the countryside. These issues have already been addressed above and the proposal is in compliance with this policy.

5.3 Transportation Issues

The access and parking arrangements are satisfactory in technical terms. The proposed development is modest in scale and no objections are raised provided the proposed B1 use is restricted to users of the proposed barn conversion. This is to ensure that vehicle movements in the morning, lunchtime and evening are eliminated to reduce any possible impact of the proposal.

5.4 Drainage/Flooding

With regard to concerns raised over drainage and flooding issues, no objections have been raised from the Environment Agency provided that floor levels are set at or above 7.5m AOD(N). Moreover, the proposed biodigester treatment plant is acceptable in principle provided the applicant applies for and

is granted a Consent to Discharge, foul drainage is kept separate from clean surface and roof water and only clean, uncontaminated surface water discharged to soakaway or any watercourse.

No objections have been raised from the Council's Drainage Engineer or the Lower Severn Drainage Board.

5.5 The application is therefore in accordance with the South Gloucestershire Local Plan (Adopted) January 2006.

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 54A of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

7.1 That planning permission be granted.

Background Papers **PT06/3618/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 1. 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, C, D, E, F, 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 1. To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies E7/H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason 1. 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 tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason 1. 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 finished floor levels of the buildings hereby permitted shall be set at a minimum of 7.5m above ordnance datum.

Reason 1. To minimise the effect of any flooding which may occur and to comply with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No outside storage of material/goods/waste or plant shall take place at the commercial premises.

Reason 1. In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policy E7 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. 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 1. To protect the character and appearance of the area to accord with Policies E7/D1/L1/H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. The off-street parking facilities shown on drawing no. 0173/9 hereby approved shall be provided before the buildings are first occupied, and thereafter retained for that purpose.

Reason 1. 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.

9. The commercial use of the building hereby permitted shall be used solely by the occupiers of the barn conversion and shall not be used as a separate enterprise at any time.

Reason 1. In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. Foul drainage shall be kept separate from clean surface and roof water and only uncontaminated surface water shall be discharged to any soakaway or watercourse.

Reason 1. To prevent non-point source pollution and flooding, and to accord with Policies L17, EP1 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

CIRCULATED SCHEDULE REPORT 10/07 – 09 MARCH 2007

App No.: PT07/0163/F
Site: 18 Denny Isle Drive Severn Beach
 BRISTOL South Gloucestershire BS35
 4PZ

Applicant: Mrs J Hendy
Date Reg: 22nd January 2007

Proposal: Erection of two storey side extension to provide garage with en suite bedroom above.

Parish: Pilning and Severn Beach

Map Ref: 54422 84515

Ward: Pilning and Severn Beach



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100023410, 2006.

N.T.S

PT07/0163/F

INTRODUCTION

This application appears on the Circulated Schedule after the receipt of one objection from a neighbour.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a two-storey side extension. The proposal would be approximately 4m in width and 8.3m in length. It is proposed that the extension would be set back by 0.675m to make the extension subservient to the original dwelling.
- 1.2 The application site relates to a modern semi-detached dwelling located within a well-established residential area of Severn Beach. The dwelling is also located within the Environment Agency Flood Zone 3.
- 1.3 Amended plans were received for the front elevation, that reduced the width of the side extension and made the proposal subservient in relation to the original dwelling.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS25	Development and Flood Risk

2.2 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
H4	Development within Existing Residential Curtilages
EP2	Flood Risk and Development

3. RELEVANT PLANNING HISTORY

- 3.1 P92/2421 – Erection of rear conservatory and detached garage -**Approve**

4. CONSULTATION RESPONSES

4.1 Pilning & Severn Beach Parish Council

No comment

4.2 Technical Services

No objection

4.3 Sustainable Transport

No transportation objection subject to the drive having bound surface

Other Representations

4.4 Local Residents

One local resident raised a concern with the proposal affect on the stability of their property due to the “marshy ground”.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

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

Policy EP2 of the Local Plan considers the potential flood risk to new development and only allows proposals where adequate environmentally acceptable measures are incorporated which provide suitable protection, attenuation or mitigation.

5.2 Residential Amenity

The application site is located at the end of a row of semi-detached dwellings on a cul-de-sac. The dwelling itself is adjacent to open countryside that is located on the edge of the *Urban Settlement Boundary*. It is felt the proposal would not be close enough to any of the neighbouring occupiers to adversely harm their privacy or residential amenity.

5.3 Design and Visual Amenity

The initial plans submitted for the front elevation of the side extension were considered to be unacceptable. This was because the proposal would have dominated the existing dwelling and would have unbalanced the semi-detached pair. This was overcome by negotiating an amended design with the applicant that reduced the width of the proposal and made the extension subservient to the existing dwelling.

It is considered that the amended design would be in keeping with the existing dwelling because it is proposed to use matching brickwork and tiles. The proposal would also be subservient and that would mean it would not dominate the existing dwelling. The proposal would not adversely harm the visual amenity of the street scene because the dwelling is the last in the cul-de-sac and the proposal would be slightly set back.

5.4 Flood Risk

According to PPS25 a *Flood Risk Assessment (FRA)* is not a requirement for a domestic extension in Flood Zone 3. However, the applicant has submitted a FRA that provides details of the proposed flood mitigation measures for the extension. This demonstrates that the applicant is aware of the potential flood risk and has taken the appropriate advice from the Environment Agency to mitigate against potential flooding.

5.5 Transportation

The Councils Transport Officer has no objection to the proposal providing the driveway has a bound surface. It is considered that a condition would not be required to secure this because proposal does not state that the existing hard surface drive driveway would be altered.

5.6 Other Issues

A resident has objected to this application because the proposal could affect the stability of their property due to the "marshy ground". This is not a material planning consideration, however Building Regulation would address the issue.

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 54A of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

- 7.1 Planning permission is **granted** subject to the following conditions.

Background Papers **PT07/0163/F**

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

CONDITIONS

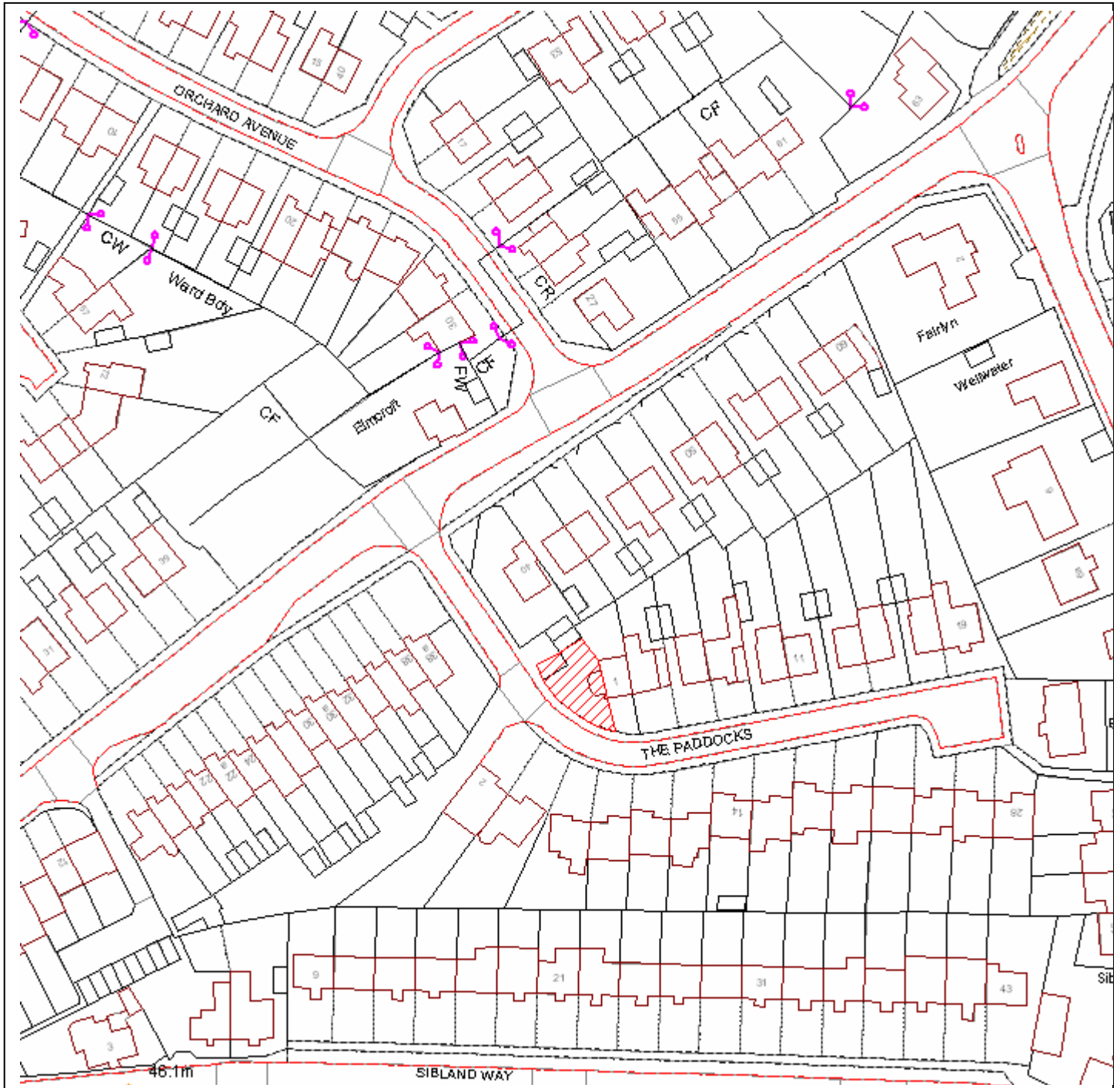
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

CIRCULATED SCHEDULE REPORT 10/07 – 09 MARCH 2007

App No.: PT07/0271/F
Site: 1 The Paddocks, Thornbury, Bristol,
 South Gloucestershire BS35 2HP
Proposal: Erection of 1 no. semi-detached dwelling
Map Ref: 64587 90049

Applicant: Mr & Mrs T Lumber
Date Reg: 31st January 2007
Parish: Thornbury Town Council
Ward: Thornbury South



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PT07/0271/F

INTRODUCTION

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 semi-detached dwelling. The proposal consists of a two-storey dwelling with three bedrooms. The current garage, and parking space would be utilised by the proposed dwelling. The existing dwelling would provide two off-street parking spaces at the front of their property.
- 1.2 The application site relates to a semi-detached pair of dwellings set within an established residential area of Thornbury. The site measures 0.02 hectares. The site is located on the corner entrance to a cul-de-sac, which currently has fencing to a height of approximately 1.5 metres to the side of the dwelling.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Adopted 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
Policy 35	Housing density (20-25 per ha)

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
H2	Proposals for Residential Development, including Residential Institutions and Special Needs Accommodation, and Applications to Renew Permission for Residential Development, within the Existing Urban Areas and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T7	Parking Standards
T12	Transportation Development Control Policy for New Development

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Consultation Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 N2134 Erection of single storey extension to dwelling to provide additional garage, workshop area and utility room. Erection of boundary wall, 1 metre in height and construction of a patio. Approve with conditions.
- 3.2 P91/2347 Erection of rear conservatory. Approval

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council
No comment

4.2 Technical Support
No objection, would like applicant to consider a sustainable drainage system

4.3 Environmental Services
No objection, recommends condition in regard to construction methods

Other Representations

4.4 Local Residents
One letter of objection received, in summary

- Appearance, render would not match, as existing property has tile affect
- Traffic Safety Hazard- There is already a problem with parking, the application would exacerbate this. There is a restricted view.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
Advice contained within PPS3 encourages the provision of additional housing on previously developed land within existing towns and cities to promote more sustainable patterns of development. This policy stance is reflected in policies contained with the Adopted Joint Replacement Structure Plan and South Gloucestershire Local Plan.

5.2 Policy H2 of the South Gloucestershire Local Plan March 2006 incorporates current planning advice contained within PPS3 and the JRSP and allows for new residential development within the boundaries of settlements provided the following criteria are complied with:-

A. Development would not have unacceptable environmental or transportation effects and would not significantly prejudice residential amenity;

In terms of impact upon the highway system it is considered that the proposal provides adequate off-street parking facilities for both the existing and proposed dwelling, for there not to be an adverse impact on the highway system. Both dwellings would be served with two off-street parking facilities. The proposed dwelling would utilise the existing rear garage and parking space. The existing dwelling would provide two parking spaces on the front garden space of the dwelling. The provision of hardstanding for parking, for the existing dwelling, can be constructed without the express need for planning permission. Concern has been raised that this is close to a bend, however, given the slow nature of the cul-de-sac and that the hardstanding could be laid without planning permission a refusal could not be justified on these grounds. A condition would to a decision notice should planning approval be received, ensuring that the parking is provided prior to the occupation of the dwelling.

It is considered that the proposed dwelling can be adequately accommodated on the site without adversely affecting the amenities of the surrounding occupiers. The site is large enough to accommodate the development. There is no direct relationship to habitable rooms within a 20 metre radius of the proposed dwelling. The site is located on the end of a row of dwellings, the proposal would lie nearest to the road, as such would not cause an overbearing impact on any neighbours.

B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved;

The proposal would result in a density of 50 dwellings per hectare. The minimum density of 30 dwellings per hectare as set out in Policy H2 of the South Gloucestershire Local Plan has been met, and exceeded. It is considered that the provision for one dwelling is considered acceptable in this instance, and would achieve the maximum density that can be reasonably achieved at this site.

C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination;

The proposal is not affected by any of the above to a material degree and therefore complies with this criterion.

D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposal.

The proposal is for 1 dwelling and as such will not impinge upon the levels of service provision within the locality to a significant degree. The application therefore complies with this criterion and policy H2 as a whole.

5.3 Policy H4 of the South Gloucestershire Local Plan is also relevant as it relates to residential development within existing residential curtilages and is concerned with more detailed issues. This policy allows for new development provided the massing, scale, proportions, materials and overall design and character of the existing property and street scene are respected; the amenities of nearby occupiers are not adversely affected; highway safety/parking is acceptable and adequate private amenity space is available for the existing and proposed dwelling. Of the above, design and garden area have not been covered in any depth under the preceding paragraphs.

5.4 Design

The dwelling has been designed in a way to reflect the existing dwelling. It is noted that the proposal design is not identical to the existing dwelling, but overall is considered to be suitable within the street-scene. The differences include smaller windows, and use of render on the front elevation first floor, instead of brown tiles as on the existing dwelling.

To ease integration the proposal is to use Bradstone at ground floor level, on the front elevation. The exposed side elevation would be wholly faced in Bradstone, and the rear would be rendered. The placement of Bradstone is a feature within the street-scene, and this is carried through the proposal design. On the adjoining property tiles have been used on the front elevation at first

floor, in this proposal render has been chosen. In this instance it is considered that the distinction between the Bradstone ground floor finish, and rendered first floor finish continues this pattern, albeit different materials, this symbolic change suitably allows the proposed dwelling to appear in keeping with the general pattern of development in the area. It is further noted, that the smaller glazed area is to meet with current energy requirements.

The proposed dwelling would continue the existing building line. It is proposed to construct a brick wall to a height of 1.5 metre to the side of the property, where there is currently a similar sized fence. The proposal would maintain the absence of a boundary feature to the front of the dwelling, which would be secured through use of a condition. Overall it is considered that there is suitable space to accommodate a dwelling, without appearing cramped, and would not compromise the character of the street-scene.

5.5 Garden Area

Both dwellings would have front and rear gardens. It is considered that the proposal allows for sufficient garden space for both the proposed dwelling, and the existing dwelling.

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 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 **PT07/0271/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 the permission.

Reason 1

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 hours to 18.00 hours Mondays to Fridays and 08.30 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 maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority. For the avoidance of doubt the site for the purposes of this condition is the site edged in red on the submitted plans.

Reason 1

To minimise disturbance to occupiers of nearby buildings, and to accord with Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The off-street parking facilities shown on the approved plan 0192/1 shall be provided before the proposed dwelling is first occupied, and thereafter retained for that purpose.

Reason 1

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

4. 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 walls, fences, gates or other means of enclosure shall be erected, positioned or placed within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road, except those shown on the hereby approved plan 0192/1

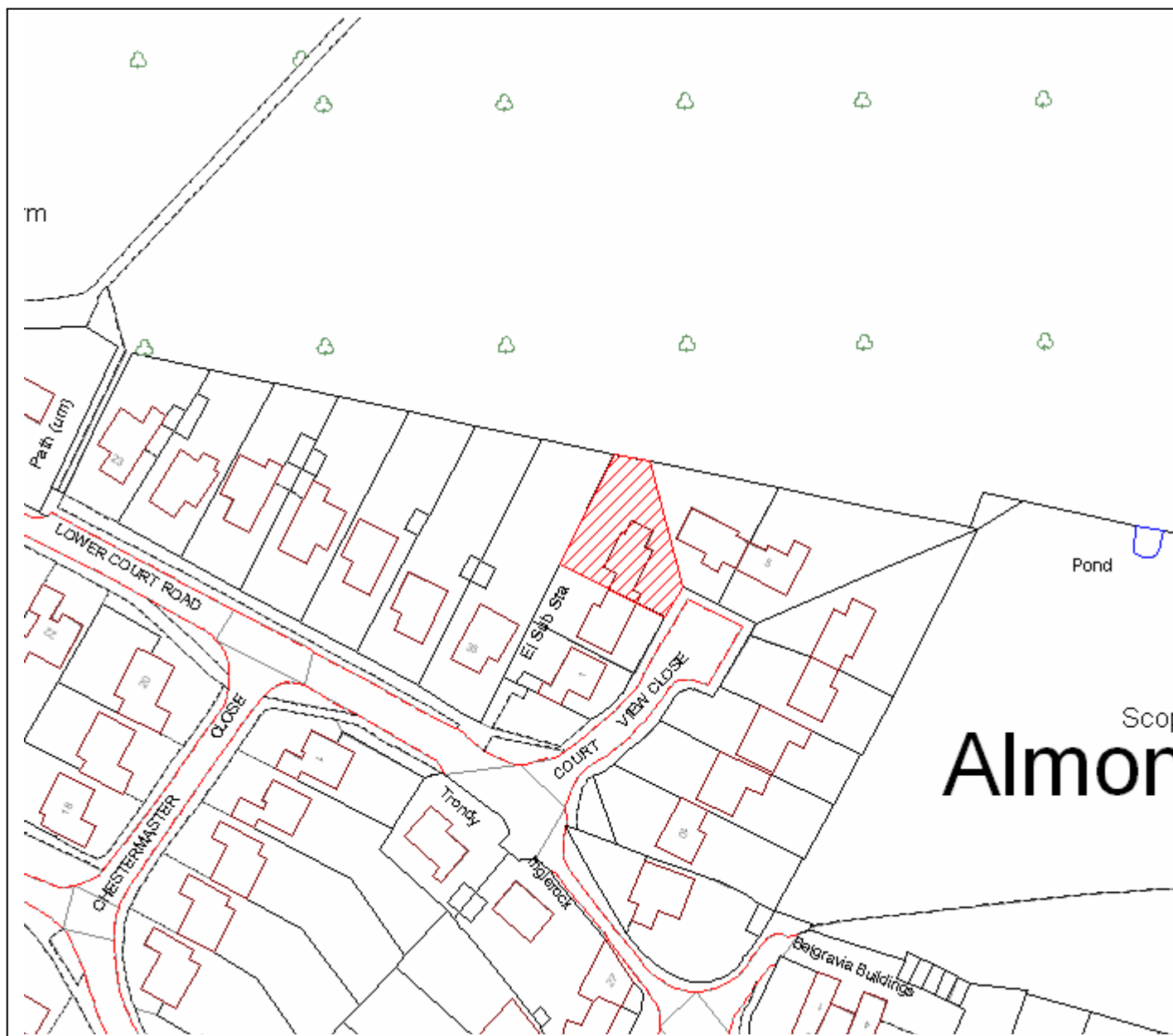
Reason 1

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

CIRCULATED SCHEDULE REPORT 10/07 – 09 MARCH 2007

App No.: PT07/0356/F
Site: 3 Court View Close Almondsbury South
 Gloucestershire BS32 4DW
Proposal: Erection of 2 no. first floor side
 extensions with front and rear dormer
 windows to provide ensuite bedroom and
 dressingroom.
Map Ref: 60434 84298

Applicant: Mr & Mrs S Milburn
Date Reg: 6th February 2007
Parish: Almondsbury Parish
 Council
Ward: Almondsbury



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100023410, 2006.

N.T.S

PT07/0356/F

INTRODUCTION

This application has been placed on the Circulated Schedule due to the number of objections received to the proposal.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a small single storey front extension to existing garage, erection of first floor side extension with front and rear dormers to form additional bedroom over the garage and the erection of a first floor side extension over existing dining room to form a dressing room.
- 1.2 The site lies within the settlement boundary of Almondsbury and in the Bristol and Bath Green Belt.
- 1.3 This application is the resubmission of PT05/2807/F which sought consent for a similar scheme but was refused permission on the 4th November 2005 for the following reasons:
 - a. The proposed development by reason of its position, mass and height would result in an un-reasonable loss of privacy to adjacent property (No 4 Court View Close) and will have an overbearing effect on this property which would be to the detriment of residential amenity and would also be contrary to Policy RP81 of the Rural Areas Local Plan and Policy H4 of the South Gloucestershire Local Plan Revised Deposit Draft (Incorporating Proposed Modifications) March 2005.
 - b. The proposed development over the dining room by reason of its position and height would result in a detrimental impact upon the street scene in this area which would make the development contrary to Policy RP1 and RP81 of the Rural Areas Local Plan and Policy D1 and H4 of the South Gloucestershire Local Plan Revised Deposit Draft (Incorporating Proposed Modifications) March 2005.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Communities
PPG2 Green belt
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within Residential Curtilages
GB1 Development in the Green Belt
- 2.3 Supplementary Planning Document
Design Checklist (Draft)
GreenBelt (Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/2807/F Erection of 2 no. first floor side extensions with front and rear dormer windows to provide ensuite bedroom and dressingroom Refusal

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council
No objection to the proposal

4.2 Local Residents

There have been five letters of objection received in relation to this application. These letters raise the following objections:

- Impact on neighbours privacy
- Impact upon the party wall between 2 and 3 Court View
- The development is not in keeping with the surrounding properties.
- The development will be overbearing and domineering
- There are already too many 4 bedroom houses in Almondsbury and the council should be seeking to resist the extension of this in order to retain a mix of housing stock in the village.
- This development would set a precedent and possibly lead to this close being turned in to a terrace if people are allowed to build above their garages.
- The development is out of character with the area
- Other similar schemes have been refused in the area.

The applicant has also submitted a letter commenting on the point raised in the objection. This however raises no other issues not covered in the analysis of the application.

5. ANALYSIS OF PROPOSAL

5.1 Green Belt

PPG2 - Green Belts carries a presumption against 'inappropriate development' within the Green Belt. Inappropriate development is defined in PPG2 as development, which is harmful to the Green Belt. Such development should not be approved except in very special circumstances. PPG2 identifies the extension or alteration of a dwelling, as appropriate development provided that it does not result in a disproportionate addition over and above the size of the original building.

Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to resist inappropriate development within the Green Belt, and to ensure that new development will not have an adverse impact on the visual amenity or compromise the openness of the Green Belt. This supports the advice in Policy RP34 of the Rural Areas Local Plan.

It is considered that in this instance the proposal is acceptable in Green Belt terms due to the volume of the proposed extension being only a small proportion of the original dwelling and the location of the development being within the established settlement of Almondsbury where there is a presumption for allowing development. The development is not seen as being disproportionate and the development will cause no harm to the Green Belt in this location.

5.2 Design and Amenity

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relates to residential development including extensions to dwellings.

It states that any development should be in keeping with the character of the property and the area generally in terms of size, design and materials and that residential amenity should not be adversely affected by the proposal.

5.3 Design

It is considered that the design of the extension above the garage is in keeping with that of the original property, those that surround the site and the area generally. Other properties in the area have carried out similar extensions in extending above their garages. The applicant has carried forward into the proposed development design features from the original property to the extensions. This is in terms of the flat roofed front and rear dormers, roof pitches and window size. The materials proposed will match those used in the construction of the original property. Consequently the proposal fits in with the character and appearance of the surrounding area, and will not be seen as an incongruous feature.

The same can be said for the development above the dining room. In the previous scheme this element was considered to impact upon the street scene. However with the slight change to position of the velux window, the building now appears as being smaller, thus it has less of an impact upon the street scene. To the rear of the site are open fields and when looking from the centre of The Close views can be gained to the countryside beyond. Building above the dining room will therefore no longer be seen obstructing this view or creating an enclosed feel. The spaces between the semi-detached units that are an important characteristic of this area, should be retained. Thus this element of the development is no longer contrary to visual amenity of the streets scene in this area. Therefore the proposal is acceptable.

5.4 Residential amenity

It is considered that both elements of the proposed extensions will not impact upon the amenities of any of the surrounding properties in terms of loss of privacy or over bearing impact. This is as the problematic velux window in the dressing room has been reduced in size and moved further up the roof slope. Thus people will not be able to look out of it and the impact upon privacy will no longer be a concern. Also as the window has been moved the possible perception of an overbearing impact upon the surrounding properties will be removed. Consequently there will be no impact upon the residential amenities of surrounding properties.

5.5 Miscellaneous

One of the objections to this application from the neighbours was the development's impact upon the Party Wall. The Issues of Party Walls is covered under the Party Wall Act which is enforced by Building Control and as such is not an issue to be considered as part of this application. Another of the objections relates to the loss of three bedroom houses in the Almondsbury. This again is not an issue for the planning department to become involved with.

Overall it is considered that the proposal is in line with both local and national policy for development of this type in this location.

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 Planning permission be granted subject to the following conditions.

Background Papers **PT07/0356/F**

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

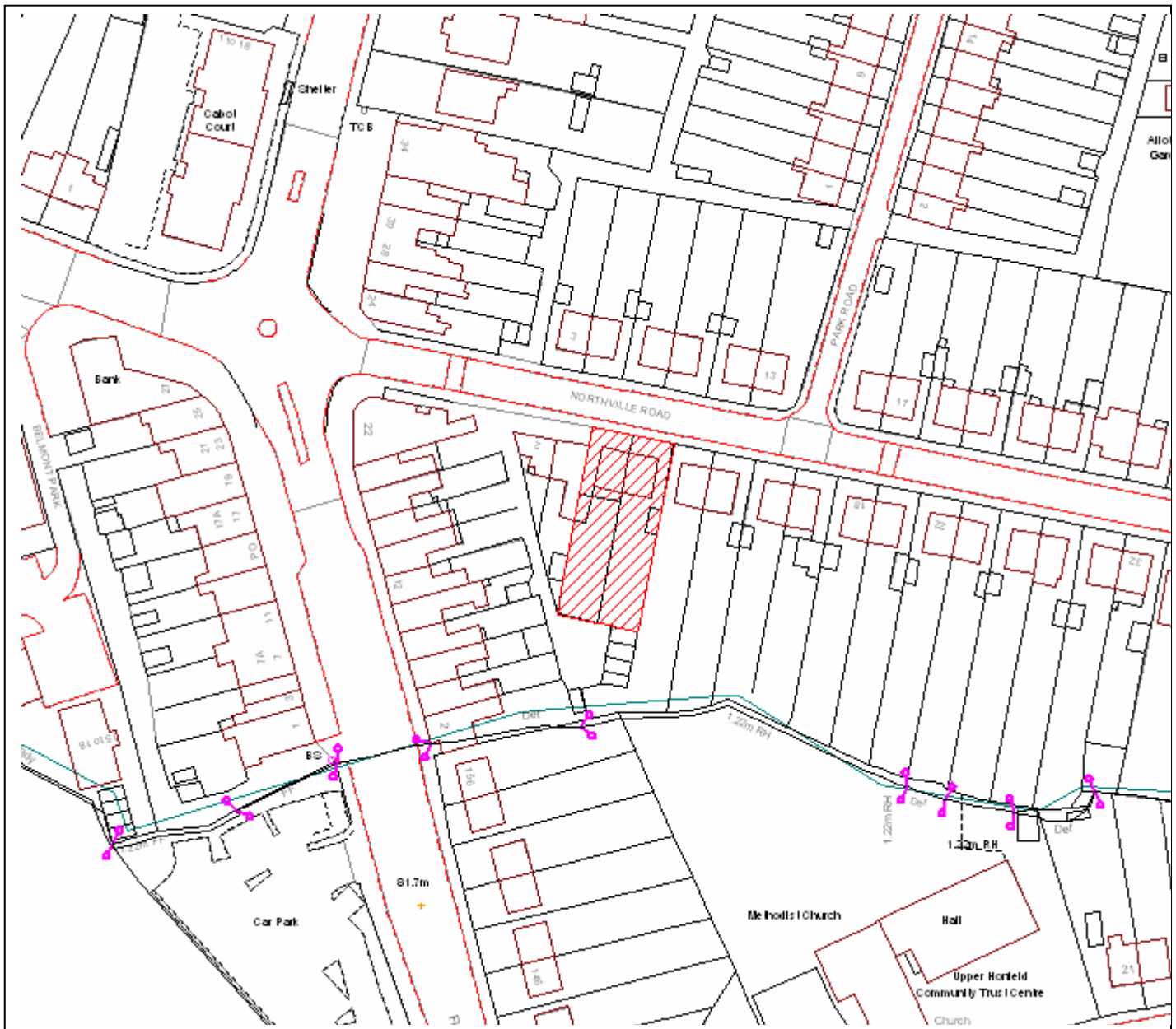
CONDITIONS

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

Reason 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

CIRCULATED SCHEDULE REPORT 10/07 – 09 MARCH 2007

App No.:	PT07/0422/F	Applicant:	S Cole & C Mortimer
Site:	6 and 8 Northville Road Filton BRISTOL South Gloucestershire BS7 0RG	Date Reg:	9th February 2007
Proposal:	Erection of two storey rear extension to both properties to facilitate conversion of 2 no. semi detached dwellings to 9 no. studio flats with associated parking (amendment to previously approved scheme PT05/3124/F).	Parish:	Filton Town Council
Map Ref:	59947 78195	Ward:	Filton



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100023410, 2006.

N.T.S

PT07/0422/F

INTRODUCTION

This application has been referred to the Circulated Schedule as letters of objection have been received.

1. THE PROPOSAL

- 1.1 This full application relates to the erection of a two storey rear extension to facilitate the conversion of 6/8 Northville Road, Filton to 9 studio flats with associated parking. The proposal provides 8 single bedded flats and a loft conversion to provide one double bedded flat. The entrance to both properties has been relocated from the front elevation to the side elevation. A minimum of 9 car parking spaces is also to be provided as well as cycle parking.
- 1.2 The rear extension has a depth of 4.75metres and runs the width of both properties and incorporates a gabled end elevation. All materials are to match existing. The proposed car parking is to the rear of the property with access/egress via the existing driveways in a one-way system.
- 1.3 The application site is a pair of three bed semis. It is located within the urban area of Filton. Vehicular access is to the front of the property. The rear garden area has a length of some 25metres.
- 1.4 The application is an amendment to planning permission PT05/3124/F in that the depth of the rear two storey extension has increased in size from 3.65m to 4.75m. The two storey element also extends across the whole of the rear elevation, replacing two single storey rear extensions. These are the only changes. The previous application is currently being implemented.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Adopted 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
Policy 35	Housing density (20-25 per hectare)

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L4	Forest of Avon
H2	Proposals for Residential Development, including Residential Institutions and Special Needs Accommodation, and Applications to Renew Permission for Residential Development, within the Existing Urban Areas and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
H5	Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential purposes
T7	Cycle Parking

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/3124/F Erection of two storey rear extension to both properties to facilitate conversion of 2 no. semi detached dwellings to 9 no. studio flats with associated parking.
Approved 25 October 2006.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Object to the proposal as per the previous application on the following grounds:-
a) out of keeping;
b) over-intensive;
c) access very tight on busy through road;
d) very close to major road junction;
e) 9 flats excessive development;
f) re-instate lane to former condition;
g) no vehicular traffic permitted into private lane.
- 4.2 Wessex Water
State that the development is located within a sewered area with both foul and surface water sewers. A public sewer crosses the site and as such diversion or protection works may need to be agreed.
- 4.3 Sustainable Transport
No objection.
- 4.4 Local Residents
1 letter has been received raising no objection to the proposal but states that lane to rear and side is being used by construction traffic that has caused damage to the lane and damage to vehicles. This is not a relevant planning matter.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of development has already been accepted by virtue of planning permission PT05/3124/F and that consent is currently being implemented. This application purely relates to the rear two storey element extending across the whole of the rear elevation and its depth increased from 3.65m to 4.75m. However, for the sake of completeness the application will be assessed in full.
- 5.2 The application site lies within a highly sustainable location within the defined urban area of Filton. Policies H2 and H4 of the adopted local plan allow for residential development within existing urban areas, subject to a number of criteria including transportation, residential amenity, density and design considerations.

5.3 In terms of the conversion element of the proposal, 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 conversion can be adequately achieved without detriment to the character of the surrounding area. The design of the extension is in keeping with the existing property and area in general in terms of its size, scale, massing and materials. As such the proposal would be in keeping with the character of the locality and therefore complies with this criterion.

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

The site of the proposal is within the urban area of Filton in a predominately residential locality. The proposal will not prejudice the amenities of nearby occupiers to any greater extent than exists at present, especially as the development will be detached. No overlooking/loss of privacy or overbearing impact will result from the increased size of the extension due to the detached nature of the development, its design and the characteristics of the site's surroundings. Furthermore, adequate space exists to provide a fence between the application site and 10 Northville Road without adversely affecting the drive.

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

The level of parking proposed is in accordance with the adopted local plan and as such complies with this criterion.

D. it would provide adequate amenity space.

The private, rear amenity space measures some 7.5metres in depth and 12.4 metres in width. It is considered that the area is an acceptable size for the flats as a communal garden area.

5.4 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.

5.5 Transportation Issues

The site is located within Northville Road. Although this is a classified highway and still locally strategic, it is traffic calmed and has some parking restrictions within the vicinity of the site. It is acknowledged that there are local concerns relating to visitor parking on Northville Road. However, the existing dwellings will have had an impact. Additionally, there is nearly 100% parking provided within the site having regard to the Council's maximum parking standards. The site is also located close to the A38 bus corridor and is located within a highly

sustainable location. In order to encourage sustainable travel, one cycle parking space per dwelling is also to be provided.

5.6 There is concern over the incremental impact of new development on the North Fringe highway network. Accordingly, and in line with Circular 05/05, there is a need for contributions towards a package of measures to mitigate this encroaching impact. Given that the site already contains two dwellings, a contribution from what is considered to be the new impact ie the extension is required. A £3,000 contribution towards transportation measures for the North Fringe highway network was therefore requested as part of the previous application. This contribution has been paid and as the parking/access arrangements are the same as the previous application, no transportation objections are raised to the proposal.

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, as a financial contribution has already been paid with regard to the previous planning permission for highway improvement works, 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 **PT07/0422/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 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. All new external finishes shall be in materials to match those of the existing buildings.

Reason 1. To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies D1, H4 and H5 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 side [west] elevation of the property.

Reason 1. To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason 1. 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.

5. The development hereby permitted shall not be occupied nor the use commenced until traffic calming measures along the one way system, including details of the entrance and exit signs, have been submitted to and approved in writing by the Council and the development when carried out shall accord with the details so approved.

Reason 1. In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The surface treatment of the entrance and exit drives and the parking areas shall be constructed of a bound surface and shall remain so at all times.

Reason 1. In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. No gates to the entrance or exit drives shall be erected at any time.

Reason 1. In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. All vehicular access to the site shall be via Northville Road and no access shall be taken off the rear access lane at any time.

Reason 1. In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. The development hereby permitted shall not be occupied or the use commenced until the bin store shown on the approved Site Layout Plan has been provided.

Reason 1. To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. The development hereby permitted shall not be occupied nor the use commenced until details of all boundary treatments (walls, railings or fences) to be erected on the site are submitted to and approved in writing by the Council and the development shall only be carried out in accordance with the details so approved.

Reason 1. To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H2, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. Before the first occupation of any of the flats hereby approved, a scheme of management of the flats, including landscape management and communal space, shall be submitted to and agreed in writing by the Council and the management of the site shall thereafter accord entirely with the agreed scheme.

Reason 1. To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

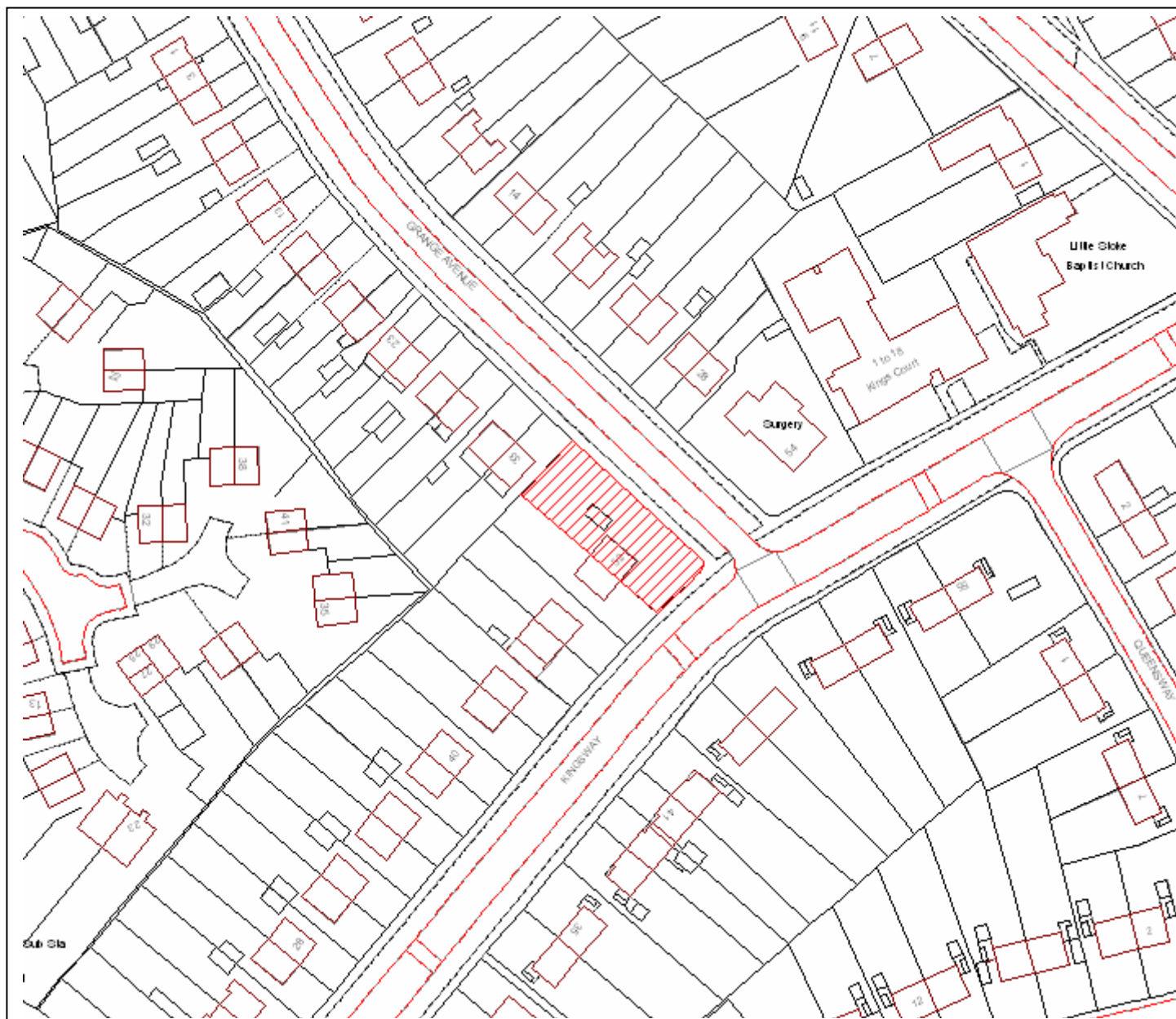
12. The development hereby permitted shall not be occupied nor the use commenced until details of the internal lobby to serve both side access doors are to be submitted to and approved in writing by the Council and the development when carried out shall conform to the details so approved.

Reason 1. To ensure the security of residents and to comply with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE REPORT 10/07 – 09 MARCH 2007

App No.: PT07/0454/F
Site: 52 Kingsway Little Stoke BRISTOL
South Gloucestershire BS34 6JW
Proposal: Erection of two storey side and single
storey rear extension to form a new
dwelling. (Resubmission of
PT06/3147/F).
Map Ref: 61368 80795

Applicant: Mr A Barrett
Date Reg: 12th February 2007
Parish: Stoke Gifford Parish
Council
Ward: Stoke Gifford



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100023410, 2006.

N.T.S

PT07/0454/F

INTRODUCTION

This application is on the Circulated Schedule agenda as the officers recommendation is for approval and a letter of objection has been received.

1. THE PROPOSAL

- 1.1 This full application relates to the erection of a two storey side and single storey rear extension to 52 Kingsway, Little Stoke to form a 4 bedroom dwelling. The proposal also utilises the roof space of the existing and proposed dwelling with the insertion of roof lights to form bedroom accommodation.
- 1.2 The application site is a semi-detached property situated on a large corner plot at the junction with Kingsway and Grange Avenue. Vehicular access is currently taken off Kingsway to the front of the site. The property lies within the urban area of Little Stoke.
- 1.3 The application is a resubmission of PT06/3147/F. That application related to the erection of a two storey side and rear extension to form a new dwelling as well as a first floor side extension to existing house and 3 rear dormers.

2. POLICY CONTEXT

- 2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
- 2.2 Joint Replacement Structure Plan

Policy 33	Housing Provision and Distribution
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
L4	Forest of Avon
H2	Proposals for Residential Development Within the Existing Urban Area and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
- 2.4 Supplementary Planning Guidance
Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 P89/1224 Erection of dwelling, detached double garage and construction of vehicular and pedestrian access (outline). Refused 6 April 1989 on the grounds that the proposal would adversely affect the character of development in the area and be detrimental to visual amenity.

- 3.2 P92/1814 Erection of two storey side extension and attached single garage.
Approved 26 July 1992 but never implemented.
- 3.3 PT06/3147/F Erection of two storey side and rear extension to form new dwelling. Erection of 3no. rear dormers to facilitate loft conversion, creation of undercroft and first floor extension to existing house.
Refused 29 November 2006 on the following grounds:-
- a) size, scale and massing out of keeping with existing dwelling and estate as a whole;
 - b) size and location would detract from open nature of the area;
 - c) proposal would adversely affect the well balanced appearance of pair of semi-detached houses to the detriment of the street scene.

4. **CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council
No objection.
- 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) spoil the view;
 - b) a terrace would be created;
 - c) building line encroached upon;
 - d) extra parking on road/highway safety.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
The application site lies within a highly sustainable location within the defined urban area of Little Stoke. Advice contained within PPS3 actively encourages new residential development in urban areas and this advice is reflected in Policy H2 of the adopted local plan. This policy allows for new residential development within such areas provided the following criteria are complied with:-

(A) Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity;

In transportation terms, a rear access is proposed to serve the existing property of 52 Kingsway and the existing access is to be used for the new dwelling. No objection is raised provided only one house is served off each access.

With regard to residential amenity, the proposal is considered acceptable. The previous application was substantially larger than that proposed and was of a scale and design that did not reflect the existing dwelling or area as a whole.

Moreover, one of the main characteristics of the estate is its openness, especially on corner plots. The dwellings are set back from the road and most have generous side and rear gardens. The previous application proposed a substantial side extension to the existing property some 8.3m in width. As the application site is situated on a corner plot the side extension in effect extended beyond the established front building line of the properties of Grange Avenue to the rear of the site by some 7.5m. The current proposal has a width of 5.3m and reflects the same proportions and design characteristics of the original property of 52 Kingsway. The reduced width maintains a gap of approximately 4m to the side of the site fronting onto Grange Avenue. This allows the open nature of the vicinity being maintained which is a recognisable feature of the locality. The previous proposal formed a visual stop to views along Grange Avenue to the detriment of the visual amenities of the locality but the current application overcomes these previous concerns.

The design of the proposal also overcomes the previous refusal reasons. The development is in keeping with the existing property and replicates design characteristics such as the front bay window and hipped roof. The size, scale and massing of the proposal is also in keeping with the existing property and area as a whole and maintains the present well-balanced nature of this pair of semi-detached houses. The proposal can be incorporated within the street scene without detriment to the visual amenities of the locality.

Due to the size of the plot and the location of the development to the side of the existing property, adequate private amenity space will exist for the existing and proposed dwelling. Moreover, no adverse impact to the residential amenity of surrounding occupiers will result from the development in terms of overlooking/loss of privacy/overbearing impact. As such the proposal complies with this policy criterion in its entirety.

(B) The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved;

The site has an area of 0.054 hectares. The provision of 2 residential units (including the existing dwelling) on the site results in a density of some 37 dwellings per hectare. Advice contained within the adopted local plan encourages a minimum density of 30 dwellings per hectare and as such the proposal complies with this criterion.

(C) The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination;

The site is not affected by any of the above and as such complies with this criterion.

(D) Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.

The proposal is for one additional residential unit. Due to the location of the site within the urban area of Little Stoke it is considered that the proposal will not impinge upon service provision within the locality and as such complies with this criterion.

5.2 Policy H4 of the adopted local plan is also relevant. This policy relates to development within existing residential curtilages and permits new residential development only where it respects the design and character of the street scene; would not prejudice the amenities of nearby occupiers or highway safety and allows for the retention of private adequate amenity space. These issues have previously been assessed under the foregoing paragraphs and the development is in accordance with the adopted plan.

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.

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 **PT07/0454/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 1. 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 there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. For the avoidance of doubt this shall include boundary treatment to the front of the site. The boundary treatment shall be completed before the new dwelling hereby permitted is occupied and the development shall be carried out in accordance with the approved details.

Reason 1. To protect the character and appearance of the area to accord with Policies H2, H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building of 52 Kingway.

Reason 1. To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B and E), 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 1. To maintain the visual amenities of the area and to accord with Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The screen walls/fences shown on the approved plan shall be erected in the positions indicated before the new dwelling house is occupied.

Reason 1. To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The off-street parking facilities shown on the plan hereby approved shall be provided before the new dwelling is first occupied, and thereafter retained for that purpose. For the avoidance of doubt, vehicular access to the existing property of 52 Kingsway shall only be served by the rear access off Grange Avenue and the new property shall be served by the existing access off Kingsway.

Reason 1. 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.

7. The hours of working on site during the period of construction shall be restricted to 07.30 hours to 18.00 hours Monday to Friday and 08.00 hours to 13.00 hours 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 1. To minimise disturbance to occupiers of neighbouring properties and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.