



**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. 23/08

Date to Members: 06/06/08

Member's Deadline: 13/06/08

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:06/06/08

SCHEDULE NO. 23/08

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

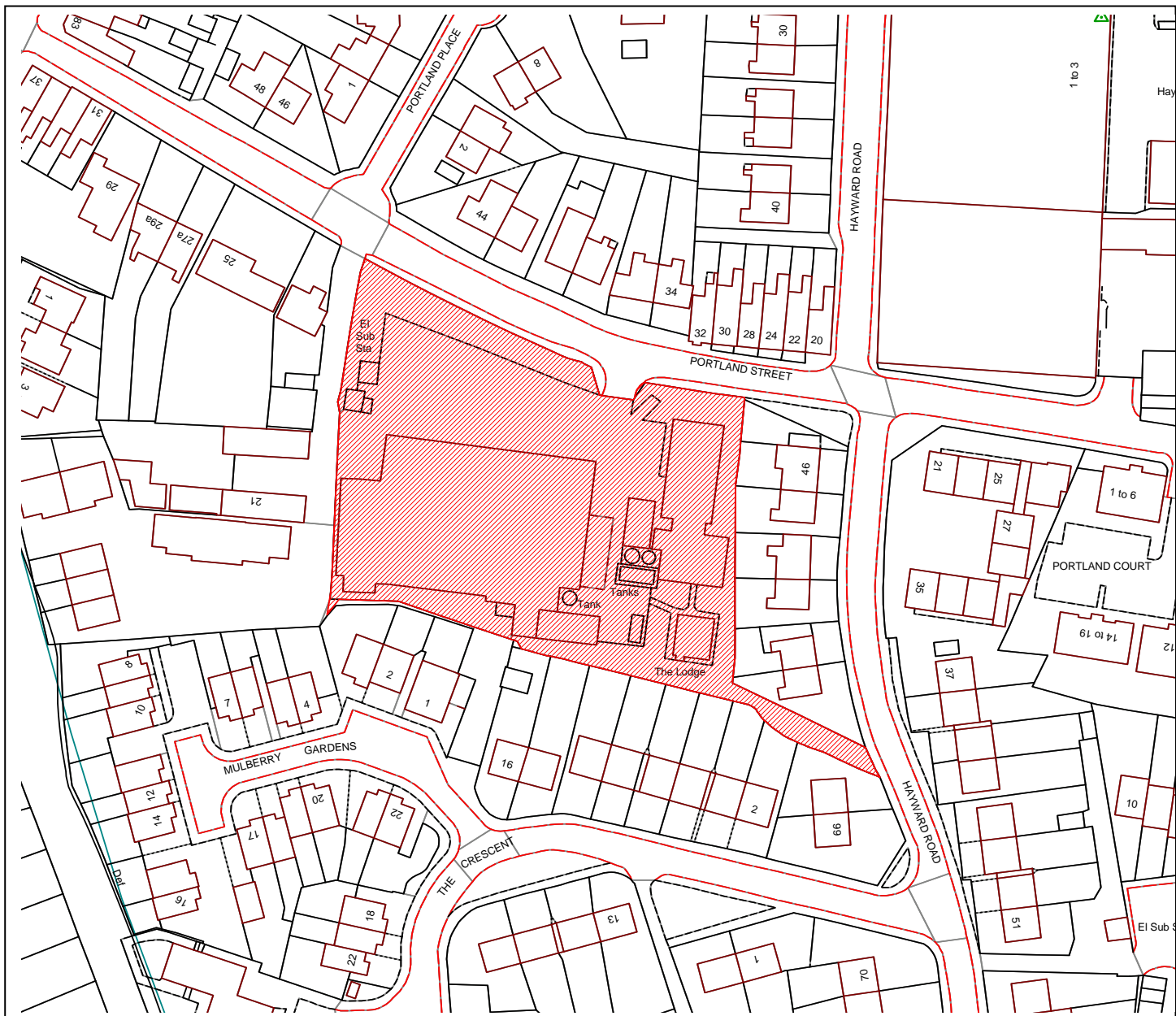
DATE

Circulated Schedule 06 June 2008

ITEM NO.	APPLICATION NO	RECOMMENDATIO	LOCATION	WARD	PARISH
1	PK07/1622/F	Approved subject to Section 106	Portland Street Staple Hill South Gloucestershire BS16 4PS	Staple Hill	
2	PK08/1108/F	Approve with Conditions	3, The Terrace, Horton Hill, Horton, South Gloucestershire, BS37 6QN	Cotswold Edge	Horton Parish Council
3	PK08/1130/F	Approve with conditions	Pennsylvania Filling Station, Gloucester Road, Cold Ashton, South Gloucestershire, SN14 8LB	Boyd Valley	Cold Ashton Parish Council
4	PK08/1280/R3F	Deemed consent	Bromley Heath Infants & Junior School, Quakers Road, Downend, South Gloucestershire, BS16 6NJ	Downend	Downend and Bromley Heath
5	PT08/1034/F	Approve with conditions	39 Gipsy Patch Lane, Little Stoke, South Gloucestershire, BS34 8LS	Stoke Gifford	Stoke Gifford Parish Council
6	PT08/1173/F	Approve with conditions	97 Cornfield Close, Bradley Stoke, South Gloucestershire, BS32 9DR	Bradley Stoke Central and Stoke Lodge	Bradley Stoke Town Council
7	PT08/1181/F	Approve with conditions	28 The Spinney, Bradley Stoke, South Gloucestershire, BS32 8ES	Bradley Stoke South	Bradley Stoke Town Council
8	PT08/1190/F	Approve with conditions	63 Nicholls Lane, Winterbourne, South Gloucestershire, BS36 1NF	Winterbourne	Winterbourne Parish Council
9	PT08/1216/O	Approve with conditions	Springside, 2 Wotton Road, Charfield, South Gloucestershire, GL12 8TP	Charfield	Charfield Parish Council
10	PT08/1222/F	Approve with conditions	6 Cleve Road, Filton, South Gloucestershire, BS34 7QF	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 23/08 – 06 JUNE 2008

App No.:	PK07/1622/F	Applicant:	City & Provincial Plc
Site:	Portland Street Staple Hill BRISTOL South Gloucestershire BS16 4PS	Date Reg:	23rd May 2007
Proposal:	Demolition of existing factory and erection of 42no. dwellings with associated parking, amenity space, cycle and bin store.	Parish:	
Map Ref:	64641 75392	Ward:	Staple Hill
Application Category:	Major	Target Date:	13th August 2007



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INTRODUCTION

Members will recall that the above application was placed on the Circulated Schedule to Council Members on the 12th October 2007 (Circulated Schedule No.41/07) and an update was sent on 27th November 2007. These reports are attached as Appendix 1. Members did not refer the matter to the Development Control Committee. The purpose of this update is to allow negotiations to continue between the applicant and the Council on the Section 106 Agreement.

ISSUES

The recommendation was as follows:

- 7.1 That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
- £ 44,346.90 towards enhancement of existing open space in the vicinity of the site and £39,647.64 towards maintenance of these enhancements
 - £4466.98 towards the provision of book/IT/audio equipment to the nearest library to the site
 - £35,000 towards highway improvements
 - 14 units of Affordable Housing with a tenure split approximating to 77% Social Rented Accommodation and 23% Shared Ownership and in accordance with the details agreed with the applicant (see Paragraph 5.14)
 - £27,720.60 towards the provision of two additional secondary school places.
- 2) That the Head of Legal and Democratic Services be authorised to check and agree the wording of the agreement.
- 7.2 Should the agreement not be completed within 6 months of the date of the decision that planning permission be refused.

The Council's Legal Officer has indicated that negotiations are ongoing and a further 6 months to conclude these is therefore required.

RECOMMENDATION

That the report be noted

APPENDIX 1

INTRODUCTION

Members will recall that the above application was placed on the Circulated Schedule to Council Members on the 12th October 2007 (Circulated Schedule No.41/07). The report is attached. The purpose of this update is to draw members attention to an error in the report.

ISSUES

Paragraph 7.1 (Recommendation) should have also included the following in the heads of terms for the Section 106 Agreement:

- £27,720.60 towards the provision of two additional secondary school places.

This requirement was set out in Paragraphs 4.6 and 5.13 of the report. The recommendation should have read:

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

- £ 44,346.90 towards enhancement of existing open space in the vicinity of the site and £39,647.64 towards maintenance of these enhancements
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- 14 units of Affordable Housing with a tenure split approximating to 77% Social Rented Accommodation and 23% Shared Ownership and in accordance with the details agreed with the applicant (see Paragraph 5.14)
- £27,720.60 towards the provision of two additional secondary school places.

2) That the Head of Legal and Democratic Services be authorised to check and agree the wording of the agreement.

7.3 Should the agreement not be completed within 6 months of the date of the decision that planning permission be refused.

INTRODUCTION

This application is referred to the Circulated Schedule in accordance with procedure given that it is a “Major Application” and given that objections have been raised.

1. PROPOSAL

1.1 The development would involve the demolition of the existing laundry building and associated offices and the erection of 42 residential units. The scheme will incorporate 54 no. parking spaces, cycle and bin storage as well as associated amenity space. The development would consist of 4 no. four bed houses, 2 no. three bed houses, 6 no. two bed houses, 15 no. one bed flats and 15 no. two bed flats.

1.2 The 54 no. parking spaces proposed would be allocated at a rate of two spaces per three and four bed dwelling with one space for all other units. Access to the development is from Portland Street, with buildings grouped around a central courtyard. In terms of layout the houses are situated in three blocks, with a height of either two-storey or three-storey (within each block) with a frontage and allocated parking onto Portland Street with amenity space to the rear. The flats are also situated within three blocks of two and three storeys in height and located to the rear of the site. Parking spaces associated with the flats are situated around the courtyard with communal areas to the rear (with some private space for the agreed affordable units). Landscaping is proposed within the site, to include the planting of mature trees in particular along the southern boundary. Cycle and bin storage is also provided.

1.3 The application site is situated on 0.52 hectares of land previously occupied by a laundry. The site rises from the north (Portland Street) to the south, a topographical survey indicates this difference to be approximately 4 metres in places. To the south of the site, lie residential properties in The Crescent and Mulberry Gardens, the latter a modern development of detached, semi-detached and terrace properties. Given the difference in levels these properties overlook the site. To the east there are further residential properties in Hayward Road, these are semi-detached with varying levels of screening along the boundary with the application site. To the north, at a lower level than the application site there are further residential properties in Portland Street, a mix of terrace and semi-detached dwellings. To the west, No.21 Portland Street is currently being developed to provide 14 no. dwellings (PK05/0757/F). Within the wider context the site is situated within a predominantly residential area approximately 500m to the south of the local district centre of Staple Hill.

1.4 The application has been amended such that an original scheme for 44 dwellings has been reduced to 42, this has involved a reduction in the number of two-bed flats.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
L9	Protected Species
L17/18	The Water Environment
EP1	Environmental Pollution
EP6	Contaminated Land
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy
H2	Proposals for Residential Development within the Existing Urban Areas
H6	Affordable Housing
LC1	Provision for Built Sport , Leisure and Community Facilities (Site Allocations and Developer Contributions)
LC2	Provision for Education Facilities (Site Allocations and Developer Contributions)
LC8	Open Space and Children's Play in Conjunction with New Residential Development

The South Gloucestershire Design Checklist (Adopted August 2007)
Trees on Development Sites (November 2005)

3. **RELEVANT PLANNING HISTORY**

3.1 All previous history relates to the use of the site as a laundry.

4. **CONSULTATION RESPONSES**

Parish Council

4.1 This area is unparished

Other Consultees

Wessex Water have issued advices to be drawn to the attention of the developer.

Affordable Housing Requirements

33.3% affordable housing to be provided on site in line with Local Plan Policy H6 and the findings from the JHA Housing Needs Survey 2004. It is proposed the applicants make an offer to the Council for the mix of 14 units of affordable housing having regard to identified housing need and in accord with Council criteria.

Sustainable Transport

Given the extant use of the site, there are no highway objections to the principal of the residential development on the site.

Access - It is proposed to upgrade the existing access off Portland Street and to serve the new development from this location. Visibility splays from the site access onto the public highway (Portland Street) is satisfactory. **Traffic** - No traffic detail has been submitted with this planning application however, it is the officers' assessment that this proposal would increase traffic particularly, pedestrian movements in the area. The footway along the site frontage needs upgrading to the Council standards. The existing footway at this location needs to be widened to

minimum of 2m along the whole frontage. There would be a planning condition to secure this.

Pedestrian provision along Portland Street is not complete over the entire length of this road. A section footway on north side of Portland Street and on the approach to junction with Soundwell Road is missing. In view of the fact that traffic movements would increase on Portland Street and in consideration of increased pedestrian movements particularly children walking or cycling to school, mitigating measures are required to lessen the impact. Having visited the site, I also note that there are double yellow lines on Portland Street. I have been advised by colleagues in traffic management section that these yellow lines maybe have to be altered in light of the new development. In view of this therefore, the applicant would be required to make contribution towards such measures.

Parking - The original scheme included provision of 50 parking spaces. A revised plan has now been submitted showing 54 parking spaces for 44 dwellings on the site. This provision is considered in line with the SGC maximum parking standards. **Internal road layout** - The new access road serving new development would be 5.5m wide. The design also allows sufficient turning area on the site to ensure that service vehicles can manoeuvre easily within the site boundary. The proposal indicates a new footway along eastern (right) side of the new access but footway on western side (left hand side of access) does not continue through into development. It is appropriate to provide footway on both side of the new access road in this case. With this in mind, the applicant is expected to submit a revise plan to show footway provision on both sides of access road.

In view of all the above therefore, there are no highway objections subject to the followings,

- 1) Securing financial contribution of £35,000 to be used towards pedestrian and cycle facilities, traffic management (including review of waiting restrictions in the area) and improve access for disable at bus stop in the area. The scheme of highway works would be subject to the public consultations and the final scheme will be dependent on those matters arising from those consultations. (This contribution would need to be secured under an appropriate legal agreement).
- 2) Prior to occupation of any dwelling on site the applicant should widen the footway along Portland Street fronting the development site to minimum of 2m.
- 3) All works associated with the new access and widening of the footway on Portland Street shall be completed to the full and final satisfaction of the Council.

Internal site layout needs to be altered to show a 2m wide footway on both side of the new access road.

4.5 Community Services (summary)

It is calculated that this development of 42 dwellings would generate an average population increase of 74.4 people. If this development is implemented it would create a need for extra community facilities. In order to offset this increased demand on community facilities we would request contributions towards the following:

Public Open Space

Guidelines from the National Playing Field Association recommends a minimum of 24m² of public open space per person and Policy LC8 of South Gloucestershire Local Plan (Adopted) January 2006 requires provision for informal open space, we consider 5m² per person to be reasonable to improve the quality of the environment in this area. Therefore the total public open space required from this development equates to: 2001.1sq.m and after accounting for space provided this leaves a shortfall of 1850.1 sq.m.

The total contribution towards off-site enhancements of public open space would be £44,346.90. The developer would be required to contribute towards future maintenance of the enhancements, which equates to £39,647.64 giving a total requirement of £83,994.54. In accord with Policy LC1 of the South Gloucestershire Local Plan (Adopted) January 2006, a contribution of £4,466.98 towards new stock, IT equipment and towards the Library Building is required. The contributions will be spent at Staple Hill Library.

4.6 Education Services

There is a projected surplus of places at primary schools in the local area. No contribution is required for additional primary provision. Current DfES cost calculators give a figure of £13,860.30 per additional secondary school pupil place. A secondary level there are insufficient projected surplus places in the local area. The proposed mix of 42 dwellings will generate an additional two secondary school pupils based on the pupil number calculator. A contribution of £27,720.60 is required for additional secondary provision.

Other Representations

4.7 Local Residents

Given that there has been a change in the description of development, namely a reduction in the number of units from 44 to 42, and a change in the appearance of the scheme, re-consultation has been undertaken.

12 letters of objection have been received in response to the original proposal. The grounds of objection can be summarised as follows:

- The proposed development would be detrimental to highway safety
- The proposed development would result in parking problems for neighbouring occupiers
- The proposed buildings are out of character with the type of buildings in the area
- The proposed development will result in overlooking of adjoining properties
- The proposed development would result in drainage and sewerage problems
- The proposal will appear oppressive and overbearing to neighbouring occupiers
- The proposed refuse storage is close to adjoining properties.

Two letters of support has been received stating that the scheme will enhance the immediate area.

There have been 3 letters of objection received following the change in the description of the development and the subsequent re-consultation. These letters restate previous concerns.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H2 allows for residential development within existing urban areas, subject to certain criteria, including environmental and transportation effects, effects on residential amenity, the maximum density is achieved for the site's location, with a minimum density of 30 dwellings per hectare, and provision for education, leisure, recreation and other community facilities is adequate to meet the needs arising from the proposals.

5.2 The proposed density on site is 79 dwellings per hectare, is greater than the minimum density level set out in Policy H2 and PPS3, this is nevertheless considered appropriate given the sustainable nature of the location, close to local services and public transport routes (this is discussed in greater detail in the design section – para 5.5 below).

5.3 The principle of development is therefore acceptable, subject to the following detailed assessment.

5.4 Residential Amenity

Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006) considers the impact of development upon the residential amenity of adjoining occupiers. Amenity is assessed in terms of the physical impact of the development ie whether the built form would appear oppressive or overbearing and also the impact in terms of any loss of privacy from overlooking. Some concern has been raised by local residents that the proposal would result in loss of residential amenity.

With respect to the impact of the development upon properties in Hayward Road, it will be at this point where the development would be closest to the nearest adjoining properties. At this point the side (east elevations) of the proposed flats, (Block 4) and the side elevation of the proposed houses (Block 3) would be situated to the rear of some properties in Hayward Road.

With respect to the flats (Block 4), negotiations have taken place to ensure that there is a gap of 12 metres between the side elevation of the flats and the rear elevation of the nearest property. It should also be noted that the proposed flats would be approximately 1 metre lower in height than the existing substantial laundry building. It is considered that this relationship is acceptable, given also that landscaping is proposed and the mature Oak tree at this part of the site is to be retained and is subject to conditions to ensure its protection. With respect to privacy, a condition will be attached to the decision notice to require that windows in the east elevation (there are three shown, one per floor) are obscure glazed (to level 3 obscure glazing), to protect the residential amenity of the adjoining occupiers.

With respect to the impact from the dwellings (Block 3), there would be a gap of 11.7 metres to the nearest part of a property in Hayward Road. The new building would have a height of 8.2 metres (6.8 metres to eaves level with the roof hipped away from the boundary) as opposed to the 5 metres high building at this position at present. It should be noted that the existing building associated with the laundry has a width of approximately 35 metres and the new dwelling would have a width of 8 metres. It is considered on balance that this relationship is acceptable. No windows are proposed in the side elevation and a condition will be attached to the decision notice requiring consent for any future windows in this elevation to protect the residential amenity of the adjoining occupiers.

It is not considered given the scale and location of the buildings, that any adverse impact to residential amenity would result on the western and northern (Portland Street) elevations. New residential development has been approved at 21 Portland Street and was under construction at the time of the Officers site visits. Block 6, the nearest element to this development has been reduced in height to 2 storeys, given a distance of 16 metres to the nearest building and the juxtaposition of the buildings it is not considered that there would be any significant impact from the development either in respect of the physical impact or loss of privacy.

On the southern boundary, the proposed flats range in height from approximately 9.0 metres at three storey level to just over 6 metres where the buildings are two storey in height. Separation distances to properties in Mulberry Gardens and The Crescent range from 17.7 metres (to the rear of No.1 Mulberry Gardens) to 25.9 metres (to the rear of 16 The Crescent). It should be noted that properties to the rear are at a slightly higher level given the topography of the site. In addition it should be noted that the existing laundry building with a height ranging from 6 to 7 metres itself, lies closer to the boundary (3.5 metres approximately in places), while the proposed buildings lie 6 metres (Block 5) at their closest. The existing landscape screening along this boundary is to be retained and enhanced as part of the scheme of submitted landscaping (see landscape section below). It is acknowledged that the new development would have some impact on this southern boundary however it is not considered, given the separation distances, landscape treatment along the boundary and impact from the existing laundry building would be so significant as would justify the refusal of the application.

In summary it is that the proposed development, subject to the conditions set out above, will ensure that the development does not have a significant impact upon the amenity neighbouring occupiers.

5.5 Design

Policy D1 and H2 of the South Gloucestershire Local Plan (Adopted January 2006) supported by the South Gloucestershire Design Checklist (Adopted August 2007) are relevant in considering the design merits of the scheme. Policy D1 makes it clear that development will only be permitted where the scheme can demonstrate the proposal will enhance the character, distinctiveness and amenity of the site and the locality.

With respect to the density/amount of development, a development of 42 dwellings equates to approximately 79 dwellings per hectare. The density would therefore be at a higher level than the surrounding area (albeit the

surrounding area largely consists of semi-detached and detached properties rather than the flats that form part of this proposal). PPS3 indicates that the efficient use of land is to be welcomed subject to good design. It is considered that the density of the development is acceptable within this sustainable urban location, close to local facilities.

With respect to the layout, the Council Urban Design Officer has expressed concerns regarding the amount of car parking and manoeuvring space. This is acknowledged, however this is self-contained and the central location ensures that there is no loss of amenity to neighbouring occupiers. The parking area is split up by areas of landscaping and the Council Landscape Officer is satisfied with the paving/hard landscaping to be used. It is considered that negotiations to achieve an acceptable perimeter landscaping arrangement will ensure that there is an acceptable attractive mix of private, semi-private and public space and ensure that the most significant landscaping features on the site have been successfully integrated into the proposed development.

In terms of the scale, height and massing of the development some concern has been raised by the Urban Design Officer regarding the positioning of the principle buildings, the flats to the rear of the site and the dwellings to the front. It is considered that Portland Street is characterised by semi-detached and terrace properties that are modest in scale. The positioning of two and three storey terrace properties is considered to be in keeping with the character of the remainder of the street (and would be a significant visual improvement upon the buildings situated on the site). It is also considered that the variation in heights to both the flats and dwellings creates visual interest. The use of parking to the front of the dwellings along Portland Street is also considered in keeping with properties nearby and ensures that the development rather than “turning its back on the street” forms part of the street scene visually and in terms of activity, adding to security and surveillance on the street.

With respect to the proposed materials, the design and access statement has not demonstrated how the detailing, colour and materials have been informed by the locality. It is considered however that use of colour and different materials will enhance the visual amenity of the streetscene. It is also considered that the development is of a scale that it should to a degree have its own visual identity. A condition will be attached to the decision notice requiring the submission of a full schedule of the materials to be used and requiring the inspection (on site if necessary), of roof tiles and facing materials prior to the commencement of work.

With respect to Environmental Responsiveness, Policy D1 (G) supported by PPS 3 and The South Gloucestershire Design Checklist (Adopted August 2007) indicate that the design, density, orientation and location of buildings and associated landscape proposals should seek to achieve energy conservation and the protection of environmental resources. It is considered that the proposal will be able to achieve Code Level 3 of the Code for Sustainable Homes the recognised standard by which this policy would be assessed. The applicant has indicated acceptance of this assessment procedure and a condition to support this will be attached to the decision notice.

Policy D1(H) indicates that adequate provision should be made for the storage and collection of waste and recyclable materials. Negotiations have taken place to ensure sufficient communal bins of an appropriate size and number for the flats to the rear and a condition will be attached to the decision notice, to

ensure that these are in place prior to the first occupation of the development. A condition will also be attached to the decision notice requiring full details of bin storage to be associated with the houses to the front of the site (with the requirement that these are situated within the rear garden area with access onto the courtyard to enable collection).

Subject to the above conditions the proposed development is considered in accord with Policy D1 of the South Gloucestershire Local Plan (Adopted January 2006).

5.6 Trees

At the south eastern corner of the site there is a fine oak tree. The eastern boundary to the rear of properties in Hayward Road largely comprise a Cypress hedge that in places has become a double row. The southern boundary to the rear of The Crescent/Mulberry Gardens comprises a natural hedgerow that has encroached into the site.

With respect to the Oak Tree, a condition will be attached to the decision notice to secure the submission of an Arboricultural Impact Assessment (AIA) and Method Statement prior to the commencement of any works on the site to secure the protection of the tree throughout the development process.

It is considered that the hedge along the southern boundary should be retained as it provides some screening and could be enhanced. Concern has been raised by neighbouring occupiers that the large/tall cypress hedge on the eastern boundary (situated within the application site) should be retained. It is not considered by Council Officers that this element would be worthy of Preservation Order, however as part of a landscaping scheme, replacement planting will be required of a form to be agreed. This would be secured by a landscaping condition attached to the decision notice.

5.7 Landscaping

Policies D1 and L1 seek to conserve those aspects of the landscape that make a significant contribution to the character of the landscape.

The area of landscaping along the southern boundary (to include the narrow strip within the south-eastern corner) has been identified as a significant landscape feature, also serving as a partial barrier between the site and residential properties beyond. It is considered that the most important vegetation is located between the south western end of the proposed Block 5 and extends eastward to the southern boundary of No.56 Hayward Road. There are a number of young Ash trees in this location. Following negotiations, all existing vegetation along the boundary is to be retained and will be protected during the course of the construction. The landscaping details supplied indicate this boundary will be supplemented with new planting and a landscaping condition will secure this to the satisfaction of the Council's Landscape Officers. The narrow strip of land in the south-east corner will not be affected by the proposal. All other landscape proposals are considered acceptable.

It is considered that the proposed development is fully in accord with Policy D1 and L1 of the South Gloucestershire Local Plan (Adopted January 2006).

5.8 Ecology

Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006 considers the impact of development upon protected species. Development that would directly or indirectly have an adverse impact on nationally or internationally protected species of flora or fauna will not be permitted unless any damaging effects are capable of being avoided, overcome or offset by mitigation measures. No ecological information has been submitted with the application.

The Council Ecologist raises no objection to the proposed development subject to informatives being attached to the final decision notice to advise the applicant of their duties under Wildlife Protection Legislation in respect of birds and bats. A condition is recommended requiring a Badger survey to be submitted and approved by the Council prior to any development starting at the site.

5.9 Transportation

Policies T7 and T8 of the South Gloucestershire Local Plan (Adopted) January 2006 consider standards for both cycle and car parking respectively. Policy T12 indicates that new development will be permitted provided that the new development makes adequate, safe and appropriate provision for the transportation demands that it will create with the paramount aim of preserving highway safety and minimising the impact of motorised traffic.

Given the extant use of the site, there are no highway objections to the principal of the residential development on the site. The key issues to consider are the appropriateness of the access, the impact upon traffic in particular pedestrian movement, parking provision and the acceptability of the internal road layout.

With respect to the access, this will be from the existing access to the laundry and will be upgraded to serve the new development from this location. The visibility splays from the site access onto the public highway (Portland Street) are considered satisfactory. In terms of the impact upon traffic, it is considered that this proposal would increase traffic particularly, pedestrian movements in the area. The footway along the site frontage needs upgrading to the Council standards. The existing footway at this location needs to be widened to minimum of 2m along the whole frontage. A condition is recommended to secure this.

It should be noted that pedestrian provision along Portland Street is not complete over the entire length of this road. A section of footway on north side of Portland Street and on the approach to the junction with Soundwell Road is missing. In view of the fact that traffic movements would increase on Portland Street and in consideration of increased pedestrian movements particularly children walking or cycling to school, mitigating measures are required to lessen the impact. In addition existing double yellow lines may need to be altered in the light of the new development. It is considered appropriate that the applicant should contribute the sum of £35,000 (to be secured under an appropriate legal agreement) to be used towards pedestrian and cycle facilities, traffic management (including a review of waiting restrictions in the area) and

improved access for disabled at a bus stop in the area. The scheme of highway works would be subject to the public consultation and the final scheme will be dependent on matters arising from those consultations.

With respect to parking, the scheme has been amended to provide 54 parking spaces for 42 dwellings on the site. This provision is considered in line with the South Gloucestershire Council maximum parking standards.

In terms of the internal road layout, the new access road serving new development would be 5.5m wide which is acceptable. The design also allows sufficient turning area on the site to ensure that service vehicles can manoeuvre easily within the site boundary. The scheme has been amended to include a footway on the western side of the access that continues through into development and it is therefore considered that the internal layout is acceptable.

In summary, subject to the above condition and agreement, the proposed development is considered to be in accord with the aims and objectives of Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.10 Drainage

There is no objection to the proposed development subject to the use of best drainage practice. A condition is recommended to secure this. In addition given the location of the site within a former mining area a condition will be attached to the decision notice to require a mining report to be submitted to and approved in writing by the Council prior to the commencement of works on site.

5.11 Contaminated Land

Given that the proposed site has been used historically as a laundry/dry cleaners, potentially land contamination may have occurred as a result of this use. A condition is recommended to require an investigation and mitigation (if required) prior to the commencement of any development on the site.

5.12 Community Services

Policy LC8 of the South Gloucestershire Local Plan (Adopted January 2006) considers provision towards open space and Children's Play Space in relation to new residential development. The Policy indicates that where local provision is inadequate to meet the projected needs arising from the future occupiers of proposals for new residential development, the Council will negotiate with developers to secure provision to meet these needs. In addition Policy LC1 indicates that where local provision for leisure, recreation and other community facilities is inadequate to meet the projected needs arising from the future occupiers of proposals for new residential development, the Council will negotiate with developers to secure provision in scale and kind, (to accord with the tests set out in Circular 05/05), to meet these needs. This may include contributions towards the enhancement of existing provision within the vicinity where on-site provision is not possible.

It is calculated that this development of 42 dwellings would generate an average population increase of 74.4 people. If this development is implemented

it would create a need for extra community facilities. Guidelines from the National Playing Field Association recommends a minimum of 24m² of public open space per person and Policy LC8 of South Gloucestershire Local Plan (Adopted) January 2006 requires provision for informal open space, we consider 5m² per person to be reasonable to improve the quality of the environment in this area. Therefore the total public open space required from this development equates to: 2001.1sq.m and after accounting for space provided this leaves a shortfall of 1850.1 sq.m.

The total contribution towards off-site enhancements of public open space would be £44,346.90. The developer would be required to contribute towards future maintenance of the enhancements, which equates to £39,647.64 giving a total requirement of £83,994.54

The three sites identified for potential contributions are Soundwell playing field and play area, Lees Hill Playing field and Page Park. All these sites are within 2 kms of the site. The National Playing Fields Association Audit 2007 indicates that local provision of publicly accessible formal open space, children's play space is already inadequate to meet the needs of the present population. While it would not be reasonable to expect the applicant to rectify this shortfall, the projected needs of the occupiers of the site must be adequately met and this is the fundamental objective of Policy LC8.

In accord with Policy LC1 of the South Gloucestershire Local Plan (Adopted) January 2006, a contribution of £4,466.98 towards new stock, IT equipment and towards the Library Building is required. The contributions will be spent at Staple Hill Library.

The applicant has agreed to make these contributions which shall therefore be secured through a Section 106 Agreement.

5.13 Education Services

Policy LC2 indicates that where local education provision is inadequate to meet the projected need for places arising from the future occupiers of proposals for new residential development, the Council will negotiate with developers to secure provision in scale and kind, (to accord with the tests set out in Circular 05/05), to meet these needs via an appropriate agreement. Having regard to this policy, the Department for Children and Young People have indicated that there is a projected surplus of primary school places in the area and therefore no contribution is required in this respect.

With respect to secondary school education there are insufficient projected surplus places in the local area. It is considered that the number and mix of dwellings would generate an addition two secondary school pupils and based on this number the applicant has been requested to provide a contribution of £27,720.60. The applicant has agreed to make this contribution which shall be secured through a Section 106 Agreement.

5.14 Affordable Housing Requirements

Policy H6 of the South Gloucestershire Local Plan (Adopted January 2006) in line with guidance given in PPS3 states that the Council will seek an element of subsidised affordable housing without any public subsidy to meet local needs on all new housing development within the Urban Area of 15 dwellings or more

(or where the site is 0.5 hectares or more). This proposal therefore falls within this category.

In line with the policy, Officers have negotiated with the applicant on the basis that the development should achieve 33.3% affordable housing to provide for those who cannot afford to rent or buy houses available on the open market. The requirement on this basis is for 14 units to be “affordable”. Negotiations are on the basis that there is a tenure split of 77% social rent and 23% intermediate affordable units and on this basis the split would be 11 units and 3 units. In line with policy the units provided should reflect the findings of the Housing Needs Survey. Other requirements are that 100% of initial occupants should be nominated by South Gloucestershire Council, a proportion should be accessible for wheelchair users, the units should be distributed in clusters of no more than 6 units and the development should achieve Code 3 of the Code for Sustainable Homes (this has been agreed in any case by the applicant and is subject to a condition attached to the decision notice). The development must also comply with the latest housing corporation standards applicable at the time of that the S106 is drawn up.

Delivery of the affordable housing is preferred through a partnering Registered Social Landlord(RSL), the affordable housing is built at the same time as the rest of the housing and the completion time shall be agreed and be included within the final Section 106 agreement, social rents to be set at target rent. The annual rent on the equity retained by the RSL shall be no more than 1% of the unsold equity. No more than 40% of the market value shall be payable by the purchasers so that the units can go to those in need of intermediate housing. As far as is possible the affordable housing shall be retained in perpetuity.

The applicant has agreed to the above terms/criteria and has indicated this upon a submitted plan and in terms of the detail 14 units will be provided as follows:

Plot 12 (4 bed house) – Social Rent;
Plot 10 (3 bed house) – Social Rent;
Plots 2, 3 and 11 (2 bed houses) – Social Rent;
Plots 39,40, 41 and 42 within Block 6 (2 bed flats) – Social Rent and of these 2 shall be on the ground floor with private garden space and 2 shall be on the first floor;
Plots 22 and 23 (2 bed flat) – Shared Ownership with one on the ground floor and one on the first floor;
Plots 19,20 and 21 (1 bed flat) – 2 for Social Rent and 1 for Shared Ownership with 1 each on the ground, first and second floors.

Subject to the signing of an appropriate agreement (Section 106) to cover the above requirements, the proposed development is considered in accord with Policy H6 of the South Gloucestershire Local Plan (Adopted January 2006) and PPS6.

5.15 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the South Gloucestershire Design Checklist (Adopted August 2007).

5.16 Section 106 Requirements

In this instance, having regard to the above advice, the transportation improvements, provision of affordable housing, public open space/community services and education contributions are appropriately the subject of a Section 106 Agreement and would satisfy the tests set out in Circular 05/2005.

6. CONCLUSION

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

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

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

- £ 44,346.90 towards enhancement of existing open space in the vicinity of the site and £39,647.64 towards maintenance of these enhancements
- £4466.98 towards the provision of book/IT/audio equipment to the nearest library to the site
- £35,000 towards highway improvements
- 14 units of Affordable Housing with a tenure split approximating to 77% Social Rented Accommodation and 23% Shared Ownership and in accordance with the details agreed with the applicant (see Paragraph 5.14)

2) That the Head of Legal and Democratic Services be authorised to check and agree the wording of the agreement.

7.2 Should the agreement not be completed within 6 months of the date of the decision that planning permission be refused.

Background Papers **PK07/1622/F**

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

CONDITIONS

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

Reason:

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

2. Prior to the commencement of any work, an Arboricultural Impact Assessment (AIA) and a Method Statement to secure the protection of the Oak Tree at the south-eastern corner of the site shall be submitted to and approved in writing by the Local Planning Authority. All works shall proceed in accordance with the agreed details.

Reason:

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

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

Reason:

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

4. Prior to the commencement of the development, a Badger Survey (as designated under the Wildlife and Countryside Act 1981 (as amended) and the Badger Act 1992, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect the wildlife and the ecological interests of the site, in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the first occupation of the proposed development, the existing footway along the whole frontage of the site shall be widened to a minimum width of 2 metres.

Reason:

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

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

Reason:

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

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

Reason:

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

8. Prior to the commencement of any works on the site a mining report must be submitted to and approved in writing by the Local Planning Authority. Works shall proceed in accordance with the approved details.

Reason:

To prevent non-point source pollution and flooding, and to accord with Policies L17, L18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. The hours of working on site during the period of construction shall be restricted to 0730 to 1800 hours Monday to Friday and 0800 to 1300 hours 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:

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

10. The development hereby permitted shall not commence until the developer has submitted to and had approved in writing the following information detailing any potential land contamination and if necessary a proposed scheme of works:

A preliminary investigation including a desk study report detailing the history of the site and identifying risks to human health and the environment.

If the above investigation identifies it as being required a main investigation including a site investigation report documenting the types, nature and extent of contamination present, risks to receptors and potential for mitigation within and beyond the site boundary as identified in the preliminary investigation. The investigations and assessments shall be in accordance with current Government and Environment Agency guidance.

If required, a detailed remediation scheme including a method statement and measures to be taken to avoid risk to human health and the environment, as identified by the desk study and site investigation from contaminants or gases. In this case the construction of buildings shall not commence until the investigator has provided a validation report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall be detailed in the report. Persons undertaking validation of remedial works shall also provide a validation certificate.

Reason:

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

11. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side [east] elevation of Block 3 as shown on Drawing Number 06134 20 H.

Reason:

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

12. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed windows on the side (east) elevation of Block 4 as identified on Drawing No. 06134 20H shall be glazed with level 3 obscure glass only.

Reason:

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

13. No development shall take place until a scheme for environmental assessment of the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for environmental assessment shall require the development to achieve, as a minimum, specified 'Code for Sustainable Homes' Code Level 3. The approved scheme for environmental assessment shall also require adherence to a formal post-construction assessment regime, which shall be implemented prior to the first occupation of any of the dwellings hereby approved. The development shall be carried out in accordance with the approved scheme for environmental assessment, unless otherwise agreed in writing by the Council.

Reason:

To achieve improved energy conservation and the protection of environmental resources and to accord with Policy D1 of the South Gloucestershire Local Plan (adopted January 2006).

14. No development shall take place until details of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Samples of external facing materials shall be made available for inspection on site. Development shall be carried out in accordance with the approved details.

Reason:

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

15. Prior to the first occupation of the development hereby approved, the bin storage shall be installed as shown on Drawing No. 016134 20 H and shall be maintained as such thereafter.

Reason:

In the interests of the amenity of the locality and to accord with Policy D1(H) of the South Gloucestershire Local Plan (Adopted).

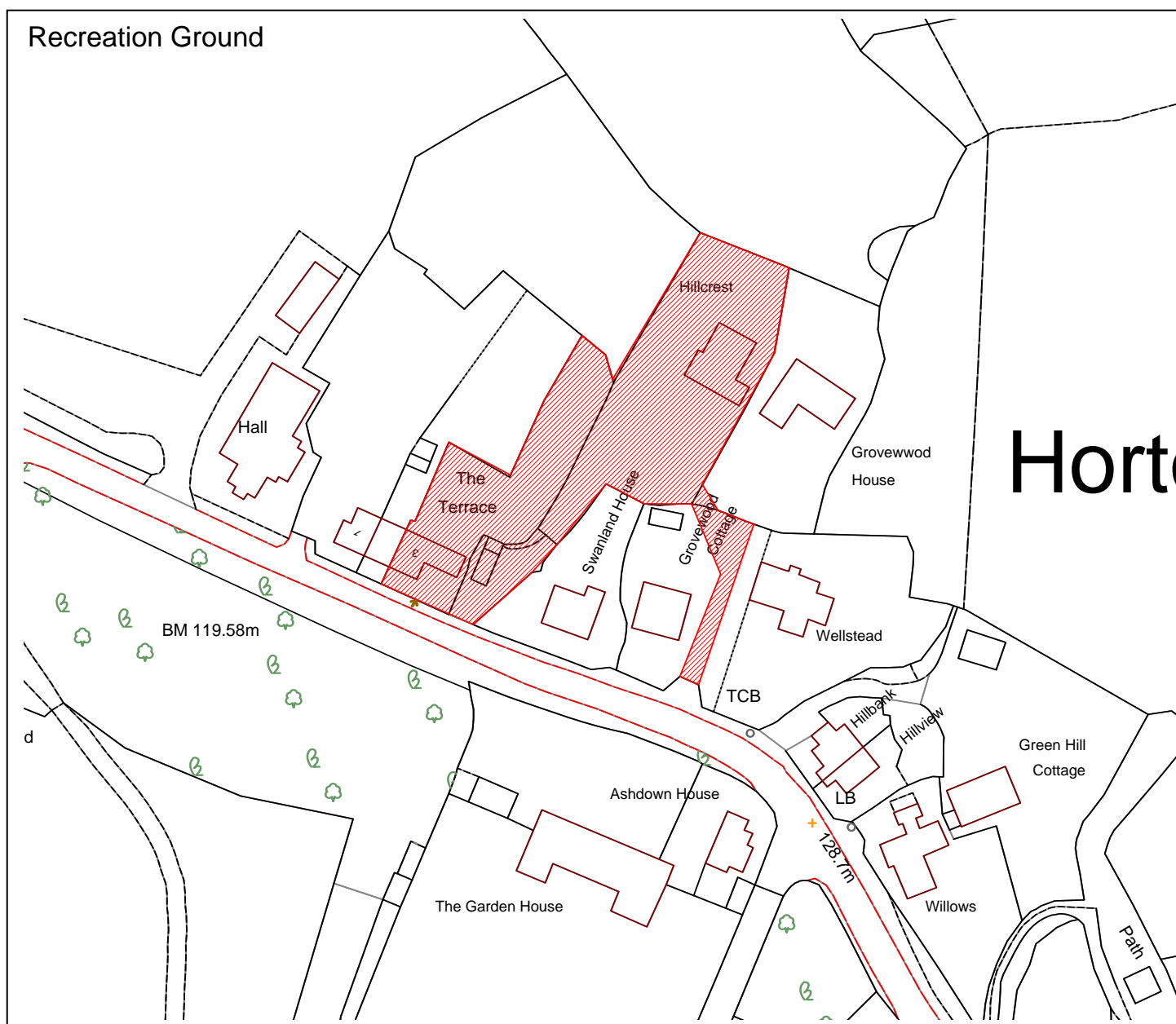
16. Prior to the commencement of the development, full details of the Bin Storage facilities for the Blocks 1 to 3 (to be located to the rear of the dwellings with access onto the Central Courtyard to allow for collection) shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason):

In the interests of the amenity of the locality and to accord with Policy D1(H) of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 23/08 – 06 JUNE 2008

App No.:	PK08/1108/F	Applicant:	Mrs P Anthony
Site:	3, The Terrace, Horton Hill, Horton, South Gloucestershire, BS37 6QN	Date Reg:	23rd April 2008
Proposal:	Erection of 1 no. dwelling with detached garage, access and associated works.	Parish:	Horton Parish Council
Map Ref:	75960 84446	Ward:	Cotswold Edge
Application Category:	Minor	Target Date:	6th June 2008



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N.T.S

PK08/1108/F

This application appears on the Circulated Schedule following objections received from local residents and Horton Parish Council, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a 0.119ha. plot of land that currently forms part of the side garden to 'Hillcrest' and part of the rear garden to no.3 The Terrace, Horton. The site lies within the Defined Settlement Boundary of Horton, in a backland location on the northern side of Horton Hill. The village is not a Conservation Area but does lie within the Cotswold Area of Outstanding Natural Beauty (AONB). Vehicular access to the site is currently via a narrow driveway from Horton Hill.
- 1.2 The location is characterised by generally large detached dwellings of individual design, set in large gardens. To the west of Hillcrest is Grovewood House, a substantial two-storey detached property that was built in 2000 and which shares an access drive off Horton Hill with Grovewood Cottage. Planning permission (PK07/2691/F) was recently granted for 4no. detached dwellings on an adjoining site to the west of the application site and to the rear of The Terrace; these properties would be served by a separate access to the side of no.1 Horton Hill.
- 1.3 It is proposed to erect a single detached dwelling house to provide a family house with dependants' facilities, and accommodation for dependant relatives of the applicant's family, who currently live at no.3 The Terrace. The new house would take the access drive currently used by Hillcrest, the latter would utilise an established shared access to the east of Grovewood Cottage. A new double garage would also be erected to serve the new house.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

Joint Replacement Structure Plan

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

South Gloucestershire Local Plan (Adopted) 6th January 2006

- D1 - Design
- L1 - Landscape Protection and Enhancement
- L2 - Cotswolds Area of Outstanding Natural Beauty
- L5 - Open areas
- L17 & L18 - The Water Environment
- EP1 - Environmental Pollution
- EP2 - Flood Risk and Development

- H2 - Residential Development within the existing Urban Area
- H4 - Development within Existing Residential Curtilages
- H6 - Affordable Housing
- LC2 - Provision of Education Facilities
- T7 - Cycle Parking Provision
- T8 - Parking Standards
- T12 - Transportation Development Control Policy for New Development
- LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area.

Supplementary Planning Guidance

South Gloucestershire Design Checklist (SPD) adopted 23rd August 2007

3. RELEVANT PLANNING HISTORY

There have been numerous planning application relating to this site and the adjoining land, the most relevant of which are listed below:

- 3.1 PK00/2756/F - Rection of 1no. dwelling and detached garage.
Approved 22nd Nov. 2000
- 3.2 PK01/1642/F - Demolition of Dormer Bungalow and erection of 1no. Detached House.
Approved 24th August 2001
- 3.3 PK03/2889/0 – Residential development on 0.17 hectares of land. Refused 11/02/04 on the grounds that the site was not previously developed land and the impact the access would have on the amenities of the No.1 The Terrace.
- 3.4 The application was refused at appeal, with the Inspector up holding the Council's concerns about the effect upon the amenities of the residents of No.1 The Terrace.
- 3.5 PK05/2377/O – Residential development on 0.17 hectares of land. Refused again over concerns the potential disturbance and loss of privacy.
- 3.6 PK05/3445/O – Residential development on 0.17 hectares of land. To overcome the amenities issues, partial demolition of No.1 was proposed which took the side of the building away from the access road. Outline consent was approved with condition on 12/04/06.
- 3.7 PK07/0808/RM – Reserved Matters for the above, this application was withdrawn.
- 3.8 PK07/2691/F - Erection of 4no. detached dwellings with 4no. garages and associated works.
Approved 11th Oct. 2007

4. CONSULTATION RESPONSES

4.1 Horton Parish Council

Make the following comments as reported by a parishioner:

- The proposed dwelling will look into a neighbour's garden.
- There is a covenant relating to the access to Hillcrest.

- It is felt that the access and existing drive is too narrow, bearing in mind the Baker Trust development where they are required to demolish part of the existing terrace to achieve a satisfactory width. The neighbour owns a small part of this drive, which includes his garage and it is at this point where it is at its narrowest. All building materials and plant will have to access the site along this drive-way.

4.2 Other Consultees

None

Other Representations

4.3 Local Residents

2no. letters of objection have been received in total, one from the occupant of Swanland House and a second from the occupant of Grovewood House. The concerns raised are summarised as follows:

- Increased traffic from narrow driveway to Hillcrest will result in a highway hazard.
- Increased traffic from the Grovewood House/Grovewood Cottage Drive will result in a highway hazard.
- Windows in the proposed south-western elevation will overlook the back garden and north-eastern elevation of Swanland House.
- A restrictive covenant on the access to Hillcrest restricts use of the driveway to one house only.
- Due to cars parking on Horton Hill, there is restricted visibility on the Grovewood House access.
- Loss of Leylandii Trees – replacement trees too few and too small.
- Overlooking of front garden of Grovewood House.

4.4 A further e.mail has been received confirming that the applicant intends to use frosted glass in all west facing windows and the alternative drainage method to soakaways will be used.

Information submitted in support of the application.

4.5 In response to the concerns raised the applicant's agent has submitted the following information.

4.6 Access to New House

The current access to Hillcrest will be used by the new house only so there will be no increase in traffic from this access. This driveway was used by construction traffic when Grovewood House was built, without problem.

4.7 New Access to Hillcrest

The new access for Hillcrest will be along the existing shared driveway for Grovewood House/Grovewood Cottage. The driveway has a splayed access and was considered adequate in October 2000 when Grovewood House was built. There have been no accidents on this stretch of Horton Hill. Since Grovewood House was built a 30mph speed limit has been imposed throughout Horton.

4.8 Trees

The 3 Leylandii Trees to be removed are relatively small and have the potential to be much larger; these trees are not protected by Tree Preservation Order (TPO). More appropriate native trees can be planted to compensate, this can be part of a planting scheme secured by condition.

4.9 Overlooking

The new house will be located as far away as is reasonably possible from existing neighbours. All 1st floor windows/skylights on the eastern elevation are at an elevated level or have frosted glass to minimise overlooking. The 1st floor bathroom window on the west elevation will also be frosted.

5.0 Covenant

This is a legal matter only.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site lies within the Defined Settlement Boundary of Horton and being residential curtilage, is previously developed land and can therefore be assessed as a brownfield windfall site. Although in a backland location, residential development to the rear of the houses fronting onto Horton Hill has long been established. There is therefore no in-principle objection to the development of the site for residential use.

5.2 Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 allow for residential development within the Defined Settlement Boundaries and within curtilages of dwellings, subject to certain detailed criteria which are discussed below. The site is within the Defined Settlement Boundary as defined in the South Gloucestershire Local Plan. Government advice contained in PPS3 – ‘Housing’ supports a more efficient and sustainable use of land in the urban area, with a provision for more intensive housing development in and around existing centres and close to public transport nodes.

5.3 Having regard to the adopted Joint Replacement Structure Plan, Policy 34, supports the re-use of previously developed land and infill development in existing built up areas. JRSP Policy 19 requires development to be managed in a manner that respects local character and distinctiveness through good design.

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

- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and
- B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.

- C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
 - D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.
- 5.5 Policy D1 of the South Gloucestershire Local Plan seeks to secure good quality designs. Policy L2 seeks to preserve and enhance the natural beauty of the AONB.
- 5.6 The site is not subject to unacceptable levels of noise, disturbance, air pollution, smell, dust or contamination. There is adequate provision in the locality for Education, Leisure, Recreation and other Community Facilities to meet the needs arising from the proposal.
- 5.7 Density
Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. PPS3 (para.47) indicates that a national indicative minimum density of 30 dwellings per hectare should be used.
- 5.8 PPS3 (para.50) states that *“The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.”* Officers are satisfied that having regard to the site’s constraints relating to its location on the edge of the village close to the open countryside and within the Cotswolds AONB, pattern and scale of existing development, landscape characteristics, access, and impact on residential amenity, no more than one additional dwelling could realistically be accommodated on the site.
- 5.9 Scale and Design
The proposed dwelling would have a footprint of 163sq.m. and be 1.5 storeys high. The dwelling has been located so as to be a continuance of the row of houses recently approved under PK07/2691/F, otherwise the mainly detached properties in this area have a fairly random layout. The materials to be used in construction would be a mix of oak timber framework with Cotswold stone facing and larch timber cladding. Window and door frames would be a mix of natural softwood and oak. The roof tiles would be re-claimed terracotta, double roman tiles. The eaves would be timber with exposed rafters; gutters and down pipes would be black UPVC. Furthermore the proposed house would be designed to be highly eco-friendly with superior insulation, solar panels, geothermal heat pump and a rainwater collection and usage system.
- 5.10 Officers are therefore satisfied that the proposed scale and design of the building would adequately integrate within the existing settlement pattern, scale and character of development within the village.
- 5.11 Landscape
None of the trees within the site are protected by TPO and the Council’s Tree Officer, having inspected the site, considers that there are no significant trees affected by the proposal. The site is well contained by existing and proposed development as well as the numerous trees that grow within and around the site.

There is a good network of substantial hedgerows and many mature trees within the surrounding countryside, so that long distant views will not be possible from the surrounding footway network, which includes the Cotswolds Way. There would be only glimpsed views into the site from Horton Hill and from the open countryside to the north of the site.

- 5.12 Whilst some of the trees within the site would be lost, a scheme of compensatory planting of native species could be secured by way of an appropriate landscape condition. The landscape quality of the AONB would therefore be preserved. The three *Leylandii* trees to be removed to allow vehicular access to Hillcrest are already quite large and likely to grow much bigger. These trees are not native species and have the potential to cause nuisance so their removal is not resisted.
- 5.13 The Council's Landscape Architect has expressed a preference for the proposed dwelling to be re-located further away from unit 4 of the recently approved houses on the adjoining site. Officers however consider that such a re-location may exacerbate any overlooking of neighbouring property and, given the mix of development and good containment of the site, there can be no objection to the proposed siting of the house.
- 5.14 Transportation
Adequate parking provision is being made for the new dwelling and there is adequate space within the site for vehicles to turn, thus enabling vehicles to egress onto Horton Hill in forward gear.
- 5.15 There are two existing access points onto Horton Hill and these will be used to serve the existing (Hillcrest) and proposed dwellings.

Access 1 (western access)

This is an existing gated access that currently serves Hillcrest via Horton Hill. It is proposed to use this access for the new dwelling only; Hillcrest would cease to use the access. With this in mind the overall traffic movements to and from this access would remain the same. In view of this there can be no highway objection to this part of the proposal. Any covenant affecting this access is a legal matter not administered by the planning system and is not therefore a material consideration in the determination of the planning application.

Access 2 (easternmost access)

This is an existing gated access that currently serves Grovewood Cottage and Grovewood House. The access drive has adequate visibility at its junction with Horton Hill but it has restricted width. The applicant proposes to use this driveway to gain access to Hillcrest and that would add traffic through this access compared to the existing situation. Notwithstanding the restricted width of this driveway, the applicant already has rights of access for use of the driveway by Hillcrest (although not currently used). On this basis, use of the eastern access by Hillcrest could commence without planning permission at any time. A highway objection could not therefore be substantiated in this case.

- 5.16 Impact upon Residential Amenity
Adequate private amenity space would be provided for the existing and proposed dwellings. In terms of overlooking, the proposed dwelling has been sited to minimise loss of privacy to the existing neighbouring properties.

There would be little or no direct inter-visibility between the proposed windows and those in the neighbouring properties, which lie a minimum of 22m away. At ground floor level, overlooking would be severely restricted by the proposed 1.8m high fences and numerous trees that grow in and around the site. A comprehensive scheme of tree planting would also help to enhance this screening of neighbouring properties. All 1st floor windows/skylights on the eastern elevation are at an elevated level or have obscured glass to minimise overlooking. The 1st floor bathroom window on the west elevation would also be obscurely glazed. Officers consider that some overlooking of neighbouring gardens is an inevitable situation within settlements and urbanised areas but in this case the degree of overlooking would be minimal and would not therefore represent a significant loss of privacy for neighbouring occupiers.

5.17 The proposed dwelling would be sited close to the nearest of the 4 houses recently approved under planning permission PK07/2691/F. The proposed house is not excessive in scale and would not therefore have a significant overbearing impact. Traffic along the western driveway would not increase as Hillcrest would use the driveway to the east; this driveway is already shared by Grovewood House and Grovewood Cottage. The additional traffic on the eastern driveway, that would be associated with Hillcrest, is not likely to result in a significant level of additional disturbance for the nearest properties.

5.18 On balance therefore, officers are satisfied that the site can accommodate the proposed development without having a significant adverse effect on neighbouring residential amenity.

5.19 Environmental and Drainage Issues

Whilst there would inevitably be some disturbance for neighbouring occupiers during the construction phase, this would be on a temporary basis only and could be adequately mitigated for by imposing a condition to limit the hours of construction. There are therefore no objections on environmental grounds. Any increase in noise levels or anti-social behaviour would be the subject of normal environmental health controls. In terms of drainage the Council's Drainage Engineer has raised no objection to the proposal. A condition would however be required to secure the submission of a full drainage scheme for approval before development could commence.

5.20 Affordable Housing

The proposal is for 1no. dwelling only, which is below the Council's threshold (5) for affordable housing provision in rural areas.

5.21 Education Service

The proposal is for 1no. dwelling only, which is below the Council's threshold (5) for contributions to the Education Service.

5.22 Community Services

The proposal is for 1no. dwelling only, which is below the Council's threshold (10) for contributions to Community Services.

5.23 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 (Adopted) 23rd August 2007.

5.24 Section 106 Requirements

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

6. CONCLUSION

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

7. RECOMMENDATION

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

Background Papers **PK08/1108/F**

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

CONDITIONS

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

Reason

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

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

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 Policies D1, H2, H4 and L2 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The hours of working on site during the period of demolition and construction shall be restricted to 7.30am to 6.00pm Mondays to Fridays inclusive, 7.30am to 1.00pm Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: deliveries of construction materials, the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason

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

4. Prior to the commencement of the development hereby approved, drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

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

Reason

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

6. The off-street parking facilities as shown on the approved Proposed Layout plan nos CAM 108/02 shall be provided before the building is first occupied, and thereafter the parking facilities shall be retained and used only in conjunction with the occupation of the buildings' purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) Jan 6th 2006.

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

Reason

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

8. Prior to the use or occupation of the building hereby permitted, and at all times thereafter, the proposed first floor bedroom windows on the east facing side elevations and the first floor bathroom window on the west elevation, shall be permanently fixed in a closed position and glazed with obscure glass only. The obscure glazing to be used shall be at least level 3 obscure glazing.

Reason

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.

9. Prior to the commencement of the development hereby approved, 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 shall be submitted to the Local Planning Authority for approval. 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 D1 & L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

Reason 2

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.

10. The development hereby approved shall be constructed exactly in accordance with the materials specified within the approved plans. There shall be no deviation without the prior consent of the Local Planning Authority.

Reason

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

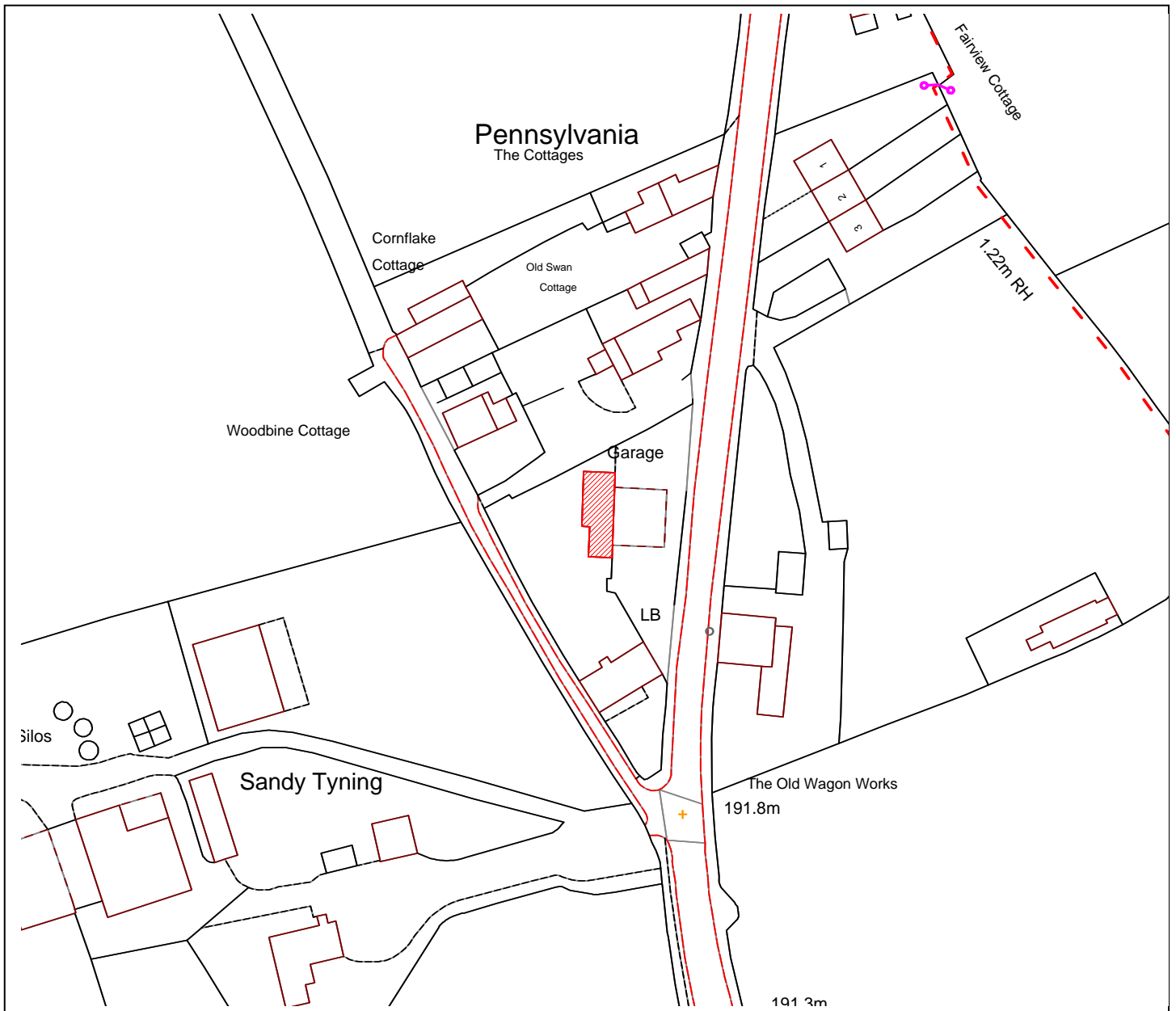
11. Prior to the first occupation of the dwelling hereby approved, at least the first 8 metres of both accesses onto Horton Hill are to be surfaced with bound material (not loose stone) and maintained as such thereafter.

Reason

To prevent stone scatter in the interests of highway safety in accordance with Policy T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 23/08 - 06 JUNE 2008

App No.:	PK08/1130/F	Applicant:	Mr J Mason
Site:	Pennsylvania Filling Station, Gloucester Road, Cold Ashton, South Gloucestershire, SN14 8LB	Date Reg:	28th April 2008
Proposal:	Installation of ATM cash machine and window with roller shutter to front elevation. Erection of canopy to side elevation.	Parish:	Cold Ashton Parish Council
Map Ref:	74402 73326	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	16th June 2008



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100023410, 2008.

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INTRODUCTION

This application has been referred to the Circulate Schedule as the Cold Ashton Parish Council has concerns over the impact that a cash machine will have on traffic passing through the garage.

1. THE PROPOSAL

- 1.1 The application relates to the Pennsylvania Filling Station situated on the western side of A46, Pennsylvania. It is proposed to install a ATM cash machine and window with roller shutter to the front elevation and erect a canopy to the side of the building.
- 1.2 The site is within the Bristol / Bath Green Belt and an Area of Outstanding Natural Beauty. A public house and a number of residential properties lies to the north of the site and a residential property to the south.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS6	Retail
PPG13	Transport
PPG24	Planning and Noise

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design in New Development
GB1	Green Belt
L1	Landscape Protection and Enhancement
L2	Cotswolds Area of Outstanding Natural Beauty
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 N8573 Installation of new shop front.
Approved 26.05.83
- 3.2 P84/1856 Erection of new petrol pump and installation of 10 000 gallon underground storage tank.
Approved 25.07.84
- 3.3 P88/2765 Erection of forecourt canopy and alterations to sales building.
Installation of new pump islands.
Approved 02.11.88
- 3.4 P98/4294/A Display of non-illuminated and internally illuminated signage.
Approved 16.07.98

4. CONSULTATION RESPONSES

4.1 Cold Ashton Parish Council

There is regularly a queue of traffic backing up on the A420 waiting to get into the garage for petrol and with the added facility of a cash point we feel this will be increased. As there is no where for cars to park if just using the cash machine, cars will be holding up cars getting petrol and making waiting times a lot longer causing longer queues going out on the road. The A420 is a very busy road leading to the motorway and this could increase accidents at a spot which has had many accidents in the past.

4.2 Sustainable Transport

No objection.

Other Representations

4.3 Local Residents

No comments.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

There is no specific policy relating to the proposal as the site lies outside urban area and settlement boundaries.

This application stands to be assessed against the policies listed above, in the light of all material considerations, the most significant of these being that the site already houses a petrol filling station and associated shop. The issues to be analysed are therefore to do with parking and highway safety, design, the effect on residential amenity. Policy D1 seeks to secure good standards of design and site layout for new development.

5.2 Transportation Issues

Further to the objection from Cold Ashton Parish Council, the Council Highway Officer clarified the transportation comments previously made on the introduction of an ATM machine on this site.

The site is located on the busy A420 and is the last petrol filling station before the M4 for vehicles approaching from the Bath direction. This often results in vehicles queuing to fill up with petrol at peak times.

Due to the lack of separate vehicular parking and the queues for petrol at peak times, drivers would be deterred from pulling into the site to just use the ATM machine. It is therefore considered that the installation of an ATM at this location is unlikely to increase the vehicular traffic and will not exacerbate the existing situation on site.

On that basis, no transportation objection was raised to the proposal.

5.3 Residential Amenity

The proposed canopy would be constructed to the side of the existing building, and it would be adjacent to a driveway. The proposed installations and alterations to the front elevation of the building would not be near to any residential properties. It is considered that the canopy would not be harmful to the residential amenity of the neighbouring property.

5.4 Scale and Design

It is proposed to install an ATM cash machine and window and roller shutter and to erect a canopy to the side of the service station building. The design of the cash machine and window are considered to be acceptable. The rolling shutter is of a clear view perforated shutter, which has a visibility characteristic of 75% per square metre. Officers therefore consider that the proposed shutter to the front elevation would not be harmful to the character and appearance of the building due to its modest scale and sympathetic design.

The applicant mentioned that the addition of the canopy above the existing refuse are is intended for the practical purpose of giving the refuse are some protection from the weather and affording tidier containment for shop refuse.

The proposed canopy would be 5.7 metres long and 3.7 metres deep (maximum) and 3.1 metres high. The canopy would be adjacent to the side of the service station building, and would be slightly set back from the front elevation of the building. Although the canopy would have a flat roof, officers consider that it would be in keeping with the character of the existing station building. In addition, the proposed canopy is modest in scale. It would only increase the floor space by 14.7 square metres and cubic content by 45 cubic metres. Officers therefore do not consider that the proposal would be harmful to the openness of the Green Belt.

5.5 Landscaping and Visual Amenity

There is only a limited amount of soft landscaping around the site. As the proposed canopy would be constructed on the existing bin store, therefore it would not have significant impact upon the existing visual amenity of the area.

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.

5.7 Section 106 Requirements

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

6. **CONCLUSION**

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

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

7. RECOMMENDATION

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

Background Papers **PK08/1130/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).

CIRCULATED SCHEDULE NO. 23/08 – 06 JUNE 2008

App No.:	PK08/1280/R3F	Applicant:	South Gloucestershire Council
Site:	Bromley Heath Infants & Junior School, Quakers Road, Downend, South Gloucestershire, BS16 6NJ	Date Reg:	13th May 2008
Proposal:	Installation of replacement windows to assembly hall, dining room and staff room.	Parish:	Downend and Bromley Heath
Map Ref:	65254 77918	Ward:	Downend
Application Category:	Minor	Target Date:	19th June 2008



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 100023410, 2008.

INTRODUCTION

This application is referred to the Circulated Schedule to Members in accordance with procedure given that the applicant is South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the replacement of existing defective galvanised steel windows to several elevations (east, north and south) within the school with powder coated aluminium windows.
- 1.2 In support of the application the applicant indicates that the windows will be coloured white to match those existing. The site comprises Bromley heath Infants School situated facing onto Quakers Road.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Design

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/0580/RSF Erection of single storey extension (Deemed Consent)

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection raised
- 4.2 Sustainable Transport Team
No objection raised
- 4.3 Local Residents
No objections raised

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
This application is for consent for the installation of replacement windows.

Policy D1 considers the design of new development, with reference to the scale, appearance and materials having regard to the impact upon the site and the wider street scene.

- 5.2 Design
It is considered that the windows are of an acceptable design within the context of this school building and will not detract from visual amenity. The proposal would be powder coated white to match the windows that are being replaced. The proposal is considered in accord with Policy D1 of the South Gloucestershire Local Plan (Adopted January 2006).

5.3 Design and Access Statement

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

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 **PK08/1280/R3F**

Contact Officer: **David Stockdale**
Tel. No. **01454 864533**

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 23/08 – 6 JUNE 2008

App No.: PT08/1034/F
Site: 39 Gipsy Patch Lane, Little Stoke, South Gloucestershire, BS34 8LS
Proposal: Erection of two storey side extension to provide garage, utility area and additional bedroom and bathroom over.
Map Ref: 61468 80600
Application Category: Minor

Applicant: Mr M Booy
Date Reg: 15th April 2008
Parish: Stoke Gifford Parish Council
Ward: Stoke Gifford
Target Date: 4th June 2008



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INTRODUCTION

This application appears on the Circulated Schedule as the Parish Council has put forward comments that are contrary to the recommendation.

1. THE PROPOSAL

- 1.1 This application relates to the erection of a two storey side extension at this mansard semi-detached house.
- 1.2 The application site is located at the end of a cul-de-sac (blocked road) and within the urban area of Little Stoke. Materials would be matching facing brickwork and matching tiles.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
 - D1 Achieving Good Quality Design in New Development
 - H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
 - T7 Cycle parking
 - T8 Parking standards
 - T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Supplementary Planning Document)
Adopted 2007

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Object on the grounds of it being intrusive on No 37.

Other Consultees

Other Representations

- 4.2 Local Residents
None

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
In assessing applications for residential extensions, policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant. Extensions are normally permitted provided they respect the massing, scale, overall design and character of the existing property and street scene and

would not prejudice amenities of nearby occupiers, highway safety or the retention of adequate private amenity space.

5.2 It is considered that the application accords with the above policy criteria. The size and design of the extension is in keeping with the existing property and area in general. The extension would be 900mm from the boundary and as such around six metres from the neighbouring house. The neighbouring house has a side window at first floor which is obscure glazed and located six metres west of the proposal. The proposal has no side windows and is considered sufficiently far from the neighbour's house to prevent it from being overbearing on that property, particularly given the mansard roof detail involved. Sufficient amenity area is retained. Overall the application therefore complies with Policies H4 and D1.

5.3 Transportation.

The existing house has a garage and a parking space. The proposal shows a slightly substandard garage as it is 400mm shorter in length than desired. The retained parking space outside the house is 6m long and if required by the occupier there would be adequate space to park a further car in front of the house, without requiring further consent at this time. The parking provision overall is within the Council's maximum parking standards and the garage offers secure storage for bicycles. As such there is no ground to refuse the scheme due to the substandard garage in this instance.

5.4 Design and Access Statement

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

5.5 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is granted subject to the following conditions.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

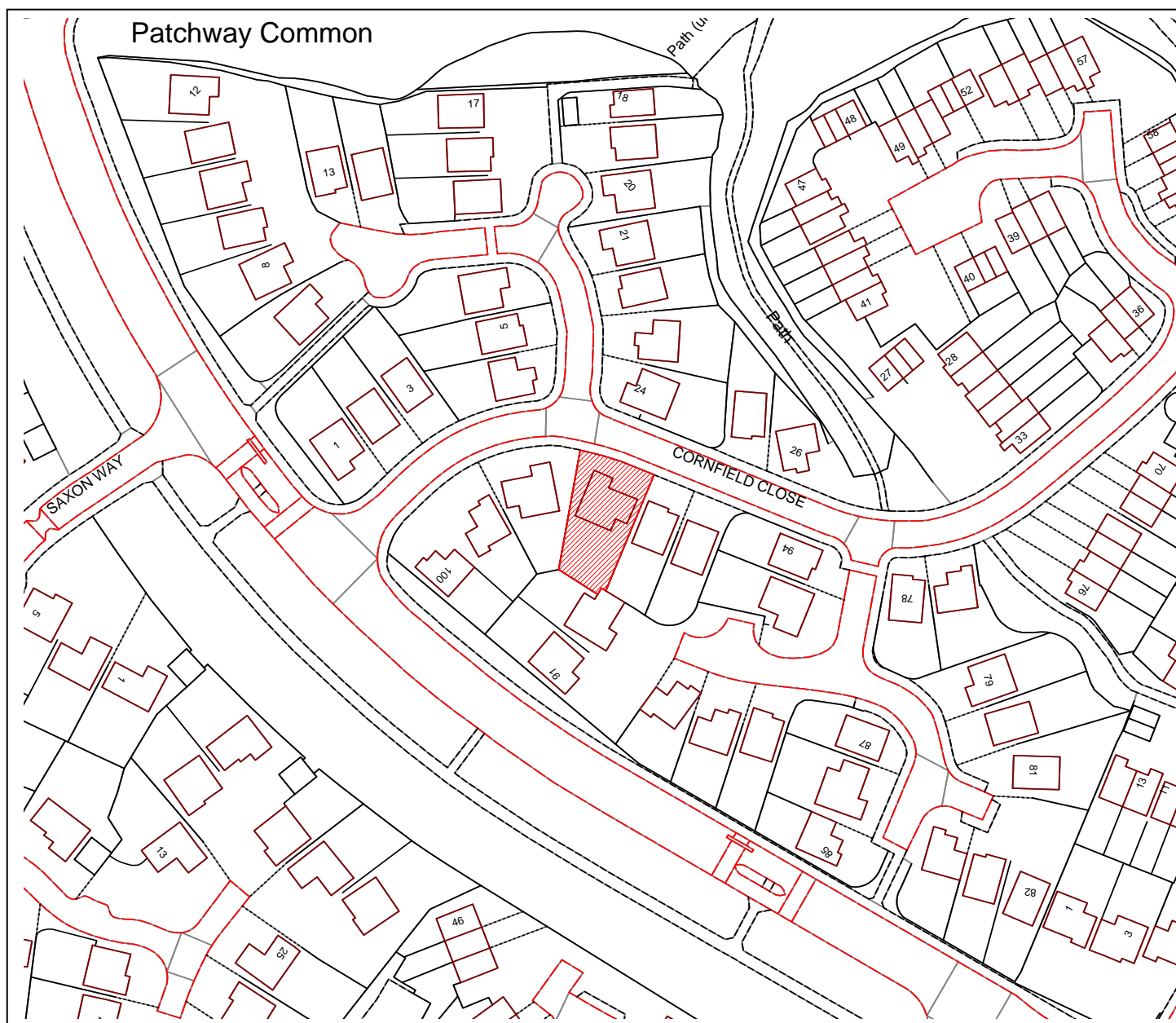
3. No windows shall be inserted at any time in the first floor flank elevation of the extension.

Reason(s):

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

CIRCULATED SCHEDULE NO. 23/08 – 6 JUNE 2008

App No.:	PT08/1173/F	Applicant:	Mr S Husain
Site:	97 Cornfield Close, Bradley Stoke, South Gloucestershire, BS32 9DR	Date Reg:	1st May 2008
Proposal:	Erection of single storey rear extension to provide additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	61374 82298	Ward:	Bradley Stoke Central and Stoke Lodge
Application Category:	Minor	Target Date:	17th June 2008



This application appears on the Circulated Schedule following the receipt of an objection from a neighbouring occupier.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a single storey rear extension. The proposal would be 7.3 metres in width and 3.3 metres in depth. The extension would have a lean to roof which would be 2.4 metres at the eaves and 3.4 metres at the ridge.
- 1.2 The application site relates to a detached dwelling situated in a well established residential area within Bradley Stoke.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No objection
- 4.2 Local Residents
One letter of objection raising the following points:
A. Loss of light;
B. Proposed WC would be source of smell; and
C. Proposed extension excessively close to our joint boundary.

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.
- 5.2 Policy D1 of the Local Plan considers general design principles and ensures good quality design.
- 5.3 Residential Amenity
The application site is adjoined by two dwellings to the side (Nos. 96 and 98 Cornfields Close) and one dwelling to the rear (No. 92 Cornfields Close). The proposed development would consist of a single storey extension which would

be sited on the rear elevation. The neighbouring occupier (No. 98) has objected to the proposed on the ground of loss of light, its proximity to the boundary and smell.

5.4 Overbearing Impact

The proposed development would be single storey in scale and would have a modest depth of approximately 3.3 metres. The extension would be sited approximately 1.2 metres from the boundary with No. 98 and 3.8 metres from the boundary No. 96. Both boundaries are marked by a 1.8 metre close boarded timber boundary fence.

5.5 The neighbouring occupier at No. 98 argues that the arc of the building line would result in a greater impact than if the buildings were in a straight line. Notwithstanding this point, it is considered that the extension would not be overbearing and would not result in a significant loss of light to either of adjacent dwellings. This is because the proposal would have a modest scale and depth and any impact would be significantly lessened by the existing 1.8 metre boundary fence.

5.6 Privacy

The proposed development includes two Velux roof lights, one rear window and rear French doors. None of these would have direct inter-visibility with the neighbouring occupiers. As such, the proposed extension would not adversely impact privacy.

5.7 The applicant raised an objection regarding potential smells coming from the proposed extractor fan in the north-west elevation. This type of equipment is expected in a residential property with a well established residential area. It would therefore have no impact on the residential amenity of the neighbouring occupier.

5.8 Design and Visual Amenity

The proposed development relates to a simple lean-to rear extension. It is considered that the proposal scale and mass and its materials would match those of the existing building. As such, it is considered that the proposal would appear in-proportion to the existing dwelling and would respect both its character and appearance. In view of the above, it is considered that the proposed development would accord to both Policy D1 and H4 of the Local Plan.

5.9 Section 106 Requirements

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

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

The 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 to be **GRANTED**.

Background Papers **PT08/1173/F**

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

CONDITIONS

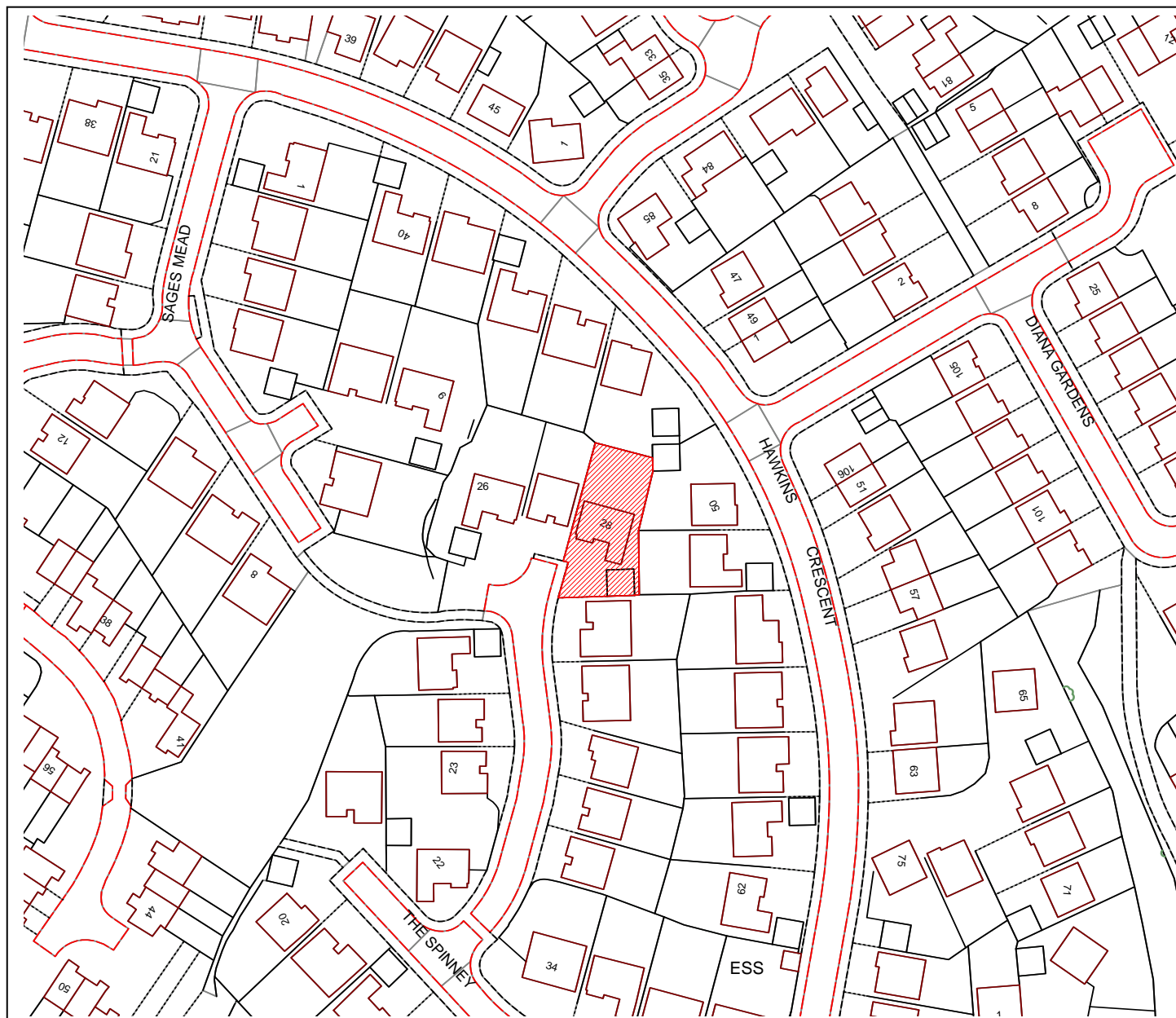
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason(s):

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

CIRCULATED SCHEDULE NO. 23/08 – 6 JUNE 2008

App No.:	PT08/1181/F	Applicant:	Mr S WILLIAMS
Site:	28 The Spinney, Bradley Stoke, South Gloucestershire, BS32 8ES	Date Reg:	2nd May 2008
Proposal:	Erection of single storey rear extension and first floor front extension to provide additional living accommodation	Parish:	Bradley Stoke Town Council
Map Ref:	62163 81532	Ward:	Bradley Stoke South
Application Category:	Minor	Target Date:	19th June 2008



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N.T.S

PT08/1181/F

The application appears on the Circulated Schedule in view of three letters of objection that have been received.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for a single-storey rear extension and a first floor addition to the front of the dwelling.
- 1.2 The application site forms a detached two-storey dwelling within The Spinney cul-de-sac, Bradley Stoke.
- 1.3 Amended plans form part of this application allowing minor alterations to the proposed rear extension.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: House Extensions
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None specific

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Parish Council
No comments received
- 4.2 Other Consultees
No comments received

Other Representations

- 4.3 Summary of Local Residents Comments
Three letters (two households) received expressing the following concerns:
 - The rear extension will be 10.5ft above ground level- this will obstruct direct sunlight to the downstairs cloakroom;
 - In view of the above, the roof height of the rear extension should be kept to that of the existing dining room, i.e. 8.5ft (retaining morning sunlight to this window);
 - The amended plan does not allow a reduction in ridge height;
 - The front extension will be overbearing and result in a loss of outlook to that dwelling to this eastern side- outlook will be restricted to a brick wall;

- Given its size and proximity to the boundary, the first floor addition will result in a loss of daylight/ sunlight- the proposal would block westerly sunlight;
- The front addition would reduce privacy given the current lack of first floor windows facing this direction;
- The proposal would negatively impact the price of this neighbouring unit.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design/ Visual Amenity

The application site forms a two-storey detached dwelling occupying a corner position at the far end of The Spinney cul-de-sac. The property benefits from a detached double garage sited in front of the dwelling.

5.3 The application seeks planning permission for a single-storey rear addition and a first floor front extension. Concerning the former, this would comprise a lean-to extension behind the existing dining room and lounge replacing the existing dining room bay window. The proposal would project 3.5m into the rear garden with materials to match those of the dwelling. As such, and with this addition not readily visible from the public viewpoints, this extension is considered to be acceptable and in keeping with the general character of the area.

5.4 The first floor extension would provide a bedroom and build above the forward projecting study. In so doing, it would extend 3.6m forward encompassed by a fully hipped pitched roof. Further, given its positioning to the east side, it would replicate the corner position of the property with its visual impact softened by the detached garage that stands in front of the dwelling to this side. As such, this element of the proposal is also considered to be acceptable.

5.5 Residential Amenity

The neighbouring property to the west side of the application site comprises a detached dwelling that extends further back than the host dwelling. As such, the rear addition would only project some 0.4m beyond the rear of this property. Further, windows on the side elevation facing the application site appear limited to a cloakroom and upstairs landing with the former partly obscured by a 1.8m high (approx.) close-boarded boundary fence. Therefore, it is not considered that any significant adverse impact in residential amenity would be caused.

5.6 In response to the concerns raised by these neighbours, given the depth of this rear extension, it would appear unlikely that a roof height equal to that of the bay window could be achieved. Nevertheless, this would provide a poor visual appearance to the proposal whilst given the nature of this downstairs window (cloakroom); it is not considered that permission could be reasonably withheld.

5.7 Concerning that dwelling to the south of the application site, this comprises a two-storey detached unit with its main outlook to the east and west (i.e. away from the application site). Therefore, and with the applicant's detached garage providing an element of spacing between these properties, it is not considered that any significant adverse impact in residential amenity would be caused.

- 5.8 Properties to the east face Hawkins Crescent with their rear gardens adjoining the application site. In this regard, those neighbours immediately east of the proposed works have expressed concern that the works will be overbearing and result in a loss of outlook from the rear of their dwelling whilst would reduce sunlight to the rear of this dwelling.
- 5.9 In response, it is noted that this neighbouring garden is approximately 10m in length whilst the proposal would be inset a minimum of 2.6m from the shared boundary. On balance, this level of separation is considered to be acceptable with any refusal reason related to the perceived overbearing nature of the proposal unlikely to prove sustainable. Similarly, this level of spacing is also likely to ensure that any impact on sunlight to the rear of this dwelling would not be sufficient so as to allow a sustainable objection. To this extent, it is also noted that applicant's single-storey garage (also to the rear of this neighbouring dwelling) would remain thus the proposal would only be likely to affect late afternoon sunlight.
- 5.10 Concerns have also been expressed in relation to the perceived loss of privacy caused by the introduction of a side facing first floor bathroom window. In this regard, permitted development rights for the host dwelling would appear intact and thus the window might be formed as permitted development. Nonetheless, given that the window would serve a bathroom, it is again not considered that planning permission could be reasonably withheld on this basis; this is subject to conditions requiring obscure glass and a top hung open window only.
- 5.11 Finally, concerns have also been expressed regarding the loss of outlook and the impact on property prices. These issues do not comprise material planning considerations (if loss of outlook also refers to loss of view) thus planning permission could not be refused on this basis.
- 5.12 All other neighbouring dwellings are positioned at an appreciable distance from the site of the proposals. Accordingly, it is not considered that any significant adverse impact in residential amenity would be caused.

5.13 Design and Access Statement

A Design and Access Statement is not required as part of this application.

5.14 Section 106 Requirements

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

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

Background Papers **PT08/1181/F**

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

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

3. No windows shall be inserted at any time in the east elevation of the first floor extension or the west elevation of the ground floor extension hereby approved.

Reason(s):

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

4. Details of the first floor bathroom window shall be submitted to and approved in writing prior to the commencement of development. This window shall be fitted with a top hung opening only and shall at all times be glazed with obscure glass (level 3).

Reason(s):

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

CIRCULATED SCHEDULE NO. 23/08 – 6 JUNE 2008

App No.: PT08/1190/F
Site: 63 Nicholls Lane, Winterbourne, South Gloucestershire, BS36 1NF
Proposal: Erection of 2 storey side extension to form garage and additional living accommodation (Resubmission of PT08/0387/F)
Map Ref: 65395 80786
Application Category: Minor

Applicant: Mr P J Davies
Date Reg: 2nd May 2008
Parish: Winterbourne Parish Council
Ward: Winterbourne
Target Date: 19th June 2008



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This application appears on the Circulated Schedule because a representation was made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a 2 storey side extension to form garage and additional living accommodation (Resubmission of PT08/0387/F).
- 1.2 This is a detached property within the existing urban area of Winterbourne. The proposal consists of a two storey extension to the north side with render to match existing, 5.2 m deep, 6.9 m in width and 5.2 m in height. The roof is pitched and materials consist of tiles to match existing.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design
H4 Development within Existing Residential Curtilage

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

PT08/0387/F - Erection of 2 storey side extension to form garage and additional living accommodation. Refused 31/03/2008.

4. CONSULTATION RESPONSES

4.1 Parish Council

Objection raised – The application is similar to the previous application which was refused.

Other Representations

4.2 Local Residents

No response

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 states that *proposals for development within existing residential curtilages*, will be permitted subject to certain criteria. The principle of the development is therefore acceptable subject to the following detailed assessment.

5.2 Residential Amenity

a) Overbearing Analysis

Due to the overall scale and size of the proposed development and sufficient boundary treatment between the neighbouring properties the proposal would not be overbearing on the residential amenity of neighbouring occupiers.

b) Privacy Analysis

There are no windows proposed in the north elevation so therefore there would be no overlooking or loss of privacy as a result of the proposal.

c) Highway Safety Analysis

Three off street parking spaces will remain at the property. Therefore the proposal will not impact on the property's parking arrangements, nor will it prejudice highway safety.

5.3 Design / Visual Amenity

The proposal is modest in scale and fits with the character of the existing property. Its location to the side of the building together with the chosen construction materials, which match the palette of materials displayed in the existing building, means that this is an appropriate addition to the dwelling and streetscene. It is noted that the Officer's advice contained in the report for application PT08/0387/F has been adhered to, as the unsatisfactory hipped roof has been replaced with a gable end (which matches that of the host dwelling) and therefore there is no harm caused to the visual amenity.

5.4 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is **GRANTED** subject to the following conditions.

Background Papers **PT08/1190/F**

Contact Officer: **Will Collins**
Tel. No. **01454 863819**

CONDITIONS

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

Reason(s):

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

CIRCULATED SCHEDULE NO. 23/08 – 6 JUNE 2008

App No.:	PT08/1216/O	Applicant:	Mr P Elliott
Site:	Springside, 2 Wotton Road, Charfield, South Gloucestershire, GL12 8TP	Date Reg:	6th May 2008
Proposal:	Erection of 1 no. dwelling (Outline) with access and layout to be determined. All other matters reserved (Amendment to previous Outline application PT07/2868/O relating to revised access)	Parish:	Charfield Parish Council
Map Ref:	71759 92060	Ward:	Charfield
Application Category:	Minor	Target Date:	25th June 2008



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DC0901MW

INTRODUCTION

This application has been referred to the Circulated Schedule due to objections from the Parish Council.

1. THE PROPOSAL

- 1.1 This outline application relates to the erection of 1 detached dwelling and garage at Springside, Wotton Road, Charfield. All matters are reserved for future consideration apart from siting/layout and means of access.
- 1.2 The application site consists of a two storey dwelling set to the rear of the site. Vehicular access is off Wotton Road. Open countryside lies to the rear and south-western boundary with the property of 4 Wotton Road forming the north-eastern boundary. The site lies just within the settlement boundary of Charfield.
- 1.3 The proposed development requires the blocking up and relocation of the existing access to the north-eastern corner of the site. This application is a resubmission of outline planning permission PT07/2868/O which proposed the relocated access to serve the existing and new dwelling. The current application now proposes the repositioned access to be widened to enable the existing and proposed dwellings to have their own private rather than a shared access. The size of the garage has also increased to provide an internal width and depth of 6m. This has resulted in the siting of the dwelling being 1m closer to the existing dwelling.

2. POLICY CONTEXT

- 2.1 National Guidance
- | | |
|-------|--|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPS9 | Biodiversity and Geological Conservation |
| PPG13 | Transport |
- 2.2 Development Plans
- Joint Replacement Structure Plan
- | | |
|-----------|-------------------------------------|
| Policy 1 | Sustainable Development Objectives |
| Policy 2 | Location of Development |
| Policy 18 | Nature Conservation |
| 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 |
| 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 |
| T7 | Cycle Parking |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy for New Development |

- 2.4 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 N140/6 Erection of detached bungalow and garage (Outline).
Approved 29 September 1983.
- 3.2 P84/1308 Erection of bungalow and garage (Reserved Matters).
Approved 18 April 1984.
- 3.3 PT03/0698/F Conversion of integral garage to form dining and lounge
area.
Approved 17 April 2003.
- 3.4 PT05/0098/F Erection of first floor extension to change bungalow to
two storey dwelling.
Approved 15 February 2005.
- 3.5 PT07/2868/O Erection of 1 no. dwelling (outline) with siting and access to
be determined.. All other matters reserved.
Approved 26 October 2007.

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council
Object to the proposal on the following grounds:-
- boundary of the property is outside the site line of the existing property and would detract from the openness of the view and streetscene;
 - property would be in front of the site line of other existing houses;
 - vehicle access is closer to the bend in the main road and poses danger to other users and more vehicles would be using a dangerous exit;
 - location of spring not accurate and ground samples needed - spring is a flooding risk;
 - lack of amenity space for existing dwelling;
 - lack of school spaces for what is considered to be a family home.

Internal Consultees

- 4.2 Sustainable Transport
No objection.
- 4.3 Drainage Comments
No objection.

Other Representations

- 4.4 Local Residents
No response received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of development has already been accepted by virtue of the previous outline planning permission. This proposal only differs in that the

- relocated access is to be widened and the size of garage increased. However, for the sake of completeness the proposal will be assessed against relevant planning policy.
- 5.2 Advice contained within PPS3 states that Local Planning Authorities should make effective use of land by re-using land that has been previously developed. Using land efficiently is a key consideration in planning for housing. Additional housing on previously developed land within existing towns and cities promotes more sustainable patterns of development. This policy stance is reflected in policies contained with the Adopted Joint Replacement Structure Plan and the South Gloucestershire Local Plan (Adopted) January 2006. However, such development must be acceptable in terms of its impact upon the character of its surroundings.
- 5.3 Policy H2 of the adopted Local Plan specifically relates to 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;**
- 5.4 Transportation Issues
In transportation terms, the site is located off the B4058 Wotton Road. The development proposes the relocation of the existing vehicular access to the north-eastern corner of the site, of a width to provide separate access for the existing and proposed dwellings. A double garage is proposed for the new dwelling with parking and turning facilities for the existing and proposed dwellings to the front garden area.
- 5.5 The principle of development has been agreed by the previous application and this revised proposal is considered acceptable in transportation terms. The size of the double garage has also increased in order to provide an internal width and depth of 6m, to accord with previous comments. The visibility from the new vehicular access and the parking/ turning facilities for both dwellings is acceptable and in accordance with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.6 Residential Amenity
With regard to residential amenity issues, the proposal, due to its location, will not result in any adverse impact to surrounding occupiers in terms of overbearing impact/loss of light. In terms of visual amenity, the proposal is also considered acceptable. The site, although located to the edge of the settlement boundary, will not be overtly visible within the street scene. A thick bank of mature hedgerows/trees is located along the southern boundary of Charfield Hill to the west and as such the site of the proposed dwelling is well screened as one travels into Charfield. Although the site will be more visible from the east, the back drop of Charfield Hill reduces any visual impact to an acceptable degree.
- 5.7 In terms of any overlooking/loss of privacy, this will be assessed under the reserved matters application in relation to its design. However, it is considered that this issue can be overcome by the location of first floor windows.

5.8 In terms of siting, it is recognised that the building sits well forward of the existing dwelling and the adjacent property of 4 Wotton Road. However, along this part of Wotton Road there is no recognised building line – the Pear Tree Public House, 10, 12 and 14 Wotton Road and the property opposite the site known as Lindy Villa are all set close to the edge of the footway and Wotton Road. As such the built form of the immediate area is not uniform and this is a distinct feature of this part of Charfield, unlike Wotton Road further to the east where the built form of development does become more regular in terms of its layout. Furthermore, other properties do not face onto Wotton Road with some facing up and down Wotton Road in an east/west direction. The proposal is therefore considered acceptable in terms of its siting and layout.

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

5.9 The application site has an area of some 0.111 hectares resulting in a density of 18 dwellings per hectare. A minimum density of 30 dwellings per hectare is advocated within the Local Plan, where local circumstances permit. It is considered that due to the set-back of the original dwelling within the site, any further development would be restricted and would adversely impact upon the amenities of the existing property. The adverse effects on an increased housing density to existing levels of residential amenity would outweigh any benefits in terms of efficient use of the land and as such the proposal accords with this criterion.

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

5.10 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.

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

5.12 Policy H4 of the emerging local plan is also relevant as it relates to residential development within existing residential curtilages and is concerned with more detailed design issues. This policy allows for new development provided the 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. However, as the application is in outline, design issues will be assessed under any future reserved matters application. In terms of overlooking or loss of privacy issues this will be considered in the detailed design of the proposal. With regard to garden area, the existing dwelling has a rear garden depth of some 10m and a minimum area of approximately 240m². The private garden area associated with the new dwelling ranges in depth from 5m to 10m and has an area of some 220m². These garden areas are ample in size and commensurate with the size of the plot.

5.13 Conclusion

In conclusion, the proposal complies with the adopted local plan and is acceptable. No objection has been raised in drainage terms and conditions relating to sustainable drainage and restoration of the spring will be a condition of any planning permission should consent be granted.

5.14 Design and Access Statement

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

5.15 Section 106 Requirements

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

6. CONCLUSION

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

6.2 The 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 Outline planning permission be granted.

Background Papers **PT08/1216/O**

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

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

5. 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(s):

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

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

Reason(s):

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

7. Within 3 months of the date of the decision drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

To prevent possible flooding, and to accord with Policy L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

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.

9. 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), and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details. For the avoidance of doubt the tree identified on approved drawing 4828/02C located to the south-western boundary shall be retained.

Reason(s):

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

10. Any access gates shall be capable of opening only in a direction away from the carriageway.

Reason(s):

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

11. Details submitted pursuant to conditions 1 and 2 shall include details of the proposed boundary treatment dividing the vehicular access.

Reason(s):

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

12. No development shall take place until details of restoration works to the spring, including the removal of the steep concrete sides, as well as measures on how the spring and ground water quality will be maintained during and after development, has been submitted to and approved in writing by the Local Planning Authority and the development when carried out shall conform to the details so approved.

Reason(s):

To protect the wildlife and the ecological interests of the site, in accordance with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

13. Before the vehicular access hereby permitted is first used, the existing vehicular access onto Wotton Road shall be permanently stopped up in accordance with the approved plans.

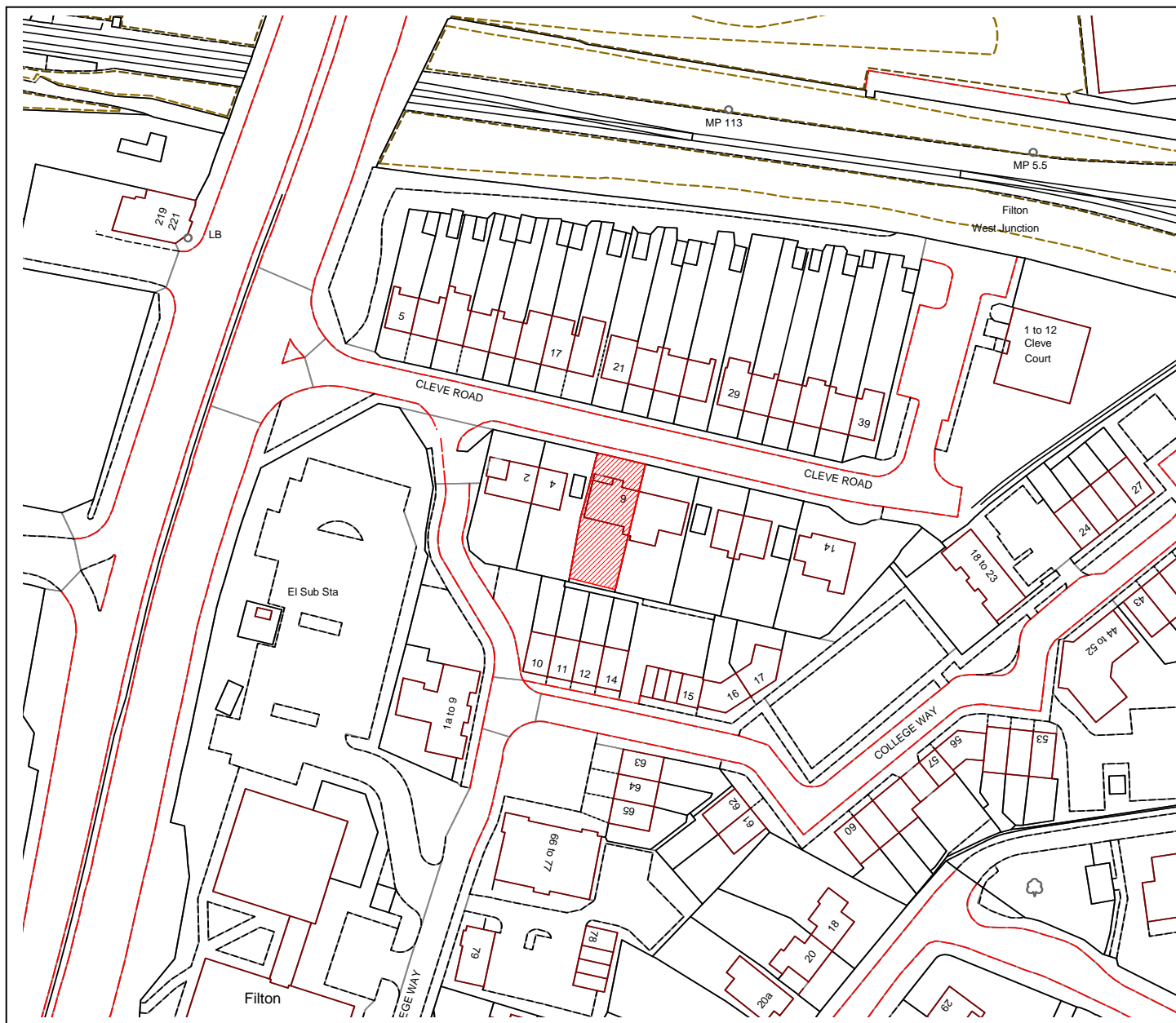
Reason(s):

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

CIRCULATED SCHEDULE NO. 23/08 – 6 JUNE 2008

App No.: PT08/1222/F
Site: 6 Cleve Road, Filton, South Gloucestershire, BS34 7QF
Proposal: Erection of single storey rear extension to facilitate conversion of 1 no. dwelling to 2 no. dwellings with associated works. Construction of new vehicular access.
Map Ref: 60501 79833
Application Category: Minor

Applicant: Mr R Baker
Date Reg: 7th May 2008
Parish: Filton Town Council
Ward: Filton
Target Date: 23rd June 2008



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INTRODUCTION

This application appears on the Circulated Schedule following the receipt of one objection from a local resident. Furthermore, this application requires a Section 278 agreement to secure contribution towards the North Fringe Development Proposal (Transport Matters) initiative.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the conversion of an extended semi-detached dwelling, to form two dwellings. To facilitate this conversion the proposal would involve minor alterations to the front elevation and the subdivision of the rear garden.
- 1.2 The application site relates to a semi-detached dwelling within a small cul-de-sac in Filton, which is an established urban area. The application site was previously extended with a two-storey side extension. There is currently a large area of hardstanding to the front of the property which provide three off-street parking spaces.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPS3: Housing
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H2: Proposals for Residential Development within the Existing Urban Areas
H4: Development within Existing Residential Curtilage
H5: Conversion of Existing Residential Properties
T12: Transportation Development Control for New Development
T7: Cycle Parking
T8: Parking Standards
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P88/2680 Erection of two storey side extension
Approved 12 October 1988

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No objection
- 4.2 Sustainable Transport
No objection, subject to following conditions:
1. £900 pound contribution towards the North Fringe (Transport Measures) scheme for the additional unit;
2. The proposed vehicular crossovers should be constructed to the specification of the Street Care Manager; and

3. Prior to commencement of development detailed plans should be submitted showing 2 sheltered cycle parking space

4.3 Local Residents

One letter of objection received stating that the plans show no fencing to replace the removed Leylandii hedge. This would cause a loss of privacy. The resident objects to the proposal unless a replacement fence of at least 1.6 metres in height is erected.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

- not prejudice the character of the surrounding;
- not prejudice the amenities of nearby properties;
- identify an acceptable level of off-street parking; and
- provide adequate amenity space.

5.2 Design and Visual Amenity

The proposed development relates to the subdivision of the existing semi-detached dwelling to form two dwellings. The applicant proposes to convert the large side extension into a two bed dwelling. This would be facilitated by replacing the existing garage door with a new front door and window and erecting a single storey rear extension along the rear elevation.

- 5.3 The proposed minor alterations to the front elevation would not material harm the appearance of the dwelling. Furthermore, the rear lean-to extension would adopt a simple and unassuming design, similar to the adjacent extension on No. 8 Cleve Road. Furthermore the extensions scale, massing and materials would respect the appearance of the existing building. As such, the proposal would not be considered to harm the character and appearance of the existing dwelling or the street scene. It is considered that any further extension may harm the appearance of the dwelling. As such, it is recommended that permitted development rights are restricted to ensure further detailed assessment is undertaken by the Local Planning Authority.

- 5.4 The garden would be sub-divided by a 1.5 metre fence to facilitate the provision of amenity space for the proposed dwelling. It is noted that this would alter the uniform plot widths of Cleve Road. However, it is considered on balance that this would not materially affect the character or appearance of the area. The proposal would maintain the three existing parking spaces in accordance to Council standards and would provide bin storage at the rear. As such, the proposed development would not appear materially different than the existing dwelling.

- 5.5 With regard to the above, it is considered that the proposed conversion would have not adversely affect the character or appearance of the existing dwelling or surrounding area, in accordance with Policy D1 and H4 of the Local Plan.

5.6 Density

Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for residential development within the urban area. This policy seeks to ensure that the maximum density compatible with the site, its location and a

minimum density of 30 dwellings per hectare are achieved whilst higher densities should be achieved when local circumstances permit.

5.7 The proposed dwelling density for two units on this site would be approximately 67 per hectare. The dwelling is situated within a well-established urban area which is well served by public transport. Furthermore, it has been shown above that the proposed density would be compatible with character of the existing dwelling and surrounding area. As such, it is considered that this density would satisfy the density requirement of Policy H2.

5.8 Residential Amenity

The application site is adjoined by two dwellings to rear (Nos. 11 and 12 College Way) and two dwellings to the side (Nos. 4 and 8 Cleve Road). The proposed single storey rear extension is not considered to adversely affect residential amenity. This is because its scale and massing would not present an overbearing impact and furthermore none of the proposed windows would allow for direct inter-visibility with neighbouring dwelling which would prejudice privacy.

5.9 A local resident has raised an objection to the proposal because the plans show the removal of a Leylandii hedge along the boundary with No. 6 and no replacement boundary treatment is shown. It is considered that some form of fence or hedge is essential to maintain privacy of both properties. In view of this, it is recommended a condition is attached to ensure the applicant agrees an appropriate boundary treatment with the Council within three months of the date of decision.

5.10 Amenity Space

The applicant has demonstrated that amenity space would be provided for both the new dwelling and No. 8 Cleve Road. It is considered that this would provide sufficient private amenity space for dwellings of this size.

5.11 Transportation

The Council's Transportation Officer has raised no objection to this proposed development. The proposed parking provision is considered to be adequate. The Transportation Officer suggested that conditions should be attached to ensure detailed plans are submitted showing two sheltered cycle parking spaces and the proposed vehicular crossovers should be constructed to the specification of the Street Care Manager. Notwithstanding the above, it is considered that the latter condition is covered by other Council legislation, as such a condition is not necessary in this instance.

5.12 Furthermore, in order to mitigate the incremental damage on the North Fringe accumulated via numerous small developments a financial contribution of £900 is requested towards the North Fringe development proposal (Transport Measures). The applicant has been contacted and advised of this issue.

5.13 Design and Access Statement

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

5.14 Section 106 Requirements

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

05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, a form of legal agreement will be required.

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 That Authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant permission subject to conditions set out below and the applicant first voluntarily enter into a legal agreement to secure the following:
- 7.2 A contribution of £900 towards the North Fringe Development Proposal (Transport Matters) initiative. The reasons for this agreement are to mitigate against the impact on the Bristol North Fringe local road network to comply with Policy T12.
- 7.3 Should the legal agreement fail to be determined within one year of this resolution, then the application be refused on the failure to secure the contribution to mitigate against transportation impact.

Background Papers **PT08/1222/F**

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

CONDITIONS

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

Reason(s):

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

2. Within 3 months from the date of the decision a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to the local planning authority for approval. The boundary treatment shall be completed before the use hereby permitted is commenced or in accordance with a timetable agreed in

writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

3. Within 3 months from the date of the decision, detailed plans showing the provision of secure cycle parking facilities in accordance with the standards set out in Policies T7 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason(s):

To encourage means of transportation other than the private car, to accord with Policy T7 and &12 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, C, D and E), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason(s):

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