



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF PLANNING, TRANSPORTATION AND STRATEGIC
ENVIRONMENT**

CIRCULATED SCHEDULE NO. 15/08

Date to Members: 11/04/08

Member's Deadline: 18/04/08

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: 11/04/08

SCHEDULE NO. 15/08

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

**Dates and Deadlines for Circulated Schedule
over the May Bank Holiday periods 2008**

Schedule Number	Date to Members 12 noon on	Members Deadline 12 noon on
18/08	Thursday 1 May 2008	Friday 9 May 2008
21/08	Thursday 22 May 2008	Friday 30 May 2008

Circulated Schedule 11 April 2008

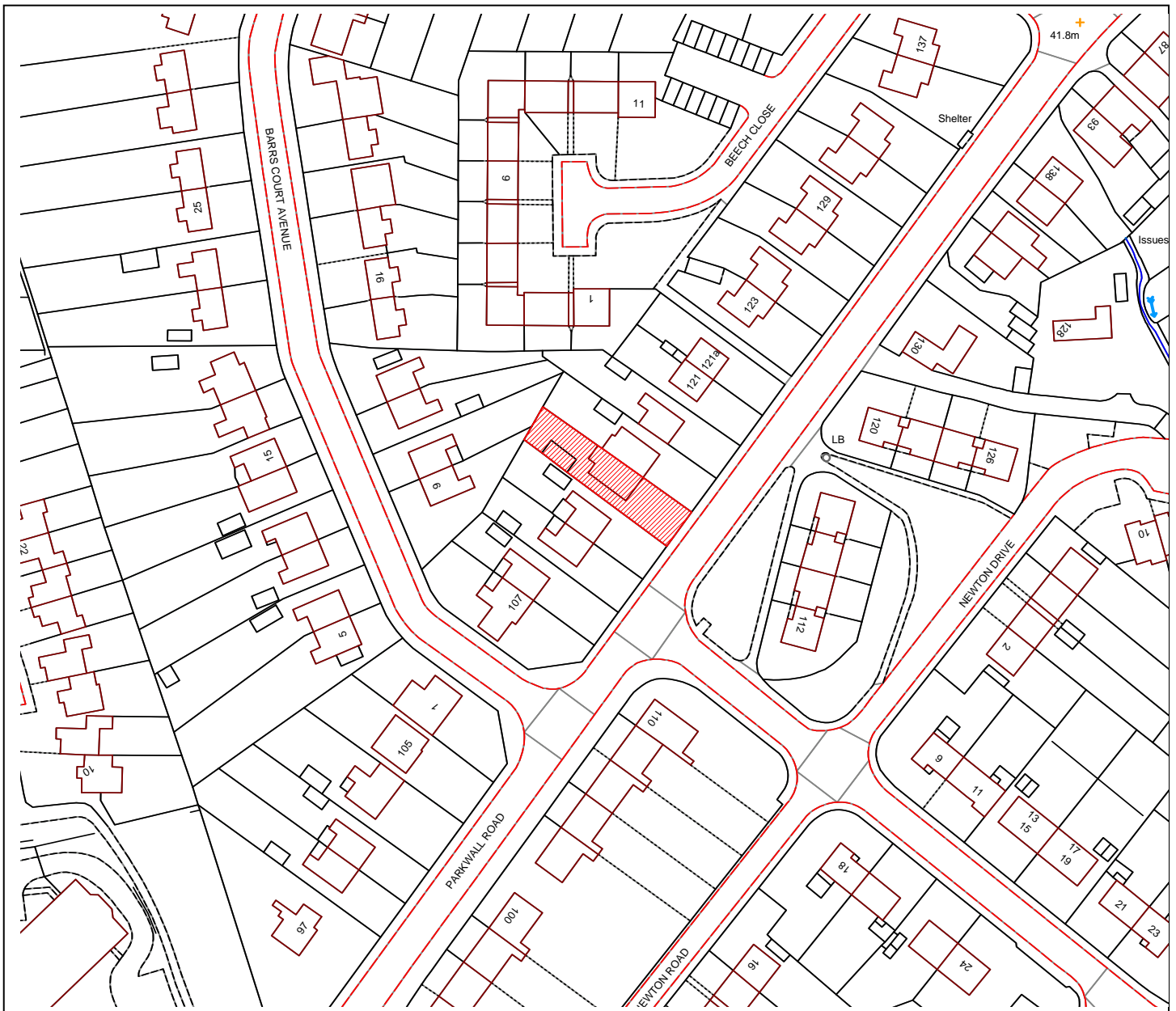
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK08/0553/F	Approve with conditions	115 Parkwall Road, Warmley, South Gloucestershire, BS30 8HA	Parkwall	Oldland Parish Council
2	PK08/0571/O	Approve with conditions	74 Cranleigh Court Road, Yate, South Gloucestershire, BS37 5DL	Yate North	Yate Town Council
3	PK08/0581/F	Approve with conditions	Former Police Station, High Street, Kingswood, South Gloucestershire, BS154AQ	Kings Chase	
4	PK08/0589/F	Approve with conditions	5 Gays Road, Hanham, South Gloucestershire, BS15 3JR	Hanham	Hanham Abbots Parish Council
5	PK08/0599/R3F	Deemed consent	The Meadows Primary School, Bath Rd, Bitton, South Gloucestershire, BS30 6HS	Bitton	Bitton Parish Council
6	PK08/0689/O	Refusal	Bristol M G Workshop, Signal Road, Staple Hill, South Gloucestershire, BS16 5PF	Rodway	
7	PK08/0690/F	Approve with conditions	City of Bristol College, St. Stephens Rd, Soundwell, South Gloucestershire, BS164RL	Kings Chase	
8	PT08/0554/F	Approve with conditions	Adjacent to 33 Gloucester Road, Almondsbury, South Gloucestershire, BS32 4HH	Almondsbury	Almondsbury Parish Council
9	PT08/0565/F	Approve with conditions	Elberton Garage, Redhill Lane, Olveston, South Gloucestershire, BS35 4AQ	Severn	Aust Parish Council
10	PT08/0607/F	Approve with conditions	46 Clyde Road, Frampton Cotterell, South Gloucestershire, BS36 2EF	Frampton Cotterell	Frampton Cotterell Parish Council
11	PT08/0655/F	Approve with conditions	11 Dunkeld Avenue, Filton, South Gloucestershire, BS34 7RH	Filton	Filton Town Council
12	PT08/0657/F	Approve with conditions	742 Filton Avenue, Filton, South Gloucestershire, BS34 7HE	Filton	Filton Town Council
13	PT08/0666/F	Approve with conditions	1 Common Road, Winterbourne, South Gloucestershire, BS36 1QE	Winterbourne	Winterbourne Parish Council
14	PT08/0669/O	Refusal	Belmont House, Gloucester Road, Patchway, South Gloucestershire, BS34 5BQ	Patchway	Patchway Town Council
15	PT08/0685/TRE	Refusal	Neathwood, New Road, Tytherington, South Gloucestershire, GL12 8UP	Ladden Brook	Tytherington Parish Council
16	PT08/0692/F	Approve with conditions	The Hornbeams, Marlborough Drive, Frenchay, South Gloucestershire, BS16 1PW	Frenchay and Stoke Park	Winterbourne Parish Council

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
17	PT08/0706/F	Approve with conditions	1 The Crunnis, Bradley Stoke, South Gloucestershire, BS32 8AD	Stoke Gifford	Bradley Stoke Town Council
18	PT08/0733/LB	Approve with conditions	71 High Street, Thornbury, South Gloucestershire, BS35 2AW	Thornbury North	Thornbury Town Council

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.: PK08/0553/F
Site: 115 Parkwall Road, Warmley,
 South Gloucestershire, BS30 8HA
Proposal: Conversion of existing detached
 garage with erection of single storey
 extension to provide additional living
 accommodation.
Map Ref: 66262 72258
Application Category: Minor

Applicant: Mr A Patel
Date Reg: 26th February 2008
Parish: Oldland Parish
 Council
Ward: Parkwall
Target Date: 15th April 2008



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100023410, 2008.

N.T.S

PK08/0553/F

INTRODUCTION

This application appears on the circulated schedule due to the receipt of a letter of objection from the Parish Council and two letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of an extension on the rear of the existing detached garage. The extension as proposed would have a depth of 3.4 metres and a maximum height to the ridge of 3.4 metres. The application also includes the replacement of the existing flat roof on the original garage with a pitched roof.
- 1.2 The application also includes the conversion of the garage to ancillary residential accommodation. It is important to recognise that planning permission is not required to convert the garage to ancillary residential accommodation. This could be carried out at any time without the need for the submission of a full planning application. This application only seeks to assess the impact of the rear extension and the new roof.
- 1.3 During the course of the application a few minor discrepancies were noticed on the plans relating to the height of the extension. Amended plans have been received as requested so the plans are now accurate and consistent.

2. POLICY CONTEXT

2.1 National Guidance
PPS 1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development

H4 Development within Existing Residential Curtilages, Extensions

T8 Parking Standards

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/0602/F - Installation of 1 rear and 1 side dormer window to facilitate loft conversion.

At the time of the preparation of this report, this application is on circulated schedule with an officer recommendation for approval. If the application is not called to sites or committee the decision notice will be issued on 11th April 2008. Should this application be approved as per the officer recommendation, the number of bedrooms at the property will be increased from 3 to 4. In the interests of consistency, this current application for the garage extension is determined on the assumption that the application for the dormer windows will be approved as per the officer recommendation.

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

Object to the application on the strongest terms on the grounds of overdevelopment of the site and in particular the loss of off-street car parking at the same time increasing the size of the property. The parish council also state that the application should be considered at the same time as PK08/0602/F (for dormer windows at the same property) as the combined effect of the two applications would create an overbearing impact on the neighbouring properties not in keeping with the rest of the street scene.

Other Representations

4.2 Local Residents

Two letters of objection have been received regarding this application. A summary of the points of concern is as follows;

- Concerned about the height of the garage blocking sun light from the neighbours north facing garden.
- The view from the neighbours 1st floor window will be restricted by the height and length of the building
- Concerns about future use of the property and number of occupants
- At 3.4 metres above ground level, the whole building will be very dominant

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met.

5.2 Design/ Visual Amenity

As mentioned in paragraph 1.1 above, there are two elements to the proposed works – the removal of the flat roof on the existing garage and its replacement with a ridged roof, and also the erection of a single storey extension to the rear of the existing garage. Generally, flat roofs represent poor design and they tend to need high levels of maintenance. In this location, the existing flat roof is not considered to fully reflect the character of the surrounding dwellings. A ridged roof is considered by your officer to be more suitable for its location and will integrate more successfully with the main dwelling.

The single storey extension to the rear of the garage will not be readily visible from the highway and so will not impact upon the street scene or character of the area. When viewed from the highway, the only alterations will be the removal of the existing garage door and its replacement with a window and the new roof. Neither of these will have a significant or detrimental impact upon the street scene. The garage is set well back from the edge of the carriage way and is thus not prominent in views.

The tiles to be used on the new roof of the garage will match those on the main dwelling. Matching external render further attributes to its integration. The alterations will be visible from the highway but it is not considered that the addition would be visually intrusive. The design of the extension is thus considered to be acceptable.

5.3 Residential Amenity

It is noted that the parish council and the 2 local residents are concerned about the impact of the garage extension of the neighbouring properties. This has been given careful consideration by the case officer and it is considered that the alterations would have insufficient impact on the neighbouring dwellings to warrant the refusal of the application.

The existing garage has a height of 3.1 metres. As a result of the application the eaves height of the garage will be dropped from 3.1 metres down to 2.4 metres. The pitched roof would then be added on top of this taking the maximum height of the extended garage up to 3.4 metres. As a result of the application therefore the height of the garage as currently stands will be increased by only 300mm. Whilst the maximum height will be increased slightly, because the eaves will be reduced, the actual massing and bulk of the garage when viewed from the neighbouring dwellings may actually be reduced.

The single storey garage extension will be constructed close to the boundary with No. 113 Parkwall Road. Your officer initially had concerns about the impact of the extension on this neighbouring property. Following a site visit however it became apparent that there are existing garden structures to the rear of the garage at No. 113 that run along a large section of the rear boundary. Your officer does not dispute that the extended garage will of course be readily and clearly visible from the neighbouring properties. Because of the outbuildings in the gardens of the neighbouring properties however, it is not considered that it will have any overbearing or over dominant effect.

Because of the minimal increase in the maximum height of the building – an increase of only 300mm it is the opinion of your officer that no significant or detrimental overshadowing would result because of the works to the garage.

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

5.4 Transportation Implications

It is noted that the parish council are concerned about the loss of existing parking space in the garage at the same time as extending the dwelling (see history section 3.1). Planning permission is pending for alterations to the roof structure to change the currently 3 bedroomed dwelling to a 4 bedroomed dwelling. Should permission also be granted for the garage extension, the resultant dwelling would have 5 bedrooms. (It is important to remember that the garage could be converted to an additional bedroom providing no extension was required at any time without the need for planning permission.)

In accordance with the maximum parking standards in Policy T8 of the South Gloucestershire Local Plan, a maximum of 3 parking spaces can be provided to serve a 5 bedroomed dwelling. The whole of the front garden of the property is currently finished with hard standing and is available for parking. There is ample parking to park in excess of 4 vehicles on the existing driveway – in excess of the maximum parking standards.

The loss of the parking space in the garage will have no impact on levels of highway safety and sufficient off street parking will be retained to meet the needs arising from the extended dwelling. There are no highway objections to the conversions as proposed.

5.5 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK08/0553/F**

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the main dwelling on site.

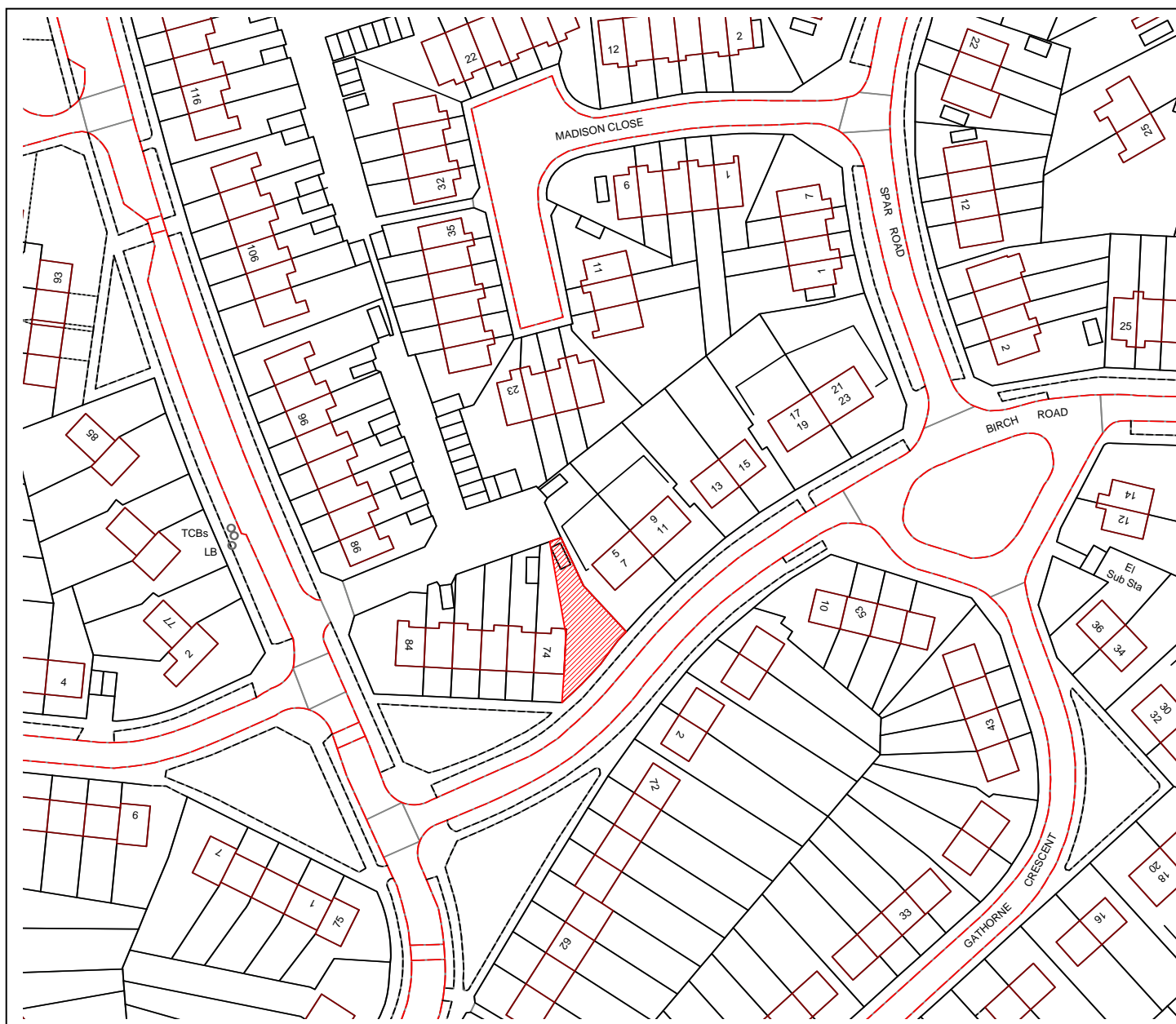
Reason

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

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.: PK08/0571/O
Site: 74 Cranleigh Court Road, Yate,
 South Gloucestershire, BS37 5DL
Proposal: Erection of 1 no. end terrace dwelling
 (Outline) with layout, scale and access
 to be determined. All other matters
 reserved. (Resubmission of
 PK07/2341/O).
Map Ref: 70763 82856
Application Category: Minor

Applicant: Mr M Powell
Date Reg: 27th February 2008
Parish: Yate Town Council
Ward: Yate North
Target Date: 22nd April 2008



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 100023410, 2008.

INTRODUCTION

This application appears on the circulated schedule due to the receipt of one letter of objection from the parish council and two letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The application seeks outline planning permission for the erection of a single dwelling. The new dwelling would be added onto the end of an existing row of terraced properties so would become an end-terraced property. This application seeks to assess the layout, scale and access only – all other matters are reserved. The supporting letter to the design and access statement submitted with the application states that the building would be similar in dimension to the existing house of the site and will thus be two storeys tall.
- 1.2 The site is within the residential curtilage of No. 74 Cranleigh Court Road, Yate. Whilst the address is Cranleigh Court Road, the site actually appears to face onto Birch Road. The dwellings surrounding the site are all very similar in scale, design and layout comprising either semi-detached or terraced units – some of which are split into flats.
- 1.3 This application is the resubmission of a previously refused scheme on the site also for the erection of a new dwelling (reference PK07/2341/0). This application was refused for the following reasons;

'1. The proposed new dwelling, by virtue of its siting and site layout, would be out of keeping with the traditional layout and character of the street scene. The new dwelling would project beyond the existing building line, would be visually intrusive and fails to respect the character of the area. The application is thus considered to be contrary to Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.'

'2. Vehicular access to both existing and proposed dwellings is very restricted due to the angle and very narrow width of the entry point. It is unlikely therefore that the off-street parking spaces provided would be used. This would result in increase on street parking in the locality to the detriment of existing levels of highway safety. The application is thus contrary to the requirements of Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.'

This resubmitted application includes amendments to the footprint and siting of the dwelling and alterations to the rear access in an attempt to overcome the previous refusal reasons.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 - Delivering Sustainable Development
PPG3 - Housing
PPG13 - Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design

- H2 - Residential Development
- H4 - Development within Residential Curtilages
- L1 - Landscape Protection and Enhancement
- T12 - Transportation Development Control Policy for New Development

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK07/2341/O Erection of 1 end terrace dwelling (outline) with layout and access to be determined. All other matters reserved.
Refused September 2007

4. **CONSULTATION RESPONSES**

(a) Statutory Consultees

- 4.1 Yate Town Council
Object to the application on the basis that it represents overdevelopment of the site.

(b) Other Representations

- 4.2 Local Residents
Two letters of objection have been received from local residents. A summary of the points of concerns is as follows;
- Would result in 2 additional vehicles using the small access lane
 - There is not enough room for extra parking
 - Vehicles parked in the lane will obstruct neighbours access to their garages and homes.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) allows for development within existing residential curtilages, including new dwellings, subject to there being no adverse impact on the existing visual and residential amenities within the immediate area. Therefore subject to these constraints, the proposal is considered acceptable in principle.
- 5.2 The site is located within the existing built up area, as defined on the Local Plan Proposals Maps. In accordance with Policy H2, new residential development will normally be permitted subject to compliance with several criteria. It is considered that Policy H4 of the South Gloucestershire Local Plan (Adopted) encompasses all the relevant issues of the above policies, for Policy H4 allows for the erection of a new dwelling within existing residential curtilages providing that that following criteria are complied with;
- 5.3 **(a) Development would respect the massing, scale, proportions, materials and overall design and existing property and the character of the street scene and surrounding area;**
This application is in outline only and thus the design of the actual dwelling is not for consideration as part of this application. Nonetheless, the supporting letter submitted in conjunction with the design and access statement identifies that the ground level and upper limit of the proposed development will be the same as the existing building on the site.

The layout of the dwelling is for consideration at this outline stage and the submitted plan shows that the new dwelling has been designed with a standard rectangular footprint. The new dwelling is to have a width of 4.9 metres and a depth of 7 metres. By means of comparison, the existing dwelling on the site has a width across the frontage of 5.6 metres. The previously refused application for a dwelling on the plot included step-back on the front elevation in an attempt to make the building fit on the plot – the need for this step back has now been removed by reducing the footprint of the whole dwelling slightly. The new dwelling, other than the slightly reduced width, now has the potential to match the existing dwelling on the site and thus integrate fully with the street scene. It is considered that it would be possible at reserved matters stage to ensure that the materials and overall design of the actual dwelling integrates successfully with the existing building.

The concern with the previous application was that the new dwelling would be too close to the edge of the carriageway. Despite the set back, it was still considered that the siting of the proposed new dwelling was inappropriate as it would stand forward of the existing building line and would be visually incongruous in the street scene. This application however includes a greater step back away from the edge of the carriage way and thus pulls the dwelling in line with the building line. The existing dwellings facing onto Birch Road are set back from the edge of the carriage way by an average of 4 or 5 metres. There are examples of dwellings that are closer to the carriageway and also examples of dwellings that are set further back. At its closest point, the proposed new dwelling would be 3 metres from the edge of the carriageway.

Because of the arrangement of the surrounding dwellings, and the unusual angle at which they face the road, it is actually considered that the proposed new dwelling will help to form a continuous visual link between the existing dwelling on site No. 74 and the neighbouring property at No. 5/7 Birch Road. Whilst the new dwelling will still be on a conspicuous plot when travelling along Birch Road towards Cranleigh Court Road, it is no longer considered that it will detract from the amenity of the street scene or be visually incongruous. The impact of the new dwelling on the street scene is thus considered to be acceptable.

- 5.4 **(b) Would not prejudice the amenities of nearby occupiers;**
Despite neighbour objections, it is not considered that the dwelling as proposed would have any adverse impact on existing levels of residential amenity. At reserved matters stage, attention would be paid to the location of windows to prevent any issues of intervisibility.
- 5.5 **(c) Would not prejudice highway safety or the retention of an acceptable level of parking provision, and an acceptable level of parking provision is provided for any new separately occupied dwelling;**
The application states that the new dwelling would have three bedrooms. The design and access statement says two off street parking spaces will be provided to serve each dwelling. These spaces however are not shown on the block plan but the plan is annotated to say that the two spaces for each property will be provided in a tandem layout.

With the previous application, the proposal was to install a close boarded fence between the two new gardens that would run right up to the rear access lane. A refusal reason was justified on this basis because this would make the access point to both properties very difficult to get a vehicle into.

As part of this application, the plans have been amended slightly to show the fence to finish 3 metres away from the edge of the access lane. This allows vehicles extra space to manoeuvre into the parking spaces and makes vehicle access much more accessible. A condition will be attached to any consent granted to ensure that no demarcation in the form of fence, wall or other boundary treatment is constructed within 3 metres of the rear access lane to ensure that this space is kept free of obstruction as far as possible.

Subject to the attachment of appropriate conditions, sufficient off street parking is not proposed to meet the needs of the existing and proposed dwellings. Whilst the additional dwelling will result in the intensified use of the rear access lane, it is not considered that the new dwelling would have any detrimental impact on existing levels of highway safety.

5.6 **(d) Would not prejudice the retention of adequate private amenity space, and adequate private amenity space is provided for any new separately occupied dwelling;**

The indicative plans show how adequate private and useable amenity space will be provided to serve each of the existing and proposed dwellings. There is thus no objection to the proposed dwelling on the basis of adequate amenity space.

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.

5.8 Design and Access Statement

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

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

7. RECOMMENDATION

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

Background Papers **PK08/0571/O**

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

CONDITIONS

1. Approval of the details of the appearance of the building 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

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 appearance of the building 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

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

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

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

5. Application for the approval of the reserved matters shall be in accordance with the parameters described in the design and access statement and the supporting letter received by the Council on 26th February hereby approved.

Reason

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

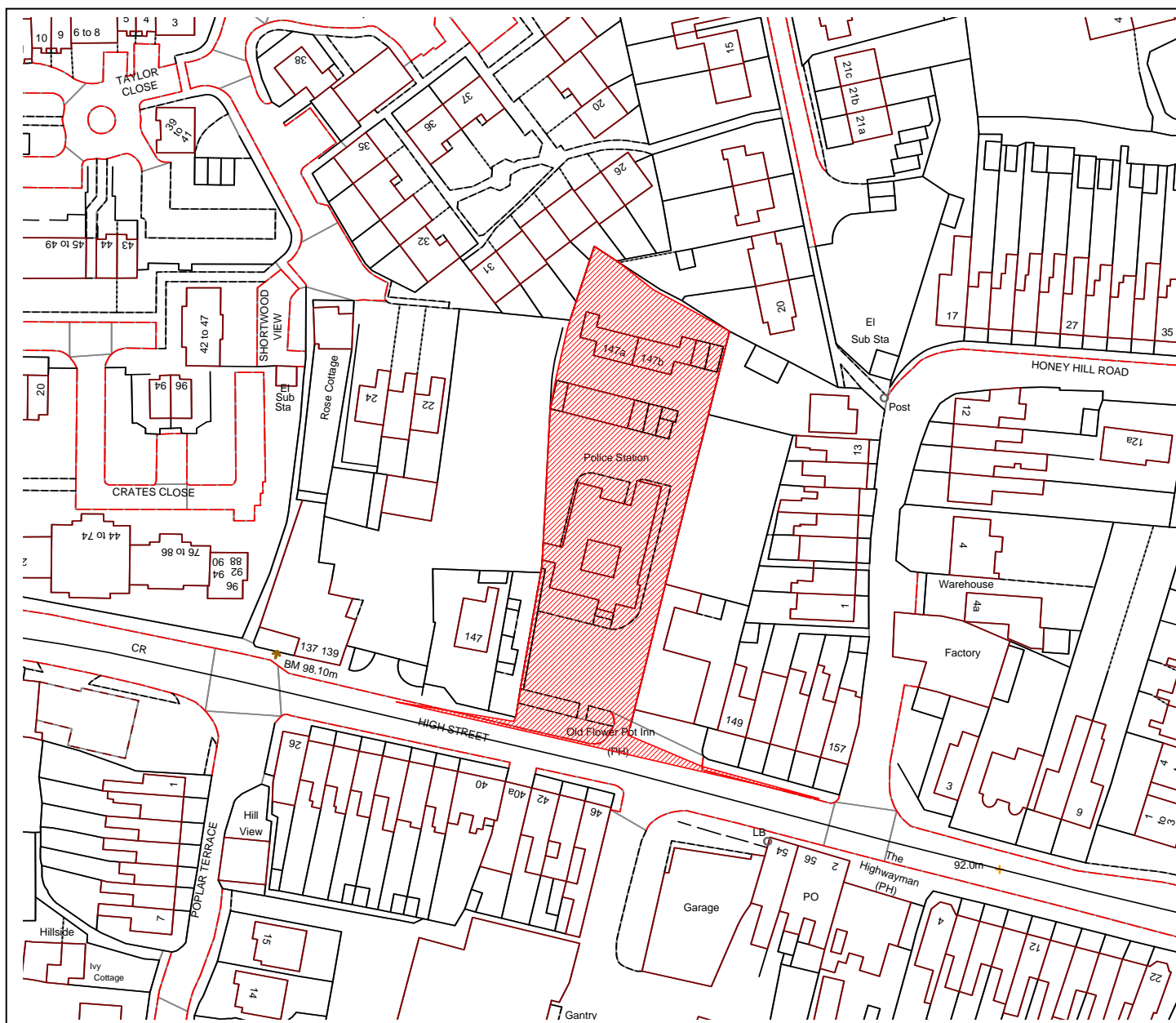
6. There shall be no boundary treatment or any other demarcation constructed between the existing and proposed dwellings within 3 metres of the rear access lane. This 3 metre deep area shall be permanently retained as communal vehicle manoeuvring space. Two off street parking spaces must be provided for each dwelling independent of this manoeuvring space.

Reason

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

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.:	PK08/0581/F	Applicant:	Mr P Hayes Newland Homes Ltd
Site:	Former Police Station, High Street, Kingswood, South Gloucestershire, BS15 4AQ	Date Reg:	28th February 2008
Proposal:	Demolition of Former Police Station to facilitate the erection of 14no. dwellings and associated works.	Parish:	
Map Ref:	65618 73808	Ward:	Kings Chase
Application Category:	Major	Target Date:	28th May 2008



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N.T.S

PK08/0581/F

The application is referred to the circulated schedule, as it is a 'major' application and therefore falls under the current scheme of delegation to be considered by this procedure.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 14 dwellings with , car parking, landscaping and associated works. The development would utilise an existing access point onto High Street, this will incorporate a pedestrian priority vehicular crossover. The development on 0.27 hectares (to provide a density of 51 dwellings per hectare), will be facilitated by the demolition of a former police station to include all the associated buildings on the site.
- 1.2 Within context the site fronts onto High Street to the south, the main route through Kingswood. To the immediate east of the site lies the Old Flower Pot Public House with its associated garden area beyond which lies a Victorian Terrace. To the west of the site along the frontage lies a more modern detached residential property No.147 High Street, while abutting the remainder of this western boundary lies the extensive parking lot of Kingswood Caravan and Camping Centre with associated caravan parking. To the north-west of the site lies a rank of terraced modern bungalows (the corner of the site lying just 4 metres from the rear elevation of one of these properties) while to the north-east lies a semi-detached pair of older dwellings with their west facing gardens.
- 1.3 The proposal consists of 2no. 2 bedroom maisonettes (over garages) situated on the frontage to the site, with 11no. 3 bedroom houses and 1no. 4 bedroom house with 23 car parking spaces. The car parking largely comprises surface parking situated to the rear of the buildings along the frontage and within an area at the north-west corner of the site, the exception to this being an internal garage to the 4 bed dwelling (Plot 14 at the north-east corner of the site) and four "undercroft spaces" for the two frontage units.
- 1.4 Facing materials are to be of reconstructed stone to match the local stone, ashlar style stone door and window surrounds and some render to four of the units. Terracotta roof tiles are to be used. Private rather than communal space is provided.

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
L18	The Water Environment
EP1	Environmental Pollution
T8	Parking Standards
T12	Transportation Development Control Policy

H2	Proposals for Residential Development within the Existing Urban Areas
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

South Gloucestershire Council Design Checklist (Adopted August 2007)

3. **RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history (all history relates to the former use of the site as a police station).

4. **CONSULTATION RESPONSES**

- 4.1 Parish Council
This area is unparished

- 4.2 Other Consultees
Wessex Water have stated that the development is located within a sewered area, with foul and surface water sewers.

- 4.3 Police
Object to the proposed development on the grounds that the scheme is not considered to meet the requirements on the South Gloucestershire Design Check List “Safe and Secure Communities”. Parking is not considered secure, cycle storage in rear gardens is not considered secure, gates to rear gardens are not overlooked as is an area to the front of Plot14 and the fencing around the site is in a questionable state of repair.

- 4.4 Sustainable Transport
The proposal is for 14 new dwellings (two and three bedrooms dwellings), which are to replace the redundant buildings previously used as the police station. It is proposed to use the existing access onto High Street. The vehicular access at its junction with High Street would be in form of pedestrian priority vehicular crossover and that would ensure people walking along High street will not be unduly inconvenienced by the new development.

The proposed site access is 5.5m wide and it is suitable for two-way traffic movements. The proposal also includes a separate footway along the western side of the proposed residential road. Information provided by the applicant in form of Auto-track indicates that there is sufficient turning and manoeuvring space on the site to ensure that all vehicles including service and delivery vehicles can enter and leave the site in forward gear. The site access has good visibility onto High Street.

The parking arrangement for the units is in form of two parking courts. One parking court is located to the south west and the other is located to the north west of the site. Some of the parking spaces are considered slightly remote from the individual units however, this alone could not used as a reason to refuse the planning application.

The applicant proposes provision of 23no. parking spaces on the site for 14 houses and that is in compliance with the SGC maximum parking standards.

In order to promote and improve the choice so that people take option to travel by means other than the private car then, the developer is expected to provide mitigating measures in form of financial contributions towards improvements to public transport infrastructure in the area. The bus stop near to the site is in need of improvement. In view of this therefore, I would expect the developer to make contribution of £12,000 towards improvement scheme.

Subject to the applicant first entering into an appropriate legal agreement to provide the said contribution then, there are no highway objections to the proposal. The following planning conditions are also recommended;

- 1) The access road shall be constructed to full adoptable standard.
- 2) Prior to occupation of any dwellings on the site, provide off-street parking for each new dwelling on the site and maintain them satisfactory thereafter.

4.5 Community Services (summary)

Policy LC8 of the Local Plan additionally requires provision for informal open space. We consider 5sq.m. per person of informal open space to be a reasonable requirement for this development. The public open space required as a result of this development equates to 994.70sq.m. We would request a contribution from the developer of £23,842.96 to enhance nearby public open space, to offset the resulting increased demand on facilities. Arrangements must be made to secure the future maintenance of enhanced public open space. This equates to £21,316.42. The public open space contribution totals £45,159.38. These figures are to be index-linked from this date using Tudorseeds Updating Percentages GM'87.

There is an identified shortfall of Public Open Space in the locality. Calculations for contributions are based upon Policy LC8 requirements. Enhancements are to be carried out within 2km of the development. It is likely to be spent at one or more of the following locations: Southey Park, New Cheltenham Road, Tennis Court Road, Kingswood park, but we would reserve the right to allocate funds accordingly at the relevant time.

4.6 Education Services

Education Services confirms that there is currently surplus capacity at existing primary and secondary schools in the surrounding area, and for this reason no contribution is required for additional education provision.

4.7 Affordable Housing

The proposal falls below the threshold at which affordable housing contributions are required

Other Representations

4.8 Local Residents

There has been 1 letter of objection received. The grounds of objection can be summarised as follows:

- There are too many houses. 10 would be more acceptable

- There are not enough parking places provided
- Access will be difficult
- The buildings are too high and out of scale with the surrounding properties

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.

The proposed density on the site equates to approximately 51 dwellings which is over the minimum density level set out in Policy H2 and PPS3. It is considered that the density proposed is acceptable both in numerical terms and in terms of compatibility with the site, its location (in a sustainable location close to local facilities and services as well as public transport routes), accessibility and its surroundings.

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

5.2 Residential Amenity

Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006) indicates that new development should not affect residential amenity. Para 8.163 of the plan states that *"in seeking to ensure that development does not prejudice residential amenity, the Council will have regard to the amenities of existing residents in the vicinity of the site and to those of future occupiers"*. The impact upon residential amenity is assessed in terms of whether any element of the development would appear oppressive or overbearing when viewed from neighbouring properties or whether overlooking would occur resulting in loss of privacy.

It is not considered given their scale and location that Plots 1-10 would have any significant impact upon the amenity of neighbouring occupiers either in respect of the physical impact of the buildings or as a result of loss of privacy. It should be noted that most of the area to the west of the site is used for the parking of caravans in association with the neighbouring caravan and camping business. Where the site is closest to the neighbouring properties at the north-western corner, there is a parking area rather than built form (the proposed development would involve the removal of existing police housing buildings in this area and in terms of improvement to the outlook of these occupiers this would be an enhancement).

Plots 11-14 situated along the northern side of the site are sited between approximately 15 and 25 metres from the rear of No.19 and No.20 Honey Hill Road. It should be noted that the juxtaposition between these properties ensures that there is no direct overlooking of the rear elevations of these properties from the new development. The boundary treatment and some landscaping will reduce any impact. Gardens for Plots 11-14 are approximately 11 metres in length. It is considered that this relationship is acceptable and that any impact would not be significant such as would justify the refusal of the

application. It should be noted that the proposal will involve the removal of a two storey block of former police houses.

The eastern boundary is largely alongside the Public House and its garden, it is not considered that the development would adversely affect the amenity of neighbouring occupiers to the east, given the scale and location of buildings within the application site.

In summary it is considered that the proposal would not have a significant impact upon the amenity of neighbouring occupiers and as such it is in accord with the aims and objectives of Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006).

5.3 Landscaping

There are no existing landscaping features on the site given that the site currently comprises a single industrial building with access and parking areas. Limited landscaping has been indicated on the submitted drawings, within private and communal areas. A condition will be attached to the decision notice to require the submission of a detailed landscaping scheme, the condition will require details of all boundary treatments and areas of hardstanding to ensure the quality of the development.

5.4 Trees

The proposed development would involve the removal of a fir tree that is growing at the front of the site. It is a non-native semi-mature tree. The proposed development will involve the loss of the tree. This matter has been considered by the Council Tree Officer's however it is not considered that the tree is of great amenity value and is not a suitable candidate for a preservation order (TPO). There is no objection to the loss of this tree.

5.5 Design Issues/Visual Amenity

It is considered that there is no one style of building that predominates within the vicinity of the site, there being a mix of two and three storey properties. If one style can be said to exceed others it would be Victorian two storey terraces with natural grey pennant stone walling.

As an infill development onto a well-established frontage, it is considered that the most important aspect of the development in terms of the visual impact upon the wider locality are those buildings to the front of the site. Plots 1 and 2 to the front of the site are considered to respond well to these surroundings in terms of form, massing and scale, in particular to The Old Flowerpot Inn to the east which is a distinctive two storey detached building of pennant stone with two gable on the front elevation. Negotiations have ensured that the front of this building appears as a front elevation with front doors and windows at ground floor level. The building line is also compatible with the neighbouring properties and hence the buildings have been designed so that their mass and scale does not dominate the street scene but rather integrates with the existing built form.

The vertical/linear arrangement to the rear of the frontage is considered appropriate and the design and access statement is considered to accurately reflect that this will enable maximum daylight for windows and garden areas and would enable future use of solar panels. The design of the buildings and the materials chosen, (local stone, ashlar style door and window surrounds and the use of render to provide a degree of variation to the external finishing, with terracotta roof tiles),

is considered to integrate successfully with the surroundings. The concern raised that the buildings at the northern end of the site are out of scale with adjoining properties is noted, however it should be noted that firstly the buildings are replacing a structure of similar scale (former police housing) and secondly that the rank of bungalows to the north is in itself very much out of character with the type of development in the area. It is considered that the form and scale of the proposed units is in keeping with the scale of development in the area.

The Police Architectural Liaison Officer has raised number of concerns, (indicated as 4.3 above), that will be addressed as follows. The site is surrounding by other properties and in the case of the western boundary the secure yard of the Caravan Centre. Aside from the side of Plot 14, the entire western boundary lies alongside the access road rather than a new dwelling. Plot 14 at the northern end of the site can only be assessed from the entire length of the access road and as such is considered to be overlooked. Subject to a condition to secure full details of the boundaries for approval the security of the site is considered satisfactory given that it is enclosed by other properties. Gates to the side of properties on the western boundaries are indicated at 2 metres in height which meets security requirements. A condition will be recommended to secure low level lighting at ground level (bollards) within the parking areas. It should be noted that the control of "standards" for doors and windows is not dealt with through the planning system.

Policy D1G states that the design, orientation and location of buildings should achieve energy conservation and the protection of environmental resources. The South Gloucestershire Council Design Checklist (Adopted August 2007) supports this policy.

In support of the application, the applicant has submitted a sustainability strategy and waste minimisation statement. The details indicate among other criteria that materials from the existing site are to be reused, the buildings are to be constructed to the latest environmental standards, water heating systems are of the latest standards Sustainable Urban Drainage is to be used throughout and local materials and contractors are used for construction. In terms of the waste management strategy among other factors where on site demolition is carried out, materials will be converted to hardcore/hardstanding sub-bases. Existing materials are to be recycled. A strategy for auditing waste, segregating waste materials, dealing with hazardous waste and collecting waste is identified. It is considered that this demonstrates compliance with Policy D1G.

It is considered, subject to the above conditions that the design of the proposal is acceptable and in accord with Policy D1 and South Gloucestershire Council Design Checklist (Adopted August 2007).

5.6 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 considers the impact of development upon the surrounding highways network with the overall objective of maintaining and promoting highway safety. More specifically Policies T7 and T8 consider Cycle and Car parking Standards.

The proposal is for 14 new dwellings (two and three bedrooms dwellings), which are to replace the redundant buildings previously used as the police station. It is proposed to use the existing access onto High Street. The vehicular access at its junction with High Street would be in form of pedestrian priority vehicular crossover and that would ensure people walking along High street will not be

unduly inconvenienced by the new development.

The proposed site access is 5.5m wide and it is suitable for two-way traffic movements. The proposal also includes a separate footway along the western side of the proposed residential road. Information provided by the applicant in form of Auto-track indicates that there is sufficient turning and manoeuvring space on the site to ensure that all vehicles including service and delivery vehicles can enter and leave the site in forward gear. The site access has good visibility onto High Street.

The parking arrangement for the units is in form of two parking courts. One parking court is located to the south west and the other is located to the north west of the site. Some of the parking spaces are considered slightly remote from the individual units however, this alone could not be used as a reason to refuse the planning application. The applicant proposes provision of 23no. parking spaces on the site for 14 houses and that is in compliance with the South Gloucestershire maximum standards.

In order to promote and improve the choice so that people take option to travel by means other than the private car then, the developer is expected to provide mitigating measures in form of financial contributions towards improvements to public transport infrastructure in the area. The bus stop near to the site is in need of improvement. In view of this therefore, a request has been made for a contribution of £12,000 from the developer towards this improvement scheme. The applicant has agreed to this request.

In summary there is no transportation objection and the proposal is considered to be in accord with Policy T8 and T12, subject to the applicant entering into an appropriate legal agreement to secure the above contribution and subject to conditions to ensure that the access road shall be constructed to full adoptable standard and that the parking spaces are in place prior to the occupation of any of the dwellings on the site (and that they are maintained as such thereafter).

5.7 Drainage

There is no objection to the proposal from the Council's Drainage Engineers subject to a condition requiring the use of best drainage practice. In addition given the location of the development in a former mining area, a condition requiring a mining report prior to the commencement of works is recommended.

5.8 Community Services

Policy LC8 of the South Gloucestershire Local Plan (Adopted) January 2006 indicates that where provision for formal open space, playspace and informal open space is inadequate to meet the projected needs arising from the development. The policy indicates that these requirements will also include provision for future maintenance.

Policy LC8 of the Local Plan additionally requires provision for informal open space. We consider 5sq.m. per person of informal open space to be a reasonable requirement for this development. On the basis that this development of 14 dwellings would generate a population increase of 34.3 people, the public open space required as a result of this development equates 994.70sq.m. We would request a contribution from the developer of £23,842.96 to enhance nearby public open space, to offset the resulting increased demand on facilities.

Arrangements must be made to secure the future maintenance of enhanced public open space. This equates to £21,316.42. The public open space contribution totals £45,159.38. These figures are to be index-linked from this date using Tudorseeds Updating Percentages GM'87.

There is an identified shortfall of Public Open Space in the locality. Calculations for contributions are based upon Policy LC8 requirements. Enhancements are to be carried out within 2km of the development. It is likely to be spent at one or more of the following locations: Southey Park, New Cheltenham Road, Tennis Court Road, Kingswood park, but we would reserve the right to allocate funds accordingly at the relevant time.

The applicant has confirmed their agreement to this payment and this will be secured through a Section 106 Agreement.

5.9 Education Services

Education Services confirm that there is currently surplus capacity at existing primary and secondary schools in the surrounding area, and for this reason no contribution is required for additional education provision.

5.10 Affordable Housing

The proposal falls below the threshold (15 units) at which affordable housing contributions are required.

5.11 Design and Access Statement

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

5.12 Section 106 Requirements

In this instance, having regard to the above advice, the public transport infrastructure improvements and provision of Public Open Space are appropriately the subject of a Section 106 Agreement and would satisfy the tests set out in Circular 1/97.

6. CONCLUSION

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

The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (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 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:

- £23,842.96 towards the enhancement of existing open space in the vicinity of the site and £21,316.42 towards maintenance of these enhancements, to accord with Policy LC8 of the South Gloucestershire Local Plan (Adopted January 2006).
- £12000 towards transportation infrastructure (bus stop facility) within the vicinity of the site to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted January 2006).

Background Papers PK08/0581/F

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).

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

Reason

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

3. Prior to the occupation of the final dwelling hereby approved, the access road shall be constructed to full adoptable standard.

Reason

To ensure an adequate access and internal layout and in the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. 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 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17/18 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

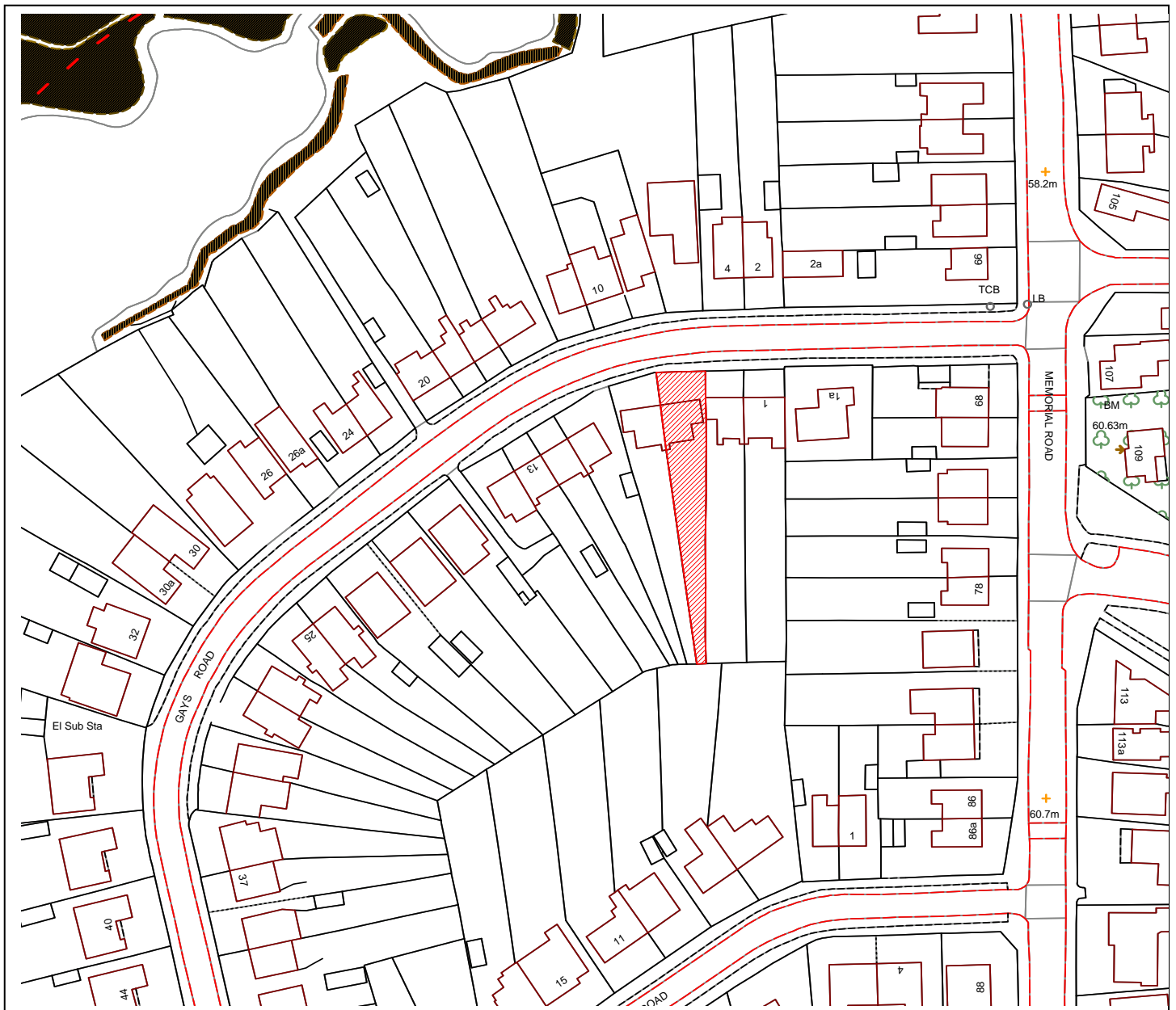
7. Prior to the commencement of development full details of external lighting on the site, (this should include low level security lighting for the parking areas), shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the layout takes account of personal safety, security and crime prevention and to accord with Policy D1F of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.:	PK08/0589/F	Applicant:	Mr J Cotton
Site:	5 Gays Road, Hanham, South Gloucestershire, BS15 3JR	Date Reg:	29th February 2008
Proposal:	Erection of two storey side and single storey rear extensions to provide additional living accommodation with front canopy.	Parish:	Hanham Abbots Parish Council
Map Ref:	63760 71734	Ward:	Hanham
Application Category:	Minor	Target Date:	22nd April 2008



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N.T.S

PK08/0589/F

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a two-storey side extension and a single storey rear extension at No. 5 Gays Road, Hanham. The proposed side extension would measure 2.5 metres wide by 7.7 metres long and 7.7 metres high, and the proposed rear extension would measure 4 metres deep by 6.02 metres wide and 3.7 metres high.
- 1.2 The property is a two-storey semi-detached dwelling and is located within a residential area of Hanham.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T8	Parking standards
T12	Transportation Development Control Policy for New Development
H4	Development within existing residential curtilages

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history.

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council

Objection. The proposed development requires the demolition of a garage which will result in the loss of an off-street parking space. Gays Road is narrow and already seriously affected by parked vehicles.

Other Representations

4.2 Local Residents

No response received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for garages and extensions to existing dwellings and development within existing curtilages, subject to there being no adverse impact on existing visual and residential amenity. In addition, the proposal would not prejudice highway safety and the retention of an acceptable level of parking provision.

5.2 Visual Amenity

The area is characterised in the main by a group of two-storey dwellings. The proposal is to demolish the existing garage and construct a two-storey side extension and a single storey rear extension.

The side extension would have a hipped roof to match the host dwelling and would also be a set back and set down from the host dwelling. The rear extension would have a mono-pitched roof.

It is considered that the proposed extensions would be subservient to allow the existing dwelling to dominate. The general design and scale of the extensions is considered to be acceptable. It is also considered that the proposed extensions would not be harmful to the character of the area, as there is a similar extension in the locality. Further, the officer also considers that the proposal would still keep sufficient amenity space and does not consider that the proposal would be over development.

5.3 Residential Amenity

No windows are proposed in the side elevation of the extensions, and other proposed windows would look over its rear garden or Gays Road. It is considered that the proposal would not cause significant loss of privacy to the neighbouring properties.

The proposed side extension would be adjacent to the neighbour's garage. It is therefore considered that the proposal would not cause significant overbearing impact to the adjacent property.

Whilst the proposed rear extension would be more than 3 metres deep, there is already a similar rear extension, which was granted planning permission, at No. 9 Gays Road. In addition, the eaves height of the extension would be approximately 2.4 metres, which is slightly higher than a normal domestic garden fence. The proposal is therefore considered acceptable in terms of residential amenity.

5.4 Highway Issues

The proposal would result in the loss of existing garage. However, it is still possible to provide two parking spaces in the front of the property. A planning condition is therefore imposed to address the parking issues. The comments of the Parish Council can therefore be overcome.

5.5 Design and Access Statement

The Design and Access Statement submitted with the application is [not] considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.

5.6 Section 106 Requirements

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Background Papers **PK08/0589/F**

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

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the commencement of development, detailed plans showing the provision of at least two parking spaces in accordance with the standards set out in Policies T8 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason

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

4. The extensions hereby permitted shall not be occupied until the off-street parking spaces have been drained and surfaced in accordance with the details approved in writing by the Local Planning Authority. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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

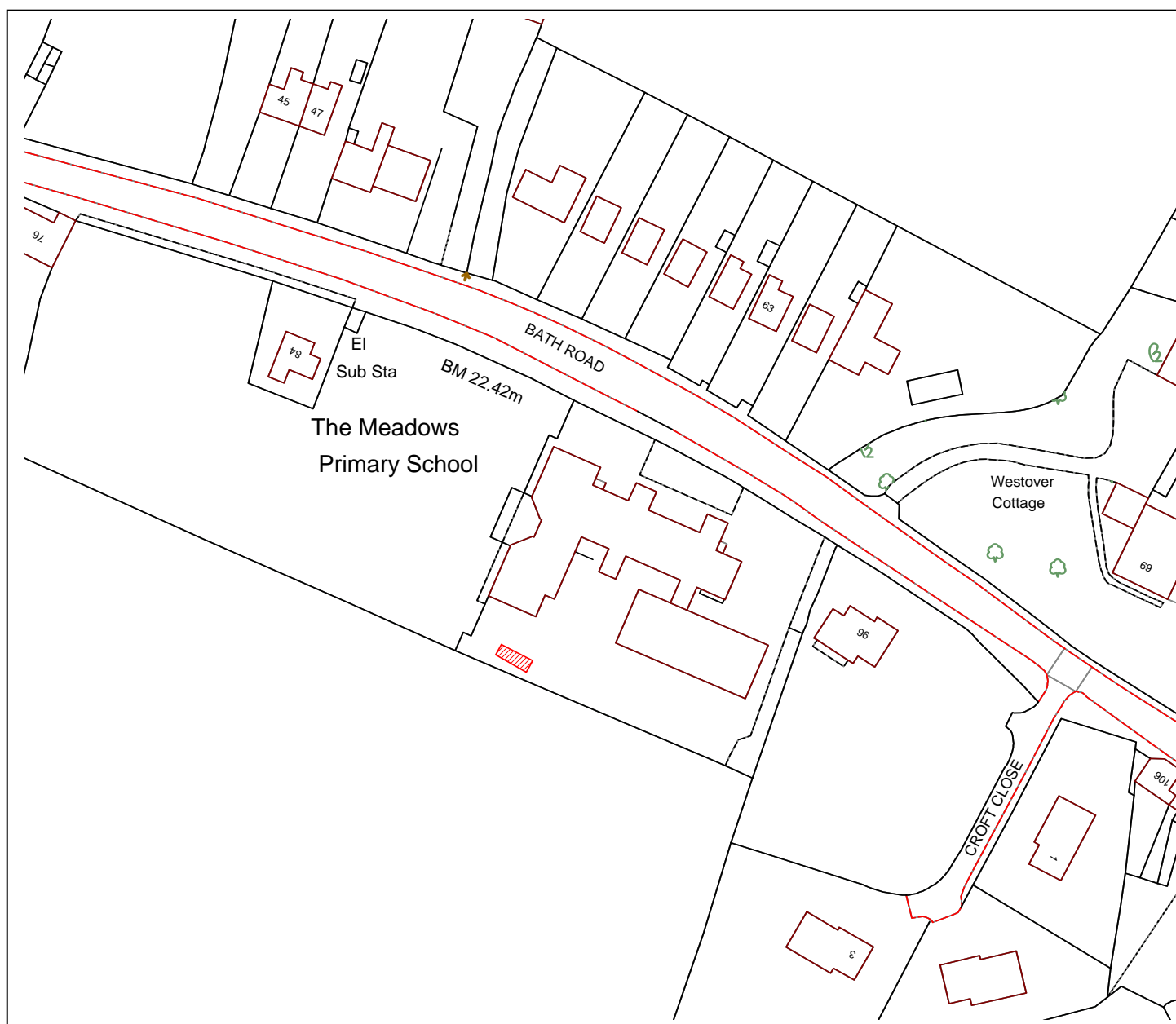
5. The proposed parking spaces hereby permitted shall have a bound surface.

Reason

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

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.:	PK08/0599/R3F	Applicant:	Mrs S Hadden
Site:	The Meadows Primary School, Bath Road, Bitton, South Gloucestershire, BS30 6HS	Date Reg:	3rd March 2008
Proposal:	Erection of all weather shelter and bicycle store.	Parish:	Bitton Parish Council
Map Ref:	67739 69807	Ward:	Bitton
Application Category:	Minor	Target Date:	22nd April 2008



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N.T.S

PK08/0599/R3F

INTRODUCTION

The application is submitted by the Council education establishment, and is required to be determined by the circulated schedule under the current scheme of delegation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of all weather shelter and bicycle store.
- 1.2 The shelter and store would measure 10.1 metres long, 3 metre wide by 2.4 metres high. It will be located on the southern perimeter of the site.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
L12 Conservation Areas
T7 Cycle Parking
T12 Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 The site has been the subject of a number of applications in the past. However, none are relevant to the determination of this application.

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
No objection.
- 4.2 The Council Natural and Built Environment Team
No objection.

Other Representations

- 4.3 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policies D1, L12, T7 and T12 the South Gloucestershire Local Plan (Adopted) January 2006 are relevant to this planning application. The policies indicate that the proposed development is acceptable subject to the following consideration.

5.2 Design and Impacts upon Conservation Area

Policy D1 seeks to ensure that new development achieves an acceptable design standard, and Policy L12 seeks to preserve or enhance the character or appearance of the conservation area.

The proposed shelter and store structure is to be constructed predominantly from timber, with a bronze coloured polycarbonate roof cladding. It is a relatively modest structure, measuring only 2.4m in height and 3m in depth, although it is 10m long. It will be contained within the boundaries of the school. By virtue of the modest size of the structure and its timber construction, officers consider that this is an appropriate form of development for within the confines of the school site. The development would preserve the character and appearance of the conservation area.

5.3 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon highway safety and amenity in the locality. Policy T7 of the South Gloucestershire Local Plan (Adopted) January 2006 provides maximum cycle parking standards.

There is no transportation objection to this current proposal in principle, however, it is considered that a condition should be imposed to ensure there would be sufficient space between cycle stands and boundary wall.

5.4 Design and Access Statement

The Design and Access Statement submitted with the application is [not] considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.

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 be granted subject to the following conditions.

Background Papers **PK08/0599/R3F**

Contact Officer: **Olivia Tresise**

Tel. No. **01454 863761**

CONDITIONS

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

Reason

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

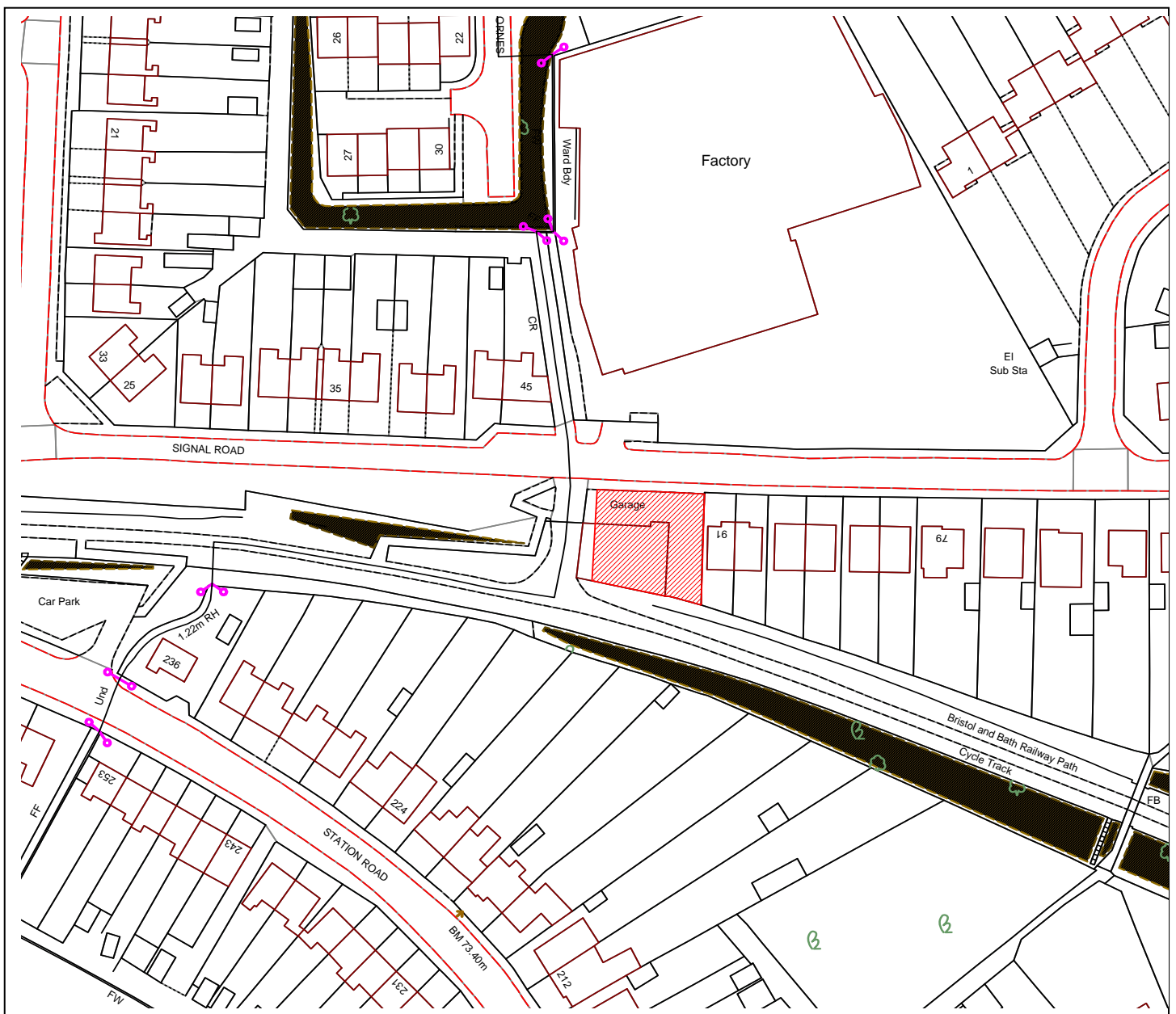
2. The proposed Sheffield cycle stands hereby permitted shall be installed at a minimum of 1 metre between the stands, or 0.65 metres between the boundary wall and a Sheffield cycle stand.

Reason

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

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.:	PK08/0689/O	Applicant:	Mr S Bond
Site:	Bristol M G Workshop, Signal Road, Staple Hill, South Gloucestershire, BS16 5PF	Date Reg:	13th March 2008
Proposal:	Demolition of car workshop to facilitate the erection of 10 no. apartments (outline with Layout, scale, external appearance and access to be considered).	Parish:	
Map Ref:	65670 75657	Ward:	Rodway
Application Category:	Major	Target Date:	5th June 2008



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INTRODUCTION

The current proposal is referred to the Circulated Schedule to Members in accordance with procedure given that it is a “Major Submission”.

1. THE PROPOSAL

- 1.1 The application was submitted seeking outline planning permission, with all matters reserved, for the residential development of 10 apartments on 0.0467 hectares of land. Given the nature of the application and its impact upon the surrounding area, it was considered necessary to assess the layout, scale, external appearance and access and subsequently an Article 3 Directive was served upon the applicant.
- 1.2 The site presently consists of a car repair workshop situated at the end of a long row of semi-detached and detached residential properties situated on the southern side of Signal Road with commercial/industrial premises sited opposite. To the south of the site, levels drop away to the Bristol/bath cycle path immediately to the rear. The site lies close to services and facilities in Staple Hill and there are access links to the wider area.
- 1.3 The development comprises “undercroft” parking, with 13 car spaces and a refuse store at this level. The apartments are spread over the remaining levels with the building having ground, first and second floor accommodation (the difference in levels ensures that the building would appear as a four storey structure from the rear and two to two and half storeys when viewed from the front). The development would comprise 6no. one bed flats and 4no. two bed flats.
- 1.4 The building is deep set, adopting a contemporary style with the bulk of the building to the rear. Features include Juliette style balconies on the front and rear elevations. The supporting design and access statement indicates that the use of two blocks of varying roof heights is designed to reduce the visual bulk/mass of the development. External Materials are indicated as coloured render, horizontal cedar cladding with both the opposing mono-pitch roofs being of steel composite cladding. In terms of scale the highest part of the roof would be 8.5 metres above ground level (this to the rear). A limited area of landscaping is provided to the front of the building with a dwarf wall forming the front boundary.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transportation

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design
- L1 Landscape
- H2 Residential Development within the Existing Urban Area
- T7 Cycle Parking
- T8 Parking Standards

2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (SPD) – Adopted August 2007

3. **RELEVANT PLANNING HISTORY**

3.1 Previous history relates to the former use of the site as a garage. Relevant history is as follows:

PK07/0040/O Residential development on 0.048 hectares of land (Outline – all matters reserved) Approved

4. **CONSULTATION RESPONSES**

4.1 Parish Council

The area is unparished

4.2 Sustainable Transport Team

The principle of residential development has already been granted on this site. Outline planning permission has been granted for four dwellings (PK07/0040/O).

The current submission now seeks planning permission to demolish the existing workshop on site to facilitate the erection of 10 flats. It would appear that an existing garage building is to remain on the site but it is unclear what its use will be after development. Clarification on this point is required.

Vehicular access is proposed to the north-eastern edge of the site onto Signal Road. I have concerns that the necessary visibility for vehicles exiting the site cannot be achieved without crossing third party land. A visibility splay of 2.4m x 43m needs to be provided in both directions. Due to the number of dwellings to be incorporated within the site, it will also be necessary to provide an access wide enough to accommodate two-way traffic. A safe pedestrian access will also need to be provided.

Although this is not a matter for an outline planning application, I also have concerns that the bin and cycle store is too small for the combined use. Bin storage large enough to accommodate the Council's current twin bin system for each dwelling will be required. Storage for at least ten cycles will also be necessary. In light of the above, this proposal is recommended for refusal for the following reasons:- The development proposes the creation of a substandard access by way of restricted visibility, lack of pedestrian facilities and insufficient width to allow two-way traffic. If allowed this proposal will lead to increased standing of vehicles on the public highway, all to the detriment of highway safety. This is contrary to Policy T12 of the SGLP.

4.3 South Gloucestershire Architects Panel

The Panel recommended the refusal of the application and make the following comments.

- The drawings appear to be inaccurate, for example the car park layout in relation to floors above
- The layout would be questionable under Building Regulations
- The car park layout, ramp and access to refuse bins and the basement appears impractical
- There is little to amenity space, the design should include balconies and exploit the changing levels across the site
- The scheme is architecturally overbearing vis a vis the impact upon the neighbouring two storey houses.

4.4 Education

There is a projected surplus capacity at both primary and secondary schools within the area of the proposed development. For this reason we would not currently request an education contribution.

4.5 Community Services (summary)

Policy LC8 of the Local Plan additionally requires provision for informal open space. We consider 5sq.m. per person of informal open space to be a reasonable requirement for this development. The public open space required as a result of this development equates to 273 sq.m. We would request a contribution from the developer of £8,916.84 to enhance nearby public open space, to offset the resulting increased demand on facilities. Arrangements must be made to secure the future maintenance of enhanced public open space. This equates to £7,971.96. The public open space contribution totals £16,888.80. These figures are to be index-linked from this date using Tudorseeds Updating Percentages GM'87.

Enhancements are to be carried out within 2 km of the development. It is likely to be spent at page park, which is less than 300m from the proposed development, but we would reserve the right to allocate the funds accordingly at the appropriate time.

Other Representations

4.6 Local Residents

At the time of preparing this report for the Circulated Schedule there has been one letter of objection received. The grounds of objection can be summarised as follows:

- The development would have an adverse impact upon privacy and light
- The proposed development could damage an adjoining wall
- The proposal could result in drainage/flooding problems

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

PPS3 states that in determining planning applications, local authorities should have regard to ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups and use land effectively and efficiently. Policy H2 sets out criteria relating to density, education and community facilities, environmental/transportation effects and impact upon residential amenity. Policy T12 considers in more detail the impact of development upon the surrounding highway network, with Policy D1 assessing the design of the proposal having regard to the wider context and the site itself. The application stands to be assessed against the above relevant criteria, other policies in the local plan and all material considerations.

5.2 Density

The development of 10 dwellings on the site equates to a residential density of 214 dwellings per hectare. Clearly this far exceeds the minimum density of 30 dwellings per hectare set out in PPS3 and indicated in Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006). PPS3 is not prescriptive and subject to good design high density development is considered appropriate. Paragraph 50 of PPS3 indicates that densities should not be stifled by existing style or form and can contribute to the efficient use of land. Paragraph 49 of PPS3 indicates however that higher densities require careful attention to the design and are not always appropriate.

It is considered that a density of 214 dwellings per hectare requires very careful consideration as to the visual impact and impact upon residential amenity. This assessment is made below.

5.3 Design and Visual Amenity

PPS3 (Housing), emphasises the need for high quality development through good and inclusive design to protect and enhance the environment. Paragraph 36 emphasises the need to optimise the potential of the site to accommodate development, with paragraph 38 emphasising the need to guide overall scale, density, massing, height, landscape, layout and access of all new development in relation to neighbouring buildings and the locality more generally without unnecessary prescription on detail.

Policy H2 (paragraph 8.154) of the South Gloucestershire Local Plan (Adopted January 2006) although re-dating PPS3 reflects these aims indicating that “*sensitive design which respects the character of the surrounding area is essential if new dwellings are to be fitted successfully into established residential areas and smaller settlements*”. Policy D1, supported through the South Gloucestershire Council Design Checklist (Adopted August 2007), in considering design in more detail indicates among other criteria, that development will only be permitted where good design standards of site planning and design are achieved. Proposals will be expected to demonstrate that “*siting, overall layout, density, form, scale, height, massing, detailing, colour and materials are informed by respect and enhance the character, distinctiveness and amenity of both the site and the locality*”.

Within context apart from the modern residential development under construction opposite, the area is characterised by modest, two-storey, detached and semi-detached properties. Buildings on the southern side of Signal Road/Charnhill Drive follow a distinctive building line to the front and rear. In common with the application site, properties are set above the Bristol to Bath Cycle Path, set to the rear albeit the current buildings on the site drop down to this lower level (a high bank separating other properties and their gardens from the cycle path). The rear of the site is perhaps the most visible being seen from the cycle path itself and although partially screened by vegetation along the path, it can be seen from Station Road to the rear.

The proposed building is formed essentially by two blocks. To the front a two storey element, (above ground level, there is a level below natural ground level at the front providing “undercroft” parking gives onto Signal Road. To the rear, the building is four-storey in height with the rear of the parking area at ground floor level immediately alongside the cycle path and it is considered that because this element rises above the front block with a mono pitch roof that the building has the appearance of a two and a half/three storey building when seen from the front.

Although the applicant indicates that the building will “largely be judged from Signal Road” where there is a height of 8.5 metres above ground level, the view from the south/rear is considered significant given the cycle path. Furthermore even accounting for screening from trees along the edges of this feature and the rear gardens of properties in Station Road, given raised levels the site can be seen from the south. On the rear elevation the height would approach 12.0 metres from cycle path level and it is considered that the height and massing of the building ensures that it appears bulky and out of character with its neighbours particularly when viewed from the south/rear. While it is noted that the current building is of a different form and scale, it is considered that any new development should seek to integrate with the street scene (as the approved outline consent – PK07/0040/F).

The proposal is therefore considered contrary to Policy H2 and D12 of the South Gloucestershire Local Plan (Adopted January 2006).

5.4 Residential Amenity

Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006) indicates that new development should not affect residential amenity. Para 8.163 of the plan states that *“in seeking to ensure that development does not prejudice residential amenity, the Council will have regard to the amenities of existing residents in the vicinity of the site and to those of future occupiers”*. The impact upon residential amenity is assessed in terms of whether any element of the development would appear oppressive or overbearing when viewed from neighbouring properties or whether overlooking would occur resulting in loss of privacy.

Having regard to the scale and location of the proposal, it is considered that any impact must be assessed against properties to the immediate east of the development, in particular No.91 Charnhill Drive and near neighbours. It is not considered that any loss of privacy would result from the development given the location of windows shown.

The building, extends to a height of between 10 and 12 metres when seen from the rear garden/elevations of the neighbouring properties situated to the east. Thus the highest (and most bulky) element of the building is sited to the rear extending by approximately 5 metres beyond the rear of N.91 and adjoining properties. Even accounting for small gap from the side of the new building to the boundary and taking into account any impact from the current building which is in any case set further from the eastern boundary, it is considered that the side elevation of the building would appear completely oppressive and overbearing and thus impact upon the residential amenity of these occupiers.

The proposed development would result in detriment to the residential amenity of neighbouring occupiers contrary to Policy H2 and D1 of the South Gloucestershire Local Plan (Adopted January 2006).

5.5 Amenity Space

As indicated above Para 8.163 of the plan (Policy H2) states that *“in seeking to ensure that development does not prejudice residential amenity, the Council will have regard to the amenities of existing residents in the vicinity of the site and to those of future occupiers”*. It is considered that the two bedroom flats would potentially attract families. PPS3 indicates that *“particularly where family housing is proposed, it will be important to ensure that the needs of children are taken into account and that there is good provision of recreational areas, including private gardens, play areas and informal play space. These should be well-designed, safe, secure and stimulating areas with safe pedestrian access”*.

With respect to the amenity of future occupiers, some space is provided to the front however this is not considered to be private space given that it lies immediately alongside the road and would not in any case constitute private space

The development extends to the rear of the site such that it immediately abuts the cycle path and thus the proposal has not explored any possibility of providing some amenity space to the rear. It is considered that the changing levels across the site would have made this a possibility however it is considered that the lack of amenity space is a reflection and consequence of the high density of the development. The use of balconies could have provided some amenity space however some external space is considered necessary. Although proximity to Public Open Space is noted, it is considered that the scheme fails to take in account the needs of future occupiers and thus the proposal is considered contrary to Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006) and PPS3.

5.6 Transportation

Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 considers Parking Standards (maximum) and Policy T12 considers the impact of all new development upon the surrounding highway network with the emphasis upon preserving and where possible enhancing highway safety.

Vehicular access is proposed to the north-eastern edge of the site onto Signal Road. Officers consider that it would not be possible to achieve the necessary visibility splay of 2.4 metres by 43 metres (in both directions), for vehicles entering and exiting the site without crossing third party land. The visibility into and out of the site is not therefore effective.

Due to the number of dwellings to be incorporated within the site, it will also be necessary to provide an access wide enough to accommodate two-way traffic. A safe pedestrian access will also need to be provided. Full cycle and refuse storage details would be requested if the proposal were acceptable in other respects.

In summary therefore it is considered that the development proposes the creation of a substandard access by way of restricted visibility, lack of pedestrian facilities and insufficient width to allow two-way traffic. If allowed this proposal will lead to increased standing of vehicles on the public highway, all to the detriment of highway safety. As such the proposal is considered contrary to Policy T12 of the South Gloucestershire Local Plan (Adopted January 2006).

5.7 Landscape

A limited amount of landscaping space has been provided to the front of the site. Although landscaping is a reserved matter, it is considered that a consequence of the scale, bulk and cramped nature of the development is that any opportunity to provide a setting has been lost resulting in a cramped development that extends to the cycle path at the rear.

5.8 Drainage

If the proposal were acceptable in other respects a condition would be attached to the decision notice to incorporate the use of Sustainable Drainage Systems

5.9 Contamination

If the proposed development were acceptable in other respects, given the former use of the site, a condition would have been attached to the decision notice to require a full contamination study and mitigating works if those are found to be necessary.

5.10 Education

The number and type of residential units proposed as part of this development falls below the threshold at which a contribution would be required towards Education provision.

5.11 Community Services

Policy LC8 of the South Gloucestershire Local Plan (Adopted) January 2006 indicates that where provision for formal open space, playspace and informal open space is inadequate to meet the projected needs arising from the development. The policy indicates that these requirements will also include provision for future maintenance.

Advice from the Community Services indicates that 5sq.m. per person of informal open space is considered to be a reasonable requirement for this development, having regard to the location, type of housing provided and the proximity to other publicly accessible space. On the basis that a development of 10 dwellings would generate a population increase of 15 people, the public open space required as a result of this development equates to 27.00 sq.m.

This equates to a contribution from the developer of £8,916.84 to enhance nearby public open space, to offset the resulting increased demand on facilities. The cost for future maintenance of the enhanced public open space equates to £7,971.96. The public open space contribution totals £16,888.80.

This contribution would, if the proposal were acceptable in other respects, be the subject of a Section 106 Agreement. As the application is not deemed acceptable, securing the required contributions has not been possible and therefore this is a refusal reason.

5.12 Affordable Housing

The number of units proposed falls below the threshold (15 units or 0.5ha) at which the provision of affordable housing would be required.

5.13 Design and Access Statement

The Design and Access Statement submitted with the application is not considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Adopted August 2007).

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

7. RECOMMENDATION

- 7.1 Planning Permission be refused for the following reasons

Background Papers **PK08/0689/O**

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

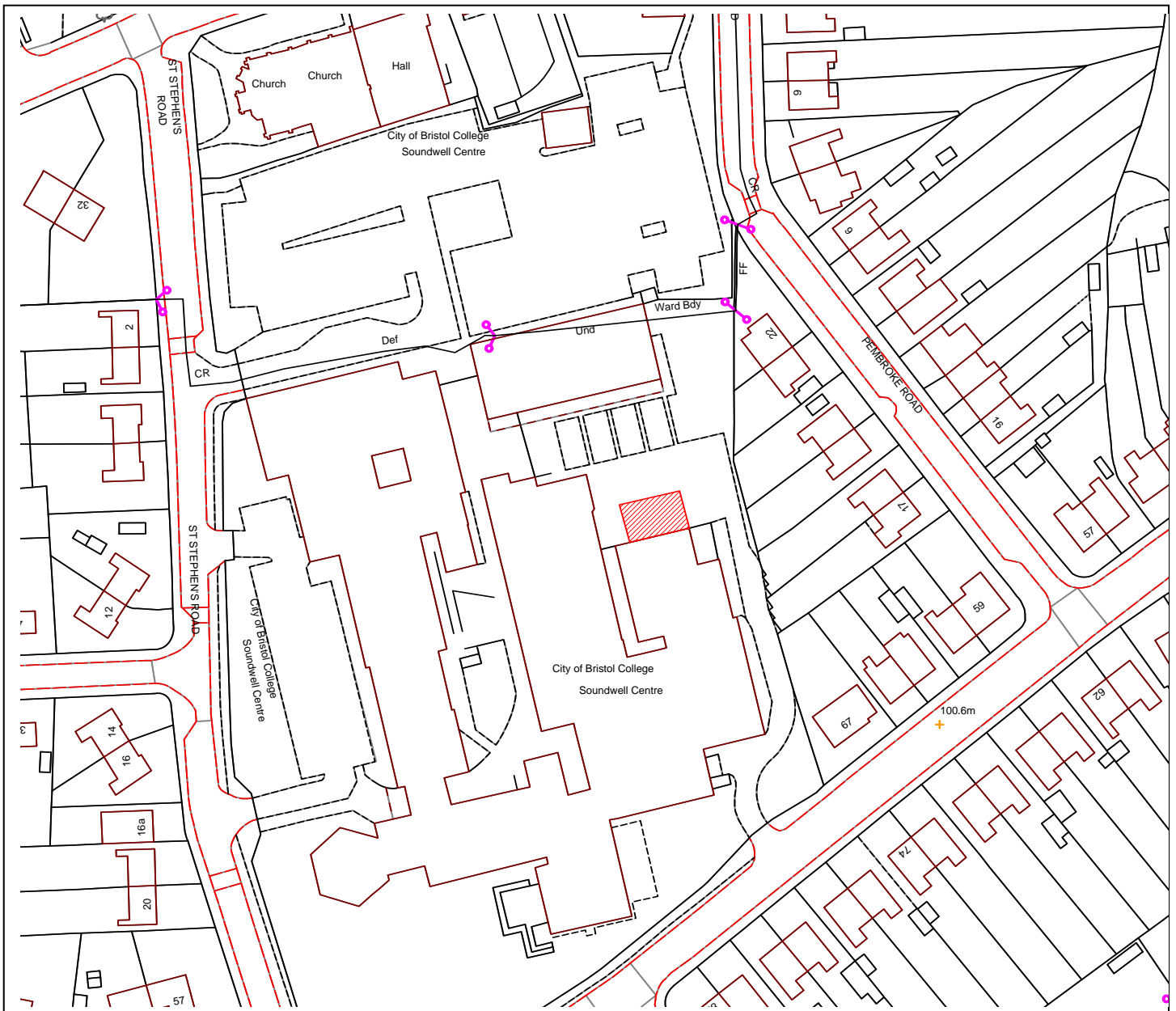
REFUSAL REASONS

1. The proposal, due to its excessive bulk, height and its location in relation to adjoining properties in particular No.89 and No.91 Charnhill Drive, and would appear oppressive and overbearing and detrimental to residential amenity contrary to Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006).
2. The proposed building because of its height, mass, bulk and appearance would represent an incongruous, visually jarring feature that would be detrimental to the visual amenity of the locality and thus would be contrary to Policy H2 and D1 of the South Gloucestershire Local Plan (Adopted January 2006).

3. In the absence of a Section 106 Agreement or Unilateral Undertaking to secure contributions towards mitigating the under-provision of public open space in the development the proposal would be contrary to Policy LC8 of the South Gloucestershire Local Plan (Adopted January 2006).
4. The proposed development fails to provide any private amenity space for future occupiers as such the proposal is contrary to Policy H2 of the South Gloucestershire Local Plan (Adopted)
5. The development proposes the creation of a substandard access by way of restricted visibility, lack of pedestrian facilities and insufficient width to allow two-way traffic. If allowed this proposal will lead to increased standing of vehicles on the public highway, all to the detriment of highway safety. This is contrary to Policy T12 of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.:	PK08/0690/F	Applicant:	Mr K Dawes City Of Bristol College
Site:	City of Bristol College, St. Stephens Road, Soundwell, South Gloucestershire, BS16 4RL	Date Reg:	13th March 2008
Proposal:	Erection of a covered hardstanding and relocation of steel storage container.	Parish:	
Map Ref:	65073 74929	Ward:	Kings Chase
Application Category:	Minor	Target Date:	1st May 2008



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N.T.S

PK08/0690/F

INTRODUCTION

This application is reported on the Circulated Schedule due to the receipt of neighbour objections.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a cover over an area of hardstanding, as well as the relocation of the existing steel storage container. With regard to the latter item, as long as the container is used for storage in connection with the use of the site (i.e. for purposes ancillary to education) then the container does not require planning permission. If it is used for any other purposes, then a change of use would be required for its placement on the land.
- 1.2 The area in question is located within the confines of the college, towards its eastern boundary, in a car parking/ yard area. This area is bounded to the south and the west by single storey service buildings, without an outlook in the direction of the site. To the east is a new teaching block, fronted by a lawn, while to the east is a series of boundary treatments beyond the vehicular access to the site, separating it from the residential properties fronting Pembroke Road. This boundary is marked by either a mature hedgerow or 1.8 metre high fences, at different positions.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
LC4 Proposals for educational facilities

3. RELEVANT PLANNING HISTORY

- 3.1 None relating to this part of the site.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Unparished area
- 4.2 Other Consultees
Transportation
There is no transportation objection to this proposal.

Other Representations

- 4.3 Local Residents
Three letters of objection were received to this proposal, citing the following concerns:
- * Since the original workshop was built there has been bad language, dust and additional noise from the students and objects thrown into neighbouring back gardens. The proposal will add to these problems
 - * The proposed building is inappropriate in a mostly residential area

- * Where will the rubbish bins go?
- * The site looks more like an industrial area
- * The programme offered in the proposed area would be better being held at the Grange School

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This proposal stands to be assessed against the policies listed above, in the light of all material considerations. The context for the development is set by policy LC4, while its visual appearance is covered by policy D1.

5.2 LC4: Accessibility of site

Does not apply to this level of development.

5.3 LC4: Effect on Residential Amenity

The consultation process has highlighted difficulties which are currently being experienced by the residential properties neighbouring the site. It should be borne in mind that the site is used for educational purposes and that this proposal would not result in any change of this current use, although it would introduce teaching to a part of the site (a service yard) where it would not normally be expected to take place. If the physical development proposed did not take place, there would be no sanction in the planning legislation against this teaching taking place, but not under cover. Whilst the concerns of the local residents are recognised, therefore, the issues raised are more appropriately dealt with through the day to day operation of Soundwell College, than through the determination of this planning application. Under these circumstances, whilst it is acknowledged that the approval of this scheme may intensify the use of this part of the site, in itself, a refusal of the scheme due to its impact on residential amenity is not considered to be appropriate. Neither would it be appropriate to limit the hours of use for this part of the site in any way that does not apply to the site as a whole.

5.4 LC4: Environmental or Transportation Effects

This part of the site will be used at least partially by students being brought in specially to learn at this location. Transportation have not raised an objection to the proposal, which is considered not to compromise turning circles for vehicles, or car parking provision for the site as a whole.

5.5 LC4: Effect on On-Street Parking

The site is located in a service yard, not used for parking by staff or pupils, therefore the proposal is not considered to have any impact upon on-street car parking.

5.6 D1: Design and Visual Amenity

The context of the proposal is an educational establishment. The part of the site to be affected is a service area, which borders on to an open, lawned area in front of a new teaching block. Most views of the site come from this teaching block. Longer views can be achieved from first floor rear windows of the houses bordering the site. In this context of being viewed against the rear of service buildings, it is considered that the proposal's design is utilitarian and that this is appropriate to its backdrop and would not harm visual amenity in this location.

5.7 Design and Access Statement

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

5.8 Section 106 Requirements

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Background Papers **PK08/0690/F**

Contact Officer: **Chris Gosling**
Tel. No. **01454 863787**

CONDITIONS

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

Reason

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

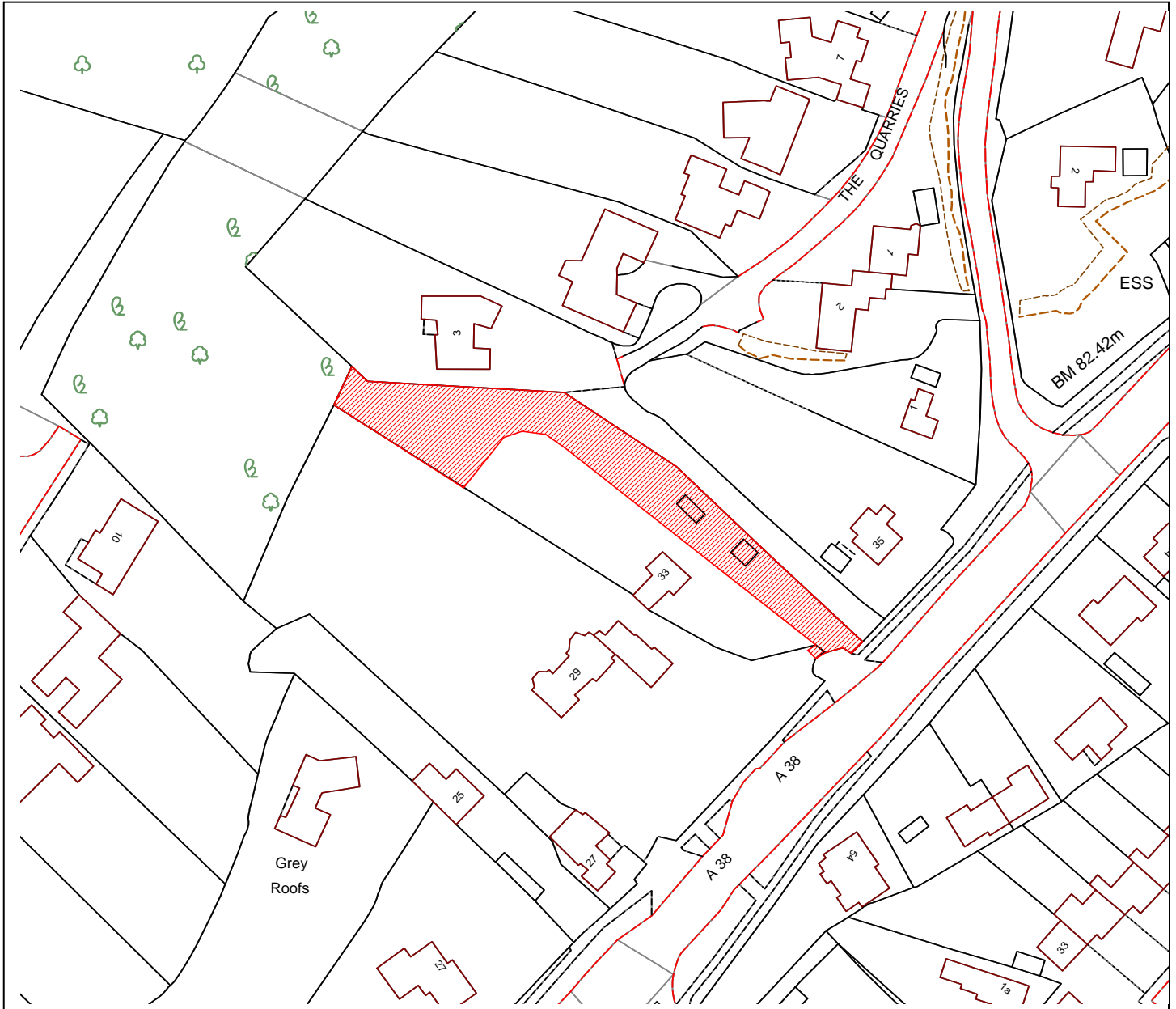
2. No development shall take place until samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

CIRCULATED SCHEDULE NO. 15/08 - 11 APRIL 2008

App No.:	PT08/0554/F	Applicant:	Mr & Mrs T Lamborn
Site:	Adjacent to 33 Gloucester Road, Almondsbury, South Gloucestershire, BS32 4HH	Date Reg:	26th February 2008
Proposal:	Erection of detached dwelling with associated works .	Parish:	Almondsbury Parish Council
Map Ref:	60965 84447	Ward:	Almondsbury
Application Category:	Minor	Target Date:	18th April 2008



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N.T.S

PT08/0554/F

The application appears on the Circulated Schedule in view of the letter received from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a detached chalet style dwelling.
- 1.2 The application site comprises the rear garden of no. 33 Gloucester Road, a detached two-storey unit on the north east side of the road. The application site lies within the Almondsbury settlement boundary, which is washed over by the Green Belt.
- 1.3 The application follows a previous outline permission for a detached dwelling in this position.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPG3: Housing
PPG13: Transport
PPG24: Noise

2.2 Development Plans

Joint Replacement Structure Plan (Adopted) September 2002
Re-use of Previously Developed Land

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
GB1: Development within the Green Belt
H2: Proposals for Residential Development
H4: Development within Residential Curtilages
T8: Parking Standards
T12: Transportation Development Control Policy for New Development

Supplementary Planning Guidance

Design Checklist
Development within the Green Belt

3. RELEVANT PLANNING HISTORY

- 3.1 P93/1384: Change of use of part first floor from residential to office. Permitted: 16 June 1993
- 3.2 P94/2045: Pitched roof over existing dwelling. Permitted: 14 Sept 1994
- 3.3 P98/1202: Two-storey side and single-storey rear extension. Permitted: 20 March 1998
- 3.4 PT06/2564/O: Erection of 1 dwelling with access and layout to be considered; all other matters reserved. Permitted: 15 December 2006

- 3.5 PT07/0456/F: First floor rear extension; alterations to roofline with installation of three front & three rear dormer windows to facilitate loft conversion. Refused: 16 March 2007
- 3.6 PT07/1357/F: Alteration to raise roofline of existing dwelling to facilitate loft conversion; installation of two rear dormer windows. Permitted: 13 June 2007
- 3.7 PT07/1554/F: Erection of one dwelling with associated works. Withdrawn: 18 June 2007
- 3.8 PT07/3715/F: Alterations to raise roofline to provide loft conversion; installation of two rear dormers and two front dormers. Permitted: 23 January 2008

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
No comments received
- 4.2 Other Consultees
Environmental Services: request acoustic report prior to commentating
Technical Services (Drainage): no objection
- 4.3 Sustainable Transport
No objection subject to planning condition requiring permeable bound surface to extended drive and turning areas

Other Representations

- 4.4 Summary of Local Residents Concerns:
One letter received expressing the following concerns:
- Preliminary site clearance works have been carried out at unsociable hours;
 - The close proximity of the works results in unacceptable noise and dirt for the neighbours;
 - A condition is requested limiting the works to normal hours during the 5 week days.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Planning policies H2 & GB1 advise that proposals for residential development within the boundaries of settlements washed over by the Green Belt will be restricted to infilling. To this extent, the supporting text to policy H2 cites that *'in settlements washed over by the Green Belt, development will be restricted to infilling i.e. the filling of small gaps within built development, where it does not significantly impinge upon the openness of the Green Belt'*.
- 5.2 Further, planning policies H2 and H4 advise that proposals for new residential development will be permitted subject to considerations of design, residential amenity and highway safety. The maximum density compatible with the site, its location, its accessibility and its surroundings should also be achieved.
- 5.3 The Proposal

- The application seeks full planning permission for the erection of a detached chalet style dwelling. The build would comprise a five bedroom unit with an integral double garage.
- 5.4 The application site comprises some 0.09Ha of land that originally formed part of the rear garden area serving 33 Gloucester Road. This area of land has now been subdivided with the area of garden land closest to this existing dwelling retained for this property. Access to the site would be via the existing driveway with this extended to reach the new dwelling.
- 5.5 The main part of the site measures a little over 40m in length and a maximum of 27m in width although narrows considerably towards the rear measuring only 7m in width. Further, the rear garden as a whole undulates falling away behind the existing dwelling and rising again to the position of the new property before falling sharply at the rear; this fall allows extensive views to the Severn crossing (through vegetation) at the rear of the application site.
- 5.6 Outline permission has been previously granted for a detached dwelling on this site with this providing detail of siting and access. This approval allowed for a dwelling of smaller footprint sited alongside the existing 3 The Quarries. It is likely that a two-storey dwelling was envisaged; nevertheless, in view of the site topography and the proposed relationship with this existing dwelling, a planning informative was attached to this permission reading as follows:
- 'Notwithstanding the information contained within the supporting statement, having regard to the topography of the site and the surrounding area, it is anticipated that any successful reserved matters application will be likely to take the form of a single-storey style dwelling with a ridge height similar to that of the adjoining property (3 The Quarries). Any application for a fully expressed two-storey unit is unlikely to be considered favourably.'*
- 5.7 Design/ Visual Amenity
The application seeks approval for a detached chalet style dwelling that would provide five bedrooms (two within the roof space) and incorporate an integral double garage. In view of the previous concerns expressed in relation to the height of any new dwelling, the proposal would benefit from a relatively large footprint although this would allow for a comparatively low ridge height of 5.8m.
- 5.8 The build would sit within the southern corner of the site facing north eastwards towards the adjoining property within The Quarries. In this regard, this differs from the siting of the dwelling previously approved with this stood alongside this aforementioned property and with its outlook towards the front/ rear. Access to the unit would be via a central entrance with the garage to the left hand side (when facing) and a bay window feature to the right; these projecting elements of the build would all be encompassed by gable roofs. One small velux would be located on the front roof slope with three larger rooflights on the rear.
- 5.9 In view of the above, Officer concerns have been expressed with regards to the size of the footprint proposed with this larger than that previously approved and considered to be large given the limited plot size. Pre-application discussions have therefore allowed a slight reduction in size although in view of the need to keep the ridge height to a minimum; further reductions have been resisted.
- 5.10 The revised siting of the proposal also provided cause for concern given this dictates the flank and rear elevations would be sited adjacent to the respective

- site boundaries. To this extent, the reduction in size of the build has allowed it to be stepped in from these boundaries with any associated refusal reason in connection with the outlook from the dwelling considered to be unsustainable
- 5.11 In view of the above, the proposal is on balance considered to be acceptable and in keeping with an area that is characterised by a range of property types, contained on a variety of plot sizes.
- 5.12 Impact on the Openness of the Green Belt
The application site is located within the settlement boundary of Almondsbury that is washed over by the Green Belt; the boundary runs along the rear of the site thus does not dissect the lengthy rear garden which would have restricted further development.
- 5.13 In view of the above and given the valid permission for a dwelling on this site, there is no objection to this current proposal. To this extent, it is noted that it would continue the line of built form contained along The Quarries whilst the low ridge height would help ensure that the build would appear relatively inconspicuous when viewed from beyond the settlement boundary.
- 5.14 Density
The application site measures some 0.09Ha, which would allow for a density of development of 11 dwellings per hectare. This is well below the expectation of policy H2 that advises that proposals for residential development should seek to provide a minimum density of 30 dwellings per hectare.
- 5.15 Nonetheless, in view of the existing permission, approval could not now be reasonably withheld on this basis. However, it is noted that policy requires that the maximum density compatible with the site, its location, its accessibility and surroundings is achieved. In this instance, this site occupies a semi-rural location on the edge of the Green Belt, in an area characterised by large detached units set within generous plots. With the proposal to benefit from the smallest plot within the immediate locality, more than one unit would be inappropriate thus it is considered that this policy criterion has been satisfied.
- 5.16 Residential Amenity
The benefit of the approved scheme was that the orientation of the dwelling would have helped to ensure that its outlook would have been towards the front and rear away from the neighbouring properties. The revised positioning of the dwelling now proposed loses this benefit with the two flank windows now facing down the existing garden associated with the host dwelling. These would serve the ground floor utility room with a bedroom window directly above.
- 5.17 In considering the above, there is no objection to the ground floor window given its ground floor position and the nature of the room for which it would provide. Having regard to that at first floor, the reduction in size of the proposal would ensure that this window would be slightly set back from the boundary (3.5m) whilst the overall distance between these dwellings is some 33m. Nonetheless, changes have been requested that have reduced the size of this window to a third of that originally proposed. Accordingly, it is not considered that planning permission could now be reasonably withheld on this basis.
- 5.18 3 The Quarries north of the application forms a slit level property that is single-storey adjacent to the boundary but benefits from two levels of accommodation to the far side; this is by virtue of the sloping nature of the land with it rising up

- towards the application site and falling away to the north. There is one side facing bedroom window within the facing flank wall of this dwelling; albeit set back behind a side footway and well screened by boundary vegetation/ fencing.
- 5.19 The revised positioning of the proposal dictates that the build would now stand away from this shared boundary although the proposal would face this dwelling. However, facing windows would be restricted to ground floor study and kitchen windows with one small roof light serving the WC; as such, it is not considered that any significant adverse impact in residential amenity would be caused.
- 5.20 All other neighbouring dwellings stand at an appreciable distance from the site of the proposal including that to the south which stands alongside the existing host property fronting Gloucester Road. Therefore, it is not considered that any significant adverse impact in residential amenity would be caused; this is having regard also to the rear roof lights which would overlook the far end of this neighbouring garden and towards the property at an oblique angle only.
- 5.21 Highway Safety
The proposal would share the existing access serving no. 33 Gloucester Road running adjacent to (though inset from) the north boundary. No transportation objection has been raised to this arrangement which is similar to that approved but now wide enough for two vehicles to pass; this negates the requirement for a planning condition requiring the provision of two passing places.
- 5.22 Amenity Space
The dwelling would benefit from a triangular shaped plot, which would allow an area to the front for vehicular turning and a rear garden area. As such, whilst it is noted that this garden would be smaller than those of the adjoining properties (many of which are of irregular shape and size) it is considered that sufficient amenity space would be provided for this proposal.
- 5.23 Outstanding Issues
In view of the position of the application site (to the rear of an existing dwelling) and given the nature of the surrounding area, it is considered unlikely that a noise survey would identify any significant noise issues. As per the previous approval, it is though recommended that a noise survey be undertaken which in this instance can be appropriately dealt with by condition.
- 5.24 Concerns have been expressed regarding the hours of work with work to date sometimes undertaken at unsociable hours. As such, and in view of the nature of the site, a planning condition is considered to be appropriate in this instance.
- 5.25 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.
- 5.26 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 **PT08/0554/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. No development shall take place until samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

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

Reason(s):

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

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north, east and south elevations of the property.

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers, all to accord with Planning Policies D1, H2, H4 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. The extended driveway and turning areas hereby approved shall be finished with a sealed permeable surface and thereafter retained as such.

Reason(s):

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

9. Prior to the commencement of development, an acoustic report detailing how noise from the A38 will affect the development. The report shall also detail any necessary noise protection measures required and shall be agreed in writing with the Local Planning Authority.

Reason(s):

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

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

Reason(s):

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

11. No development shall take place until details of the proposed finished floor levels relative to existing ground levels has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

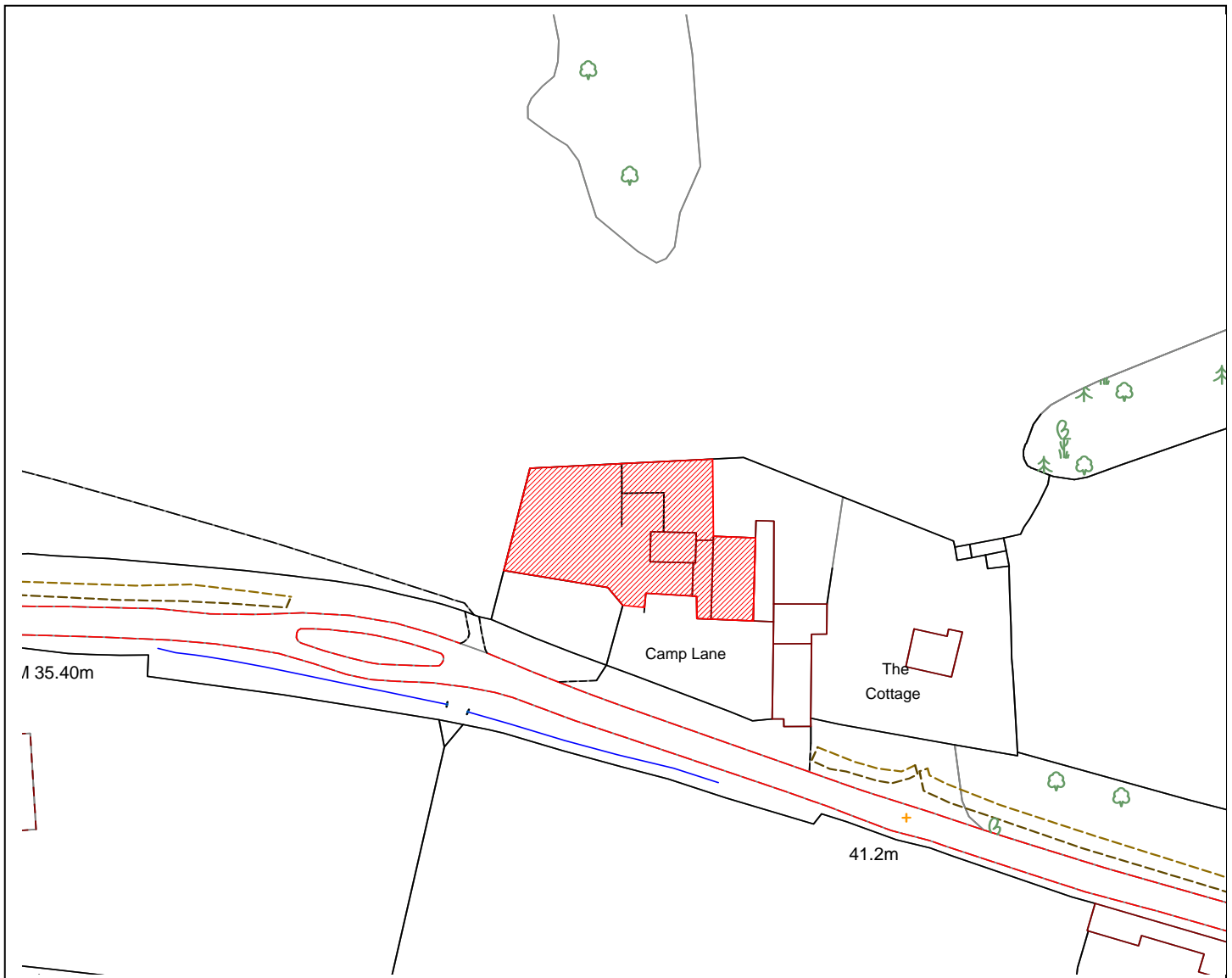
12. The hours of working on site during the period of construction shall be restricted to 07.30 - 18.00 Monday - Friday and 08.00 - 13.00 on Saturdays whilst no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: 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 the neighbouring properties and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/08 - 11 APRIL 2008

App No.:	PT08/0565/F	Applicant:	Mr M Mills Almondsbury Forge/Works Ltd
Site:	Elberton Garage, Redhill Lane, Olveston, South Gloucestershire, BS35 4AQ	Date Reg:	27th February 2008
Proposal:	Change of use from garage (Class B2) to Blacksmith forge and workshop (Class B2) as defined in the Town and Country Planning (Use Classes) Order 1987. (as amended)	Parish:	Aust Parish Council
Map Ref:	60639 88737	Ward:	Severn
Application Category:	Minor	Target Date:	18th April 2008



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100023410, 2008.

N.T.S

PT08/0565/F

This application appears on the Circulated Schedule in view of a letter of objection that has been received from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the change of use of part of a car repair garage (Class B2) to provide a Blacksmith forge & workshop (Class B2).
- 1.2 The application site comprises Elberton Garage on the north side of Redhill Lane, Olveston. The application site lies beyond the settlement boundary but within the Green Belt.
- 1.3 Permission for this change of use is required in view of a condition attached to the original decision notice in respect of the existing garage:

'Notwithstanding the provision of the Town & Country Planning (Use Classes) Order 1972, the building shall be used as a service & repair garage workshop only and for no other purpose whatsoever without the prior consent in writing from the Council.'

Reason: 'The site is within the Green Belt where the use of the building for other industrial or commercial purposes would require further consideration.'

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2: Development within the Green Belt
PPG4: Industrial and Commercial Development and Small Firms
PPG13: Transport
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
GB1: Development in the Green Belt
E6: Employment Development in the Countryside
T8: Parking Standards
T12: Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
Design Checklist
Development within the Green Belt

3. RELEVANT PLANNING HISTORY

- 3.1 N1244: WC for motor engineers workshop and garage. Withdrawn: 25 March 1975
- 3.2 N1244/1: Demolition of existing workshop buildings & erection of new workshop in connection with existing motor vehicle service and repair garage. Permitted: 19 November 1976

- 3.3 N1244/2: Erection of detached dwelling; alterations to existing vehicular and pedestrian access. Refused: 22 January 1981
- 3.4 P88/3255: Erection of single-storey extension to garage workshop. Permitted: 15 December 1988
- 3.5 P89/1839: Erection of detached dwelling and garage. Refused: 5 July 1989
- 3.6 P89/2224: Demolition of existing commercial garage buildings and erection of four detached dwellings and garages; alteration of existing vehicular access. Refused: 23 August 1989
- 3.7 P89/2821: Demolition of existing commercial garage buildings and erection of detached dwelling; alterations to existing access. Withdrawn: 21 January 1999
- 3.8 P92/2088: Erection of side extension to form M.O.T. testing bay. Permitted: 14 October 1992
- 3.9 P93/2291: Retention of extension to vehicular repair workshop. Refused: 10 November 1993; approved on appeal
- 3.10 PT00/0838/F: Alteration to roof pitch and elevational alterations to single-storey garages to provide improved access. Permitted: 10 May 2000

4. CONSULTATION RESPONSES

- 4.1 Aust Parish Council
No comments received
- 4.2 Other Consultees
 - o Environmental Services: no adverse comments
 - o Highways DC: no objection subject to a condition requiring the retention of the parking area as shown

Other Representations

- 4.3 Local Residents
One letter received expressing the following concerns:
 - o An additional business on the site will result in a significant change;
 - o There will be an increase in activities within this green belt area;
 - o Noise levels will rise- including that from the use of machinery (welders, iron workers saw, power tools/ hand tools, grinders etc);
 - o Traffic levels will increase from employees (five increased to ten) including also from an HGV and customers/ delivery of materials;
 - o Similar concerns have been raised in respect of the existing business.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Planning policy GB1 cites that within the green belt, the change of use of land and existing buildings will only be permitted where:
 - o It would not have a materially greater impact than the present authorised use on the openness of the Green Belt and would not conflict with the purposes of including land within it;

- The buildings are of permanent and substantial construction and capable of conversion without major or complete reconstruction; and
 - The form, bulk and general design of the buildings are in keeping with their surroundings.
- 5.2 Planning policy E6 of the Local Plan states that proposals for new employment B1 business uses, B2 general industrial uses and B8 storage and distribution use outside of the existing urban areas and settlement boundaries will not be permitted except when subject to a limited number of circumstances. One such circumstance relates to the conversion and reuse of existing rural buildings.
- 5.3 Design/ Visual Amenity
The application site forms part of Elberton garage on the north side of Redhill Lane, Olveston. As a whole, the application site comprises a range of attached single-storey workshop buildings with two of these (those adjacent to the eastern site boundary) to be retained for use by the garage. The garage would also retain the entire area to the front of the site for the purposes of car parking.
- 5.4 In view of the above, the proposal relates the largest single-storey building that is positioned centrally on the application site and the smaller build to its western side. These form block work buildings that appear of substantial construction and which are finished in off white render; both feature corrugated metal sheet pitched roofs. The larger of the two buildings contains vehicular entrances to the front and on the side with the smaller building benefiting from a similar opening to its front elevation; this time facing eastwards. The owner of the garage has advised that these buildings have stood empty for some 18 months with the smaller garage now contained with the adjoining two buildings.
- 5.5 The application does not propose any external alterations to these buildings; in this regard it is likely that any advertisements required would be subject to a separate application for advertisement consent. As such, there is no objection to the current proposal on this basis.
- 5.6 Structural Condition of Building
No structural survey accompanies the application; nevertheless, the buildings appear in a good state of repair, structurally sound and appear readily capable of conversion. As such, there is no objection to the proposal on this basis.
- 5.7 Impact on the Openness of the Green Belt
The application site occupies a relatively isolated position though is set into the hillside with the topography of the land rising to the rear. This helps to offset the visual impact of the buildings and thus in addition to existing tree screening, limits views to the rear and to a degree, when approaching along Redhill Lane.
- 5.8 Notwithstanding the above, the application seeks the change of use of two of the existing buildings and would not involve any additions to the premises. In this regard, it is not considered that the proposal would cause any significant adverse impact to the openness of the Green Belt on this basis.
- 5.9 Concerning the intensification of site activity, this might arguably be negligible given that there will be no increase in building footprint with the forge positioned alongside the smaller garage. Further, with the associated parking area encompassed by a 1.8m high (approx.) perimeter close-boarded boundary fence, and contained to the rear of an existing parking area (to remain as part of the garage) and set into the hillside, no objection is raised on this basis.

5.10 Residential Amenity

In view of the relatively isolated position of the application site, there is only one neighbouring property within close vicinity of the application site; this being The Cottage stood to the eastern side of the retained garage. This property forms a stone built two-storey cottage located at a higher level overlooking the garage.

5.11 An objection has been raised by this neighbouring resident in view of existing noise/ disturbance issues caused by the garage and the anticipated increase in such problems caused by a second business. In this regard, it is noted that the existing garage would appear to benefit from an unrestricted permission with no limits on the times of operation. To this extent, given that this unrestricted use sits between this dwelling and the proposal and given that the application could allow an element of control over part of these buildings; it is not considered that planning permission could be reasonably withheld on this basis.

5.12 In view of the above, it is noted that the proposed hours of operation are cited as 07.00 – 19.00 Monday to Saturday. However, in the light of the position of this dwelling and given the rural nature of the locality, it is considered that these hours should be slightly restricted to 07.30 – 18.00 Monday to Friday and 08.00 – 13.00 on Saturdays (standard operating hours). These hours should be controlled by condition.

5.13 Highway Safety

The site is located off the B4461 (Redhill Lane) that provides access to the wider highway network. It is considered that the traffic generated by the proposal would be comparable or less than that associated with the existing larger business thus there is no highway objection. A condition is however recommended to ensure that the car parking area is retained for this purpose.

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.

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 **PT08/0565/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 premises shall be used for the purposes of a Blacksmith forge and workshop and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason(s):

To accord with Policy E6 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 07.30 - 18.00 on Monday to Fridays and 08.00 - 13.00 on Saturdays; nor at any time on Sunday or Bank Holidays.

Reason(s):

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy E6 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The off-street parking facilities for all vehicles 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 T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/08 - 11 APRIL 2008

App No.: PT08/0607/F
Site: 46 Clyde Road, Frampton Cotterell, South Gloucestershire, BS36 2EF
Proposal: Erection of two storey side and rear extension to form replacement garage, utility and WC with bedroom and en-suite facilities over.
Map Ref: 66871 81728
Application Category: Minor

Applicant: Mr & Mrs N Jenkins
Date Reg: 4th March 2008
Parish: Frampton Cotterell Parish Council
Ward: Frampton Cotterell
Target Date: 21st April 2008



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N.T.S

PT08/0607/F

This application appears on the Circulated Schedule as a representation was received contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two storey side and rear extension to form replacement garage, utility and WC with bedroom and en-suite facilities over.
- 1.2 This is a stone built detached property within the existing urban area of Frampton Cotterell. The proposal consists of a two storey extension to the side and rear with stone to match existing, 8.9 m deep, 5.0 m in width and 7.0 m in height. The roof is pitched to side and includes a gable end to rear 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

Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

P88/2001 – Erection of single storey rear extension. Approved (06/07/1988).

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

No objection raised

Other Representations

4.2 Local Residents

One letter of objection was received raising concern over loss of light at a neighbouring property, as a result of the proposal.

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

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. The proposed extension would be approximately 0.4 – 2 m from the party boundary with no. 48 Clyde Road. Although the height of the side extension is being increased by approximately 3 m it is considered that given the close proximity of the existing host dwelling at no. 46 and sufficient boundary treatment (in the form of a wall and approximate 4 m high trees) the proposal would not lead to a significant loss of light at the adjacent property.

Privacy Analysis

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

Highway Safety Analysis

Sufficient off street parking will remain to serve the occupiers of the property and thus the proposal would not 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 and rear 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. The proposal is well screened from the public realm to the side and rear 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 **PT08/0607/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. 15/08 - 11 APRIL 2008

App No.: PT08/0655/F
Site: 11 Dunkeld Avenue, Filton, South Gloucestershire, BS34 7RH
Proposal: Erection of two storey side and single storey rear extension to provide utility area and lounge/family room with additional bedroom and study area.(Re-Submission of PT07/2947/F)
Map Ref: 59683 78688
Application Category: Minor

Applicant: Mr C Richardson
Date Reg: 10th March 2008
Parish: Filton Town Council
Ward: Filton
Target Date: 24th April 2008



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N.T.S

PT08/0655/F

This application appears on the Circulated Schedule due to the Filton Town Council's objection to the proposal contrary to the recommendation.

1. THE PROPOSAL

- 1.1 This application relates to the erection of a two storey side extension and single storey rear extension. The proposal creates an additional two bedrooms upstairs, utility and additional habitable space downstairs. The extension replaces the attached garage on the site. Two full size parking spaces are existing on the site and are retained.
- 1.2 The application site is located within the urban area of Filton. Materials would be spar render and double roman tiles to match the existing house.
- 1.3 This is a revised application to that withdrawn in 2007 and the design has been amended to remove the rear dormer, match the pitch of the roof over the two storey extension to that existing and to resolve boundary issues.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/2947/F Installation of dormer window to facilitate loft conversion. Erection of two storey side and single storey rear extension to provide additional living accommodation. Withdrawn

4. CONSULTATION RESPONSES

- 4.1 Filton Parish Council
Object as over intensive

Other Consultees

- 4.2 Sustainable Transport
No objection as two parking spaces remain.

Other Representations

- 4.3 Local Residents

No comments received as a result of the consultation process but the application was submitted with a letter of support from the adjoined neighbour.

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. As such the application is considered under the following headings.

5.2 Design

The extension measures only 2.5m wide in relation to a 6.7m wide house and as such the width of the extension is proportionate to the house. The roof of the extension gives a simple built form which respects the pitch of the original house. The single storey rear extension is built onto an identical single storey extension at the adjoined house. The proposed two storey side extension requires some minor alteration to existing single storey buildings at the non adjoined neighbouring house to the north. These alterations, which involve provision of drainage and revised structural support are being dealt with privately under the Party Wall Act and are not planning issues to be considered in this report. The applicant has served a Certificate B notice on this neighbour. As such the design of the proposal is acceptable.

5.3 Residential Amenity

The single storey rear extension has no impact on either neighbour due to its depth being similar to neighbouring houses on either side. In addition as the two storey extension adjoins only a utility room and garage it has no detrimental impact upon the living conditions of the house to the north of the site. Windows face forwards and rearwards and as such do not detract from the privacy of neighbours. Ample private garden area is maintained for the residents of the house.

As such neither the amenity of the neighbouring houses nor the existing house are affected by the proposal.

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.

Background Papers **PT08/0655/F**

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.

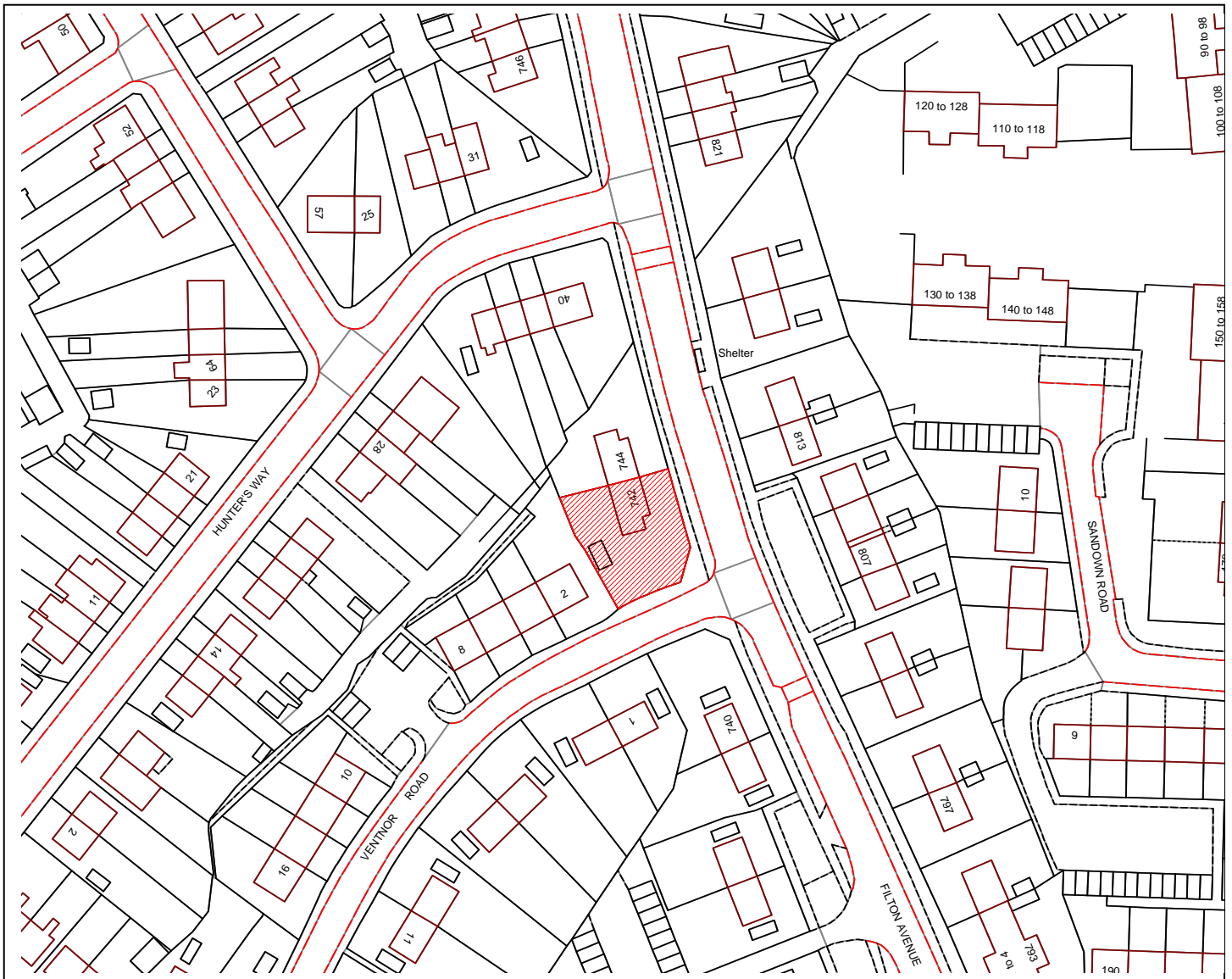
Reason(s):

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

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.: PT08/0657/F
Site: 742 Filton Avenue, Filton, South Gloucestershire, BS34 7HE
Proposal: Erection of 2 no. terraced dwellings. Erection of single storey rear extension to facilitate conversion of existing dwelling to form 2no. self-contained flats. Creation of new vehicular and pedestrian accesses and associated works. (Resubmission of PT07/2696/F)
Map Ref: 60957 79117
Application Category: Minor

Applicant: Mr W S Park
Date Reg: 11th March 2008
Parish: Filton Town Council
Ward: Filton
Target Date: 24th April 2008



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N.T.S

PT08/0657/F

INTRODUCTION

This application appears on the Circulated Schedule as there is public comment that is contrary to the officer recommendation in this report and the approval of the development would be subject to a Section 106 legal agreement (or equivalent).

1. THE PROPOSAL

- 1.1 The site consists of a modern semi-detached dwelling which occupies a corner site at the junction with Filton Avenue and Ventnor Road.
- 1.2 The proposed development consists of the conversion of the existing dwelling in order to provide two 2 bed flats (one of which is proposed to be in the form of a maisonette with its bedrooms within the roof space); and the construction of two 2 bed houses in the form of a terraced extension to the existing building.

2. POLICY CONTEXT

2.1 National Guidance

- | | |
|------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- | | |
|-----|--|
| D1 | Achieving Good Quality Design in New Development |
| H2 | New Residential Development within the Urban Areas or Village Development Boundary |
| H4 | Development within Residential curtilages |
| H5 | Conversion of Existing Buildings |
| T12 | Transportation Development Control Policy for New Development |
| T8 | Parking Standards |
| T7 | Cycle Parking |

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/2696/F Erection of 2no. terraced dwellings. Erection of single storey rear extension and installation of dormer to front elevation to facilitate conversion of existing dwelling to form 2no. self-contained flats. Creation of new vehicular and pedestrian accesses and associated works.
Refused
- 3.2 PT07/3348/F Conversion and extension to existing dwelling to form 4 no. flats (Resubmission of PT07/2696/F).

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Object as over intensive, double footprint, increased on traffic on already congested road.

4.2 Sustainable Transport

No Objection in principle, subject to the securing of a further £1800 towards the towards the Bristol North Fringe Development Major Scheme to take account of the differences between this application and that approved under PT07/3348/F.

Other Representations

4.3 Local Residents

One letter has been received as a result of the public consultation process associated with this application. The comments can be summarised as follows;

- Attention is drawn to the activities of the occupants of the existing dwelling on the site in relation to noise and parking
- The proposed development will have a negative impact upon existing local residents
- There is not sufficient off street parking being provided as part of the new development in order to cater for the increased level of occupation on the site.
- The proposed development will allow overlooking into adjacent properties to the detriment of privacy and residential amenity.
- The proposed development will result in the loss of an existing garage which provides some boundary security of the adjacent property
- There should be a minimum 2 metre high boundary fence implemented along the boundary of the site with the adjacent dwelling.
- This application should be refused and the previous approval rescinded in the interest of the community and the occupants of the neighbouring property

5. ANALYSIS OF PROPOSAL

5.1 The proposed development consists of the conversion of the existing dwelling into two flats and the construction of two new dwellings within its curtilage. The site is within the Bristol North Fringe Urban Area.

5.2 Principle of Development

Policies H2, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 are relevant to this development proposal. The policies indicate that the proposed development is acceptable in principle. In addition, the site benefits from consent for four flats under planning approval PT07/3348/F. The principle of the introduction of three additional units on this site is therefore established.

5.3 The merits of this planning application are considered below.

5.4 Use

The proposed development would result in the conversion of an existing dwelling into flats; and would also provide two additional dwelling-houses within the site

- 5.5 In relation to the flats, there is an increase of smaller households in society generally, and as a result there is a need for smaller units of accommodation to cater for this demand. PPS3 encourages the most effective use of existing housing stock. It identifies the conversion of existing housing into smaller units as being an important source of new housing. PPS3 also identifies the provision of smaller units, such as flats within existing residential areas as being key characteristics of a mixed community.
- 5.6 Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 is consistent with the above. It identifies that the provision of smaller units of accommodation can make a valuable contribution to the supply and range of housing throughout South Gloucestershire that would be suitable for the growing numbers of single persons and small households. In addition the proposed development would provide two family homes.
- 5.7 Having regard to the above, it is considered that the proposed development is in accordance with the broad principles of Policy H5 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.8 Density
PPS3 advises that new housing development should achieve a minimum density of 30 dwellings per hectare. This density should be higher in areas where the characteristics of the site and its surroundings would permit, in order to make the most efficient use of land. Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 carries this principle forward; and requires that new development should achieve the maximum density of housing having regard to the characteristics of the site. A minimum density of 30 dwellings per hectare would normally be expected.
- 5.9 In this instance, the site is surrounded by a wide variety of dwellings, most of which are semi-detached or terraced. The sub-urban characteristics of the site and the surrounding locality would facilitate a density that is between 30 and 50 dwellings per hectare.
- 5.10 The proposed development achieves a density of 90 dwellings per hectare. The previous assessment of development at this site acknowledged that this density is high. However, the previous development included houses that were considered to be poorly designed and would appear cramped in their own right. For the reasons set out below, the proposed houses and layout of the development is now considered acceptable. As such the density of the proposed development is also considered acceptable as the design changes adequately allow for the visual characteristics of the site and its surrounding context.
- 5.11 Design and Appearance
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development achieves a high standard of design.
- 5.12 The existing dwelling is half of a pair of semi-detached ex-local authority house dating from the first half of the 20th Century. It is characterised by a narrow footprint and steeply pitched roof. The dwelling sits in a corner plot, with an open area of curtilage that forms part of the original open character of the housing development. Indeed such corner plots tend to define the building line of the adjacent development; and this is the case here with a very similar

- arrangement occurring on the opposite side of the junction (at 740 Filton Avenue).
- 5.13 The proposed development would result in the subdivision of the existing dwelling to provide 2 x 2 bed flats; and would provide an additional 2 x 3 bed dwellings by way of an extension. The previously refused application (PT07/2696/F) was consider poorly designed in terms of its proportions and detailing. However, in this instance the development has overcome the previous objections by providing a development that continues the predominant horizontal emphasis of the existing buildings, and by reducing the overall width of the extension to be more consistent with the proportions of the existing dwellings. In addition, the previously proposed dormer windows have been removed and the fenestration detailing designed to be more consistent with the existing dwelling.
- 5.14 Having regards to the above, it is considered that the design of the proposed development is acceptable, and the previous objections now overcome.
- 5.15 Residential Amenity
Policy H2 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 seek to ensure that new residential development would allow a reasonable level of privacy and residential amenity for its new occupants; and that development would not have an unacceptable impact upon the privacy and residential amenity of the occupants of nearby dwellings.
- 5.16 The site is a corner site with adjacent properties to the West and to the North. The dwelling to the west is a terraced bungalow and is approximately 11 metres from the proposed new dwellings. There are no primary windows positioned in the East elevation of the bungalow. The proposed floor layout of the new dwellings is such that its primary rooms face Filton Avenue, with bathroom accommodation to the rear. Given the orientation of the new development and the property to the West, it is not considered that there would be a harmful impact upon it in residential amenity terms. The development includes the construction of a single storey extension to the existing building where it would continue along the boundary with the adjacent dwelling (at 744 Filton Avenue) by 3.3 metres. The adjacent property is directly to the North of this development. Given the scale of this element of the development it is not considered that it would have an unacceptable impact upon the residential amenity of the occupants of the adjacent dwelling.
- 5.17 With respect to the occupants of the new development, 3 of the 4 new units would have direct access to private amenity space within the site. The 4th unit, being the two bed maisonette occupying the first floor and attic of the existing house is proposed to be a two bedroom flat. Such accommodation is not considered to be family housing in the same way as a two bedroom house would be. On this basis, it is not considered essential that such accommodation has access to private amenity space. On this basis the development is considered acceptable in residential amenity terms.
- 5.18 Transportation
Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon highway safety and amenity in the locality of the site. The policy also requires that, where appropriate, a contribution to improvements to the transport infrastructure should be secured as part of new development. Policy

T8 of the South Gloucestershire Local Plan (Adopted) January 2006 provides the maximum off street parking standards for new development.

- 5.19 In this instance the proposed development would provide four off street parking spaces. This level is consistent with the requirements of Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. It is also considered that given the level of traffic generated by this proposal that there would be no material impact in highway safety terms.
- 5.20 Notwithstanding the above, the site is located within the Bristol North Fringe and as such falls within the remit of the Bristol North Fringe Development Major Scheme (Transport Measures); and the contribution towards this fund is appropriate under policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006. The basis of a contribution is calculated as being £1800 per new house and £900 per flat. However, in this instance the proposed flat accommodation would take place within the envelope of the existing dwelling; and would not result in an increase of bed spaces. It is therefore appropriate to apply this requirement only to the new houses.
- 5.21 The required level of contribution is therefore £3600 (2x £1800), which would normally be secured as part of an approval through an appropriate legal agreement. However, as part of the previously approved scheme (PT07/3348/F) a sum of £1800 was secured on the basis of two additional residential flats. On this basis, it is only necessary to 'top-up' the previously secured sum and in this instance a further £1800 will be required. This can be secured through an appropriate legal agreement.
- 5.22 Design and Access Statement
The Design and Access Statement submitted with this application is considered to demonstrate that the applicant has adopted a design approach that is consistent with the Councils Design Checklist Supplementary Planning Document (Adopted)
- 5.23 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 appropriate supported by a Section 106 Agreement. In this instance, having regard to the above advice, the contribution towards transportation improvements is 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.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted)

January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 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) (or other appropriate legally binding agreement) within 12 months of the date of this decision to secure the following:
- i) The contribution of a further £1800 towards transportation improvements under the North Fringe Development Major Scheme (Transport Measures).
- 7.2 If the legal agreement is not completed within 12 months of this determination, then in view of the length of the time after the application, it should either:
- a) Return to the DC (West) Committee for reconsideration; or
 - b) The application should be refused due to the failure to secure the Section 106 agreement, for the reason listed under Section 7.1a.

Background Papers **PT08/0657/F**

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

CONDITIONS

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

Reason(s):

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

2. The 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, H2, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Notwithstanding the submitted details, prior to the commencement of development, detailed plans showing the provision of car and secure cycle parking facilities in accordance with the standards set out in Policies T7 and T8 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; 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.

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

CIRCULATED SCHEDULE NO. 15/08 - 11 APRIL 2008

App No.: PT08/0666/F
Site: 1 Common Road, Winterbourne, South Gloucestershire, BS36 1QE
Proposal: Demolition of existing dwelling to facilitate 3 no. houses with car parking, access, landscaping and associated works.
Map Ref: 65756 81141
Application Category: Minor

Applicant: U K Screeders
Date Reg: 11th March 2008
Parish: Winterbourne Parish Council
Ward: Winterbourne
Target Date: 29th April 2008



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PT08/0666/F

INTRODUCTION

This application has been placed on the circulated schedule as a number of the neighbouring properties have raised objections to the proposal.

1. THE PROPOSAL

- 1.1 This outline application relates to the demolition of existing dwelling to facilitate the erection of a terrace of three dwellings on land at the Corner of Salem and Common Road, Winterbourne.
- 1.2 The site is surrounded by other residential property and lies within the settlement Boundary of Winterbourne. Vehicular access is to the front and rear of the site.
- 1.3 This a re-submission of PT07/3145/O which was for a slightly larger scheme at four dwellings. This scheme was refused planning permission for the following reason:

The site of the proposed development is restricted in size and the development of the land as proposed, would result in a cramped form of development to the detriment of residential amenity of the proposed occupiers of the dwellings. The proposal is therefore considered to be contrary to Planning Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. POLICY CONTEXT

- 2.1 National Guidance

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

Policy 1	Sustainable Development Objectives
Policy 34	Re-use of Previously Developed Land
Policy 35	Housing Density
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
L4	Forest of Avon
H2	Proposals for Residential Development Within the Existing Urban Area and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
- 2.4 Supplementary Planning Guidance
South Gloucestershire Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/3145/O Erection of four dwellings: Refused

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No response received
- 4.2 Sustainable Transport
No objection to the proposal
- 4.3 Local Residents
13 letters have been received objecting to the proposal on the following grounds:-
- a) loss of privacy;
 - b) increased noise/pollution from vehicular movements;
 - c) extra traffic movements;
 - d) loss of open space and trees;
 - e) access for emergency services;
 - f) over-development;
 - g) increase in parking;
 - h) Design is out of character with the a

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application site lies within the residential area of Winterbourne where new residential development is acceptable in principle, subject to certain policy considerations.
- 5.2 Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 incorporates advice contained within PPS3 and the Adopted Joint Replacement Structure Plan. Policy H2 allows for residential development within existing urban areas subject to the following criteria:-
- A. development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity;**
- 5.3 In transportation terms, the scheme is acceptable as it provides sufficient access and off street parking spaces. Also the scheme as submitted will not impact upon Highway safety in the area. However no details of bin storage areas are provided. But these could be provided in the gardens of the units and refusal on these grounds would not be warranted.

One of the main issues raised by the objectors is the fact that the development will create extra on street parking in the area. The roads in this area are not covered by parking restrictions as such anyone can park there. The council's transportation engineer has considered the application and does not consider it an issue which warrants the refusal of the application.

The proposed units will however not impact upon the privacy of the existing adjoining properties as the development will not introduce any new issue of overlooking when compared to the existing situation. If anything the new units will be located further away from the primary windows of adjacent properties. Also the amenity between properties is acceptable, as each will have a private space, and the design does not allow any overlooking.

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

The application site as a whole (including the existing dwelling) has an area of 0.0658 hectares. The resulting housing density would be approximately 46 dwellings per hectare. Advice contained within PPS3 and Policy H2 of the adopted local plan encourages a minimum density of 30 dwellings per hectare in areas well served by public transport. Hence in density terms this development is acceptable.

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

The site lies within the settlement boundary and will not be adversely affected by any of the above.

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

The proposal is for four residential units. As the site lies within the urban area of Winterbourne it is considered that the proposal will not impact upon the area significantly in terms of service provision.

5.7 Also of relevance is Policy H4 of the adopted Local Plan. This policy specifically relates to development within existing residential curtilages. New dwellings will only be permitted where they:-

A. Respect the massing, scale, proportions, materials and overall Design and character of the existing property and the character of the street scene and surrounding area;

In terms of the scale, size and layout of the site and buildings, they are all considered acceptable. The design is formulated in the style of a terrace of three buildings, with two facing Common Road with a third building at 90 degrees facing Salem Road. This is considered to be the right approach for dealing with the site in terms of creating an acceptable street frontage. In terms of the design of the units they borrow features which are present elsewhere in the locality in terms of window sizes and materials, hence the development integrates well with locality. Each property has an off street parking space and a fair size private amenity area.

B. Would not prejudice the amenities of nearby occupiers;

This has been discussed previously in the report.

C. Would not prejudice highway safety or the retention of an acceptable level of parking provision, and an acceptable level of parking provision is provided for any new separately occupied dwelling;

This has been discussed under paragraph 5.3 above.

D. Would not prejudice the retention of adequate private amenity

space, and adequate private amenity space is provided for any new separately occupied dwelling;

The development provides an adequate level of private amenity space for each dwelling.

5.8 Design and Access Statement

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

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 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 Planning permission is approved with the following conditions:

Background Papers PT08/0666/F

Contact Officer: Gareth John
Tel. No. 01454 863438

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping,

which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason(s):

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

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

Reason(s):

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

5. The off-street parking facilities for all vehicles 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 T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/08 - 11 APRIL 2008

App No.:	PT08/0669/O	Applicant:	Mr G Leadbeater
Site:	Belmont House, Gloucester Road, Patchway, South Gloucestershire, BS34 5BQ	Date Reg:	11th March 2008
Proposal:	Demolition of existing dwelling to facilitate erection of 10 no. flats (outline) with all matters to be reserved. (Resubmission of PT07/3361/O)	Parish:	Patchway Town Council
Map Ref:	60596 81376	Ward:	Patchway
Application Category:	Major	Target Date:	3rd June 2008



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N.T.S

PT08/0669/O

INTRODUCTION

This application appears on the Circulated Schedule because the proposal is defined as one of major development.

1. THE PROPOSAL

- 1.1 The application seeks outline planning permission to demolish an existing single dwelling house to erect a single building containing 10 flats. The development proposes 8 no. two bed flats and 2 no. one bed flats. All matters are reserved. As such it is only the principle of development that needs to be considered at this outline stage. An illustrative layout in the form of a block plan and existing/proposed street frontage elevations has been submitted in support of the application; this is supplemented by the required Design and Access Statement that states that the building will be 2 storeys. The block plan indicates the existing access off Redfield Road relocated some 25m to the east as well as off-street parking for 10 vehicles with cycle and bin storage located along the southern boundary.
- 1.2 The application site comprises 0.103 hectares of land on the east side of Gloucester Road. A detached 2-storey house is positioned centrally within the plot facing Gloucester Road. Redfield Road runs adjacent to the northern boundary. This road is a private road at the point where it lies adjacent to the application site. The southern boundary is with No.160 Gloucester Road, a semi-detached 2-storey property. Adjacent and to the east is 2b Redfield Road, again a semi-detached 2-storey property with its single storey garage adjacent to the boundary.
- 1.3 This application is a resubmission of planning application PT07/3361/O which related to the demolition of existing dwelling to facilitate the erection of 12 no. flats (outline). This application was recommended for refusal under the Council's Circulated Schedule Procedure dated 14 December 2007 but was withdrawn prior to a decision being made.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	General Policies and Principles
PPS3	Housing
PPG13	Transport

2.2 Joint Replacement Structure Plan

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

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
H2	Residential Development within the Existing Urban Area
H4	Development within existing residential curtilages.
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
EP4	Noise sensitive development

- | | |
|-----|---|
| LC1 | Provision for Community Facilities (Site Allocations and Developer Contributions) |
| LC2 | Provision for Education Facilities (Site Allocations and Developer Contributions) |

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT07/3361/F Demolition of existing dwelling to facilitate erection of 12 no. flats (outline).
Withdrawn 20 December 2007.

Also of relevance are the following applications regarding the adjacent site of 162/164 Gloucester Road:-

- 3.2 PT02/0729/F Conversion and extension of property to form 12 flats.
Allowed on appeal 2 September 2002.
- 3.3 PT02/3699/F Erection of apartment block to form 4 flats (in rear garden).
Approved 27 February 2003.

4. **CONSULTATION RESPONSES**

- 4.1 Patchway Town Council
Object to the proposal on the following grounds:-
a) over-development of the site;
b) highway safety – danger of additional vehicle movements onto the A38;
c) detrimental effect on the amenities of neighbouring residents.

The Town Council also state that this application must be viewed in connection with PT02/0729/F – 162/164 Gloucester Road which is adjacent to Belmont House on the other side of Redfield Road. In both applications it is proposed that a footway is laid to Redfield Road. The Town Council request that the width of the carriageway plus a footway to each side is checked to see whether there will be space for vehicles to pass on Redfield Road and for the dustcart to get through. Also, in both applications the access to the site is directly opposite each other which will be a hazard to both traffic and pedestrians.

- 4.2 Sustainable Transport
Object to the proposal.
- 4.3 Department for Children and Young People
There is a projected surplus capacity both at primary and secondary schools within the area of the proposed development. No education contribution is therefore required.
- 4.4 Community Services
No comment as size of the development lies below the threshold for Community Services S106 contributions.

Other Representations

- 4.5 Local Residents
10 letters have been received objecting to the proposal on the following grounds:
a) increase in traffic;

- b) dangerous entrance and exit off A38;
- c) increased parking;
- d) loss of family home;
- e) overlooking;
- f) loss of light;
- g) out of keeping;
- h) devaluation of property;
- i) difficult access;
- j) no need for flats;
- k) overdevelopment of area;
- l) inadequate parking;
- m) location of bin storage;
- n) eyesore;
- o) pavement width inadequate;
- p) flooding risk due to increased water run-off from parking;
- q) loss of open space;
- r) density of development;
- s) indicative drawing suggests that a substantial building would be created;
- t) contrary to development plan;
- u) loss of privacy;
- v) overbearing impact;
- w) loss of residential amenity.

Of the above points d, h and j are not relevant planning considerations.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The site is located within an established urban area and represents previously developed land forming the residential curtilage of Belmont House. Advice contained within PPS3 promotes more sustainable patterns of development. In particular it encourages the better use of previously developed land, especially in existing urban areas. However, such development should achieve good design to ensure that the character of the area is not adversely affected. In particular, housing development should be well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Consideration of design and layout must be informed by the wider context, townscape and landscape of the wider area. This advice is reflected in the Joint Replacement Structure Plan and the South Gloucestershire Local Plan (Adopted) January 2006. Policy H2 of the local plan is particularly relevant and allows for residential development within existing urban area and defined settlement boundaries subject to transportation, density and residential amenity considerations.

5.2 Transportation

The Council's Transportation Engineer has raised objections to the proposed scheme. The adjoining road is poorly surfaced, lacks footways, street lighting and drainage, all of which will need to be addressed. Any road improvements will need to take into account the approved development adjacent to the site at 162/164 Gloucester Road which will alter the geometry of the road. Some of the site frontage will need to be lost to facilitate road widening. The existing road should be made up to an adoptable standard before work commences on either site. Detailed drawings showing the necessary road improvements should form part of any proposal. The application is therefore recommended for refusal.

5.3 Residential amenities

The proposed illustrative siting indicates a building that is likely to impact adversely on residential amenities, particularly No.160. However, it is considered that a suitable development could be achieved without undue impact on the residential amenities of neighbouring properties, despite the intensification of the use on the site. However, the proposal provides no private garden area or any communal amenity space and this is unacceptable in terms of the residential amenity of future occupiers of the development.

5.4 Density

The proposed development density is 97 dwellings per hectare (dHa). This is substantially above the minimum density requirement stipulated in PPS3, policy 35 of the Joint Replacement Structure Plan, policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 and the adopted Design Checklist SPD. Whilst some sites can achieve this level of density, it will be shown that the density proposed exceeds the maximum that the site can achieve allowing for existing constraints and will, as a consequence, result in a poor form of development. It is acknowledged that the extended building at Nos.162-164 Gloucester Road and the additional building in its garden comprise a development of 16 No. flats at an overall density of 100dHa. This, in itself, represents a high density that is considered to be only marginally acceptable considering the site constraints and local character. However, each application site must be assessed on its own merits. Although the proposed development is just under 100 dHa, the proposal is considered to adversely affect the character and appearance of the area by reason of its size, bulk and massing.

5.5 Design/Visual Impact

The Design and Access Statement and the submitted street scene suggest a 2 storey building some 9.6m in height. This is itself comparable to the height of the nearby recently developed building at Nos.162/164 which is shown as 11m and the adjacent property of 160 Gloucester Road at 8.62m. However, the form of the building indicated on the submitted plan, albeit for illustrative purposes only, appears of excessive bulk. Indeed, it occupies the same floor area as the previous scheme, the only difference being that the development has turned 90 degrees and now follows the building line of Gloucester Road. The illustrative street frontage indicates a building that is poorly proportioned, in particular the roof line. The hipped roof form is at a shallow pitch which appears odd in appearance and out of keeping with the street scene. The overall development is indicative of a scheme that is too great a scale, mass and density for the site and locality. The rear of the site appears to be dominated by parking with no amenity space shown. There is no evidence that would conclude to the contrary. Furthermore, whilst the nearby building at No.162/164 is acknowledged, the application site is located within a residential block characterised by 2-storey development situated in much smaller curtilages.

5.6 The submitted Design and Access Statement is devoid of detail, does not inform the development proposed, does not in any way prove an appropriate design approach was taken, and furthermore the adopted Design Checklist SPD appears to be disregarded. Within the Design and Access Statement there are unsubstantiated statements such as “the proposed building will be well mannered and in keeping with the local vernacular” or that all the criteria of policy D1 are complied with. This is a wholly unacceptable approach.

5.7 Other Matters

Drainage

Suitable drainage arrangements can be achieved by condition if the recommendation was one for approval.

5.8 Education/Community Facilities

There is a projected surplus for primary and secondary school places and the proposal falls below the threshold for community services contributions. The proposal is therefore acceptable in these respects.

5.9 Design and Access Statement

The Design and Access Statement submitted with the application is not considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Adopted 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.

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

7. RECOMMENDATION

7.1 That outline planning permission be refused.

Background Papers PT08/0669/O

Contact Officer: Vivian Butt

Tel. No. 01454 863427

REFUSAL REASONS

1. The density of the proposal will result in a development of substantial scale and mass that will not respect the character or visual amenities of the locality including the traditionally scaled residential block within which the site is situated. The Design and Access Statement fails to justify in any way the proposed development and the design approach taken. As such the proposal fails to accord with guidance in PPS3; policy 35 of the adopted Joint Replacement Structure Plan; policies D1, H2 and H4 of the adopted South Gloucestershire Local Plan; and the adopted South Gloucestershire Design Checklist Supplementary Planning Document.

2. From the information submitted in support of the application, there is no evidence to indicate that satisfactory access can be provided or that necessary road improvements will be undertaken to meet the requirements of the Local Highway Authority. As such the proposal if carried out would be likely to endanger road safety, contrary to the requirements of policies D1 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/08 - 11 APRIL 2008

App No.:	PT08/0685/TRE	Applicant:	Mr D Gayther
Site:	Neathwood, New Road, Tytherington, South Gloucestershire, GL12 8UP	Date Reg:	12th March 2008
Proposal:	Works to fell 1 no Pine tree covered by Tree Preservation Order No. 576	Parish:	Tytherington Parish Council
Map Ref:	66814 88501	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	2nd May 2008



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PT08/0685/TRE

INTRODUCTION

This application appears on the Circulated Schedule due to a letter in support of the application.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the felling of 1 Pine tree covered by a TPO at Neathwood, New Road, Tytherington. The tree is located within the front garden of the property.
- 1.2 The application site is a detached property within the settlement boundary of Tytherington and is also within the Conservation Area.
- 1.3 The applicant has submitted the following in support of his application:-
 - a) the erection of 3 houses in front garden has significantly reduced the size of garden;
 - b) the pine tree was originally set in a large open space but now visually overwhelms the other trees around it and dominates the small garden;
 - c) detracts from the visual amenity of the site;
 - d) in 2004 planning permission was granted to cut down ten pine trees in a similar location and as such a degree of consistency should be applied.

2. POLICY CONTEXT

- 2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment
- 2.2 Development Plans

<u>South Gloucestershire Local Plan (Adopted) January 2006</u>	
D1	Design
L1	Landscape Protection and Enhancement
L12	Conservation Areas
- 2.3 Supplementary Planning Guidance

None relevant.

3. RELEVANT PLANNING HISTORY

- 3.1 PT04/1930/TCA Felling of 10 fir trees (mixed larch and spruce).
No objection 29 June 2004.
- 3.2 PT07/1321/TCA Fell 1 Pine tree (the tree the subject of this application)
Objection 31 May 2007.

4. CONSULTATION RESPONSES

- 4.1 Tytherington Parish Council

Object to the proposal. The reduction in the size of the garden had been caused by the applicant selling the land for housing development.

Other Consultees

- 4.2 Sustainable Transport
Not relevant.

Other Representations

- 4.3 Local Residents
3 letters have been received, one in support of the application and the others objecting to the proposal on the following grounds:-
- a) garden is not small;
 - b) tree is attractive and can be seen and enjoyed from New Road;
 - c) application for a removal of our Sycamore was refused and decision making should be consistent;
 - d) landowner sold off much of his garden for development and therefore the reduction in garden size is entirely his own making.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy L1 of the adopted local plan seeks to retain features that significantly contribute to the character of the landscape. The tree is highly visible over the wider area and as such has high amenity value, especially as it is located within the Conservation Area.
- 5.2 The proposed tree works have been assessed by the Council's Tree Officer. The Pine tree is situated in the front garden of the property. It is in reasonable condition with no obvious above ground indications to suggest structural flaws. The tree offers significant amenity and warrants being protected by a Tree Preservation Order.
- 5.3 With regard to the applicant's comments concerning a previous application, this has no bearing on the assessment of this application. All applications are assessed on their own merits. When trees are assessed for inclusion for a TPO they are measured against a series of criteria and scored accordingly. They are only protected if they reach a certain score.
- 5.4 The loss of this tree will detract from the visual amenity of the immediate and wider locality and detract from the appearance of Tytherington Conservation Area. The proposal is therefore contrary to policies D1, L1 and L12 of the adopted Local Plan and is unacceptable.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning permission be refused.

Background Papers **PT08/0685/TRE**

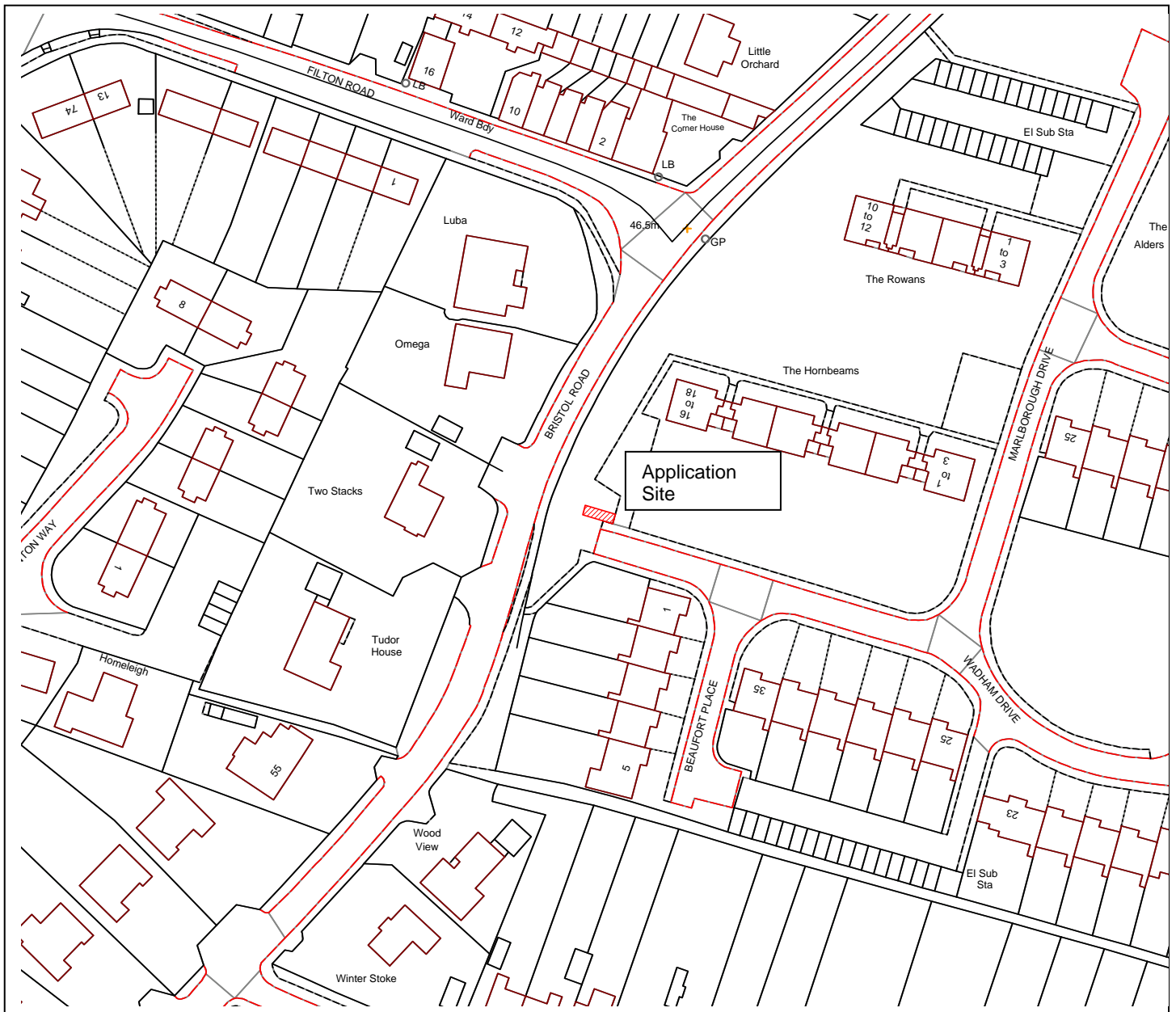
Contact Officer: **Vivian Butt**
Tel. No. **01454 863427**

REFUSAL REASONS

1. The proposal would result in the unacceptable loss of a tree covered by a Tree Preservation Order which significantly contributes to the visual amenities of the wider locality and Tytherington Conservation Area. As such the proposal falls contrary to Policies D1, L1 and 12 of the South Gloucestershire Local Plan (Adopted) January 2008.

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.:	PT08/0692/F	Applicant:	The Hornbeams Ltd
Site:	The Hornbeams, Marlborough Drive, Frenchay, South Gloucestershire, BS16 1PW	Date Reg:	13th March 2008
Proposal:	Creation of hardstanding for bin storage.	Parish:	Winterbourne Parish Council
Map Ref:	63783 78203	Ward:	Frenchay and Stoke Park
Application Category:	Minor	Target Date:	13th May 2008



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N.T.S

PT08/0692/F

This application appears on the Circulated Schedule following the receipt of three objection letters from local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the creation of a hardstanding for bin storage. The hardstanding would be approximately 3.5 metres in width and 7 metres in length.
- 1.2 The application site relates to small piece of land situated at the end of Wadham Drive.

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
T12: Transportation Development Control Policy for New Development
L1: Landscape Protection and Enhancement
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Sustainable Transport
No objection
- 4.3 Local Residents
Three letters of objection have been received from local residents. They have raised all or some of the following points:
- a) The bin store would be unsightly and unpleasant to Wadham Drive and Beaufort Place;
 - b) The site is too near to Bristol Road and a well used footpath;
 - c) The bin store is visible from Bristol Road;
 - d) Fly-tipping could occur and flat owner have been told that they have to pay for the removal of fly tipped items
 - e) The residents of flats 1-9 in the Hornbeams will be approximately 100 yards from the proposed bin store;
 - f) Flats 1-9 and Flats 11-18 should have their own bins store in their own car park which are easily accessible; and
 - g) The proposal could be covered similar to other bin stores in the area.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This development will be principally assessed against Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006 to ensure the residential and visual amenity is not be materially affected by the development. Additionally, the proposal will be assessed against Policy T12 and L1 to ensure the development does not adversely impact the highway safety and the landscape of the application site.

5.2 A number of the comments from local residents have identified issues relating to improvements which would be made to the scheme. The Local Planning Authority assesses planning application upon their planning merits. The siting of bin in regard to their accessibility to certain flats is not a material planning consideration. These are matters of management rather than being considered material to this modest proposal.

5.3 Design and Visual Amenity

The application site relates to a small area of land situated at the end of Wadam Drive. The site is situated off of the main highway and is surrounded by dense landscaping. The proposal involves the creation of an area of hardstanding for the siting of bins (3m x 7m). These works are required following the request from SITA to provide suitable bin stores.

5.4 The proposed site would be situated to the rear of the "The Hornbeams" adjacent to a small cul-de-sac. It is considered that the laying of a hard standing and its use as a bin storage would not significantly harm the visual amenity of the area. Furthermore, given the openness of the landscaping around the block of flats, it is considered that this location would be most suitable for a bin store. As such, it is considered that the design of bin store would not significantly affect the overall character of the site.

5.5 Highway Safety

The Council Sustainable Transport department have been consulted on this application and have raised no objection subject to a condition ensuring the bin store has a bound surface.

5.6 Other Matters

It is not considered points (d) and (g) of the objections are material to the merits of the scheme. The views of residents are taken into account here. Finally, there is no evidence to suggest the provision of a bin store would increase the likelihood of fly tipping, at a point where there is a reasonable degree of surveillance from surrounding properties.

5.7 Design and Access Statement

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

5.8 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular

05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning permission to be **GRANTED** subject to the following condition:

Background Papers **PT08/0692/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).

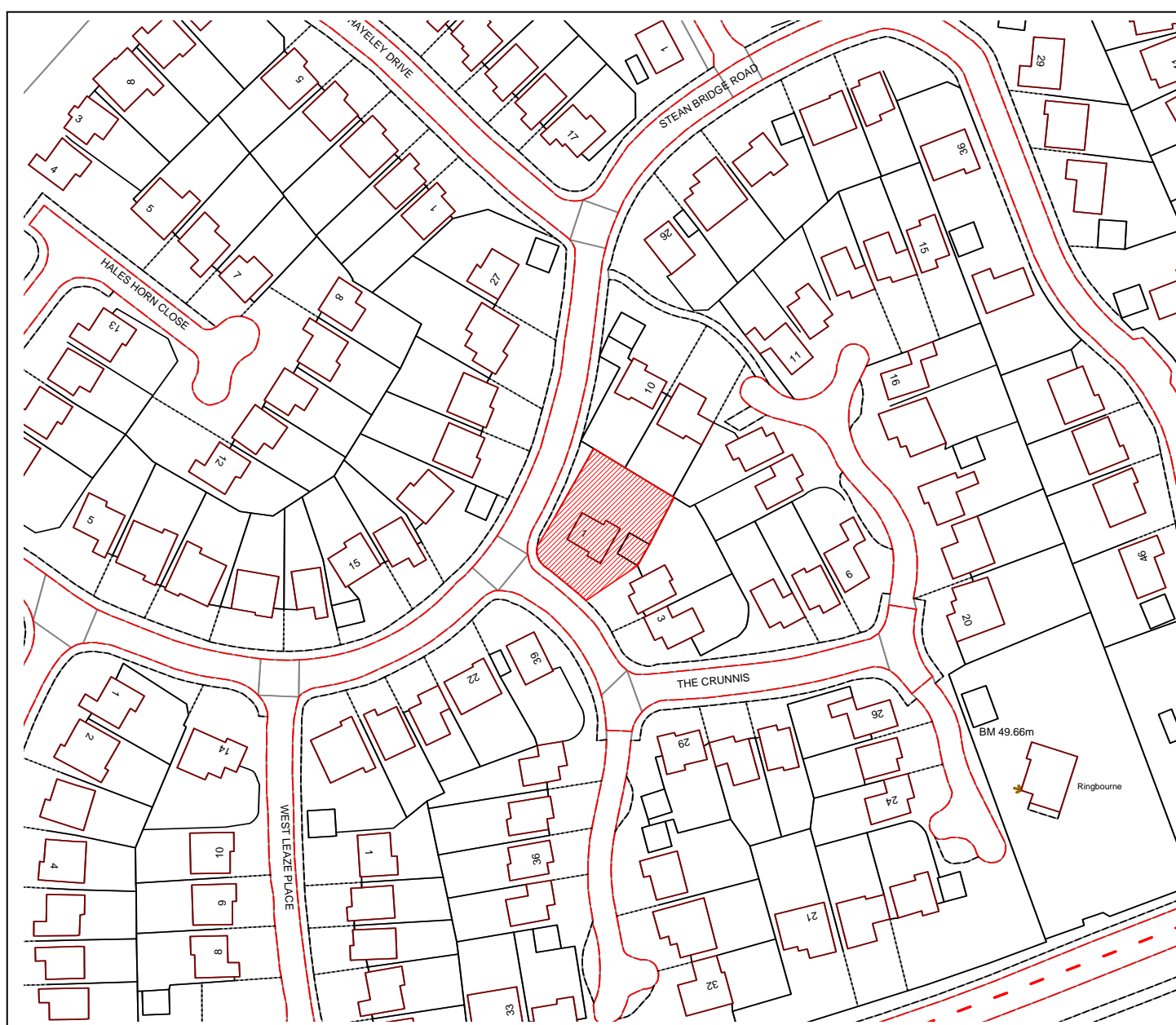
2. The bin store hereby approved shall be finished with a bound surface.

Reason(s):

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

CIRCULATED SCHEDULE NO. 15/08 - 11 APRIL 2008

App No.:	PT08/0706/F	Applicant:	Mr M Dudbridge
Site:	1 The Crunnis, Bradley Stoke, South Gloucestershire, BS32 8AD	Date Reg:	17th March 2008
Proposal:	Demolition of existing conservatory to facilitate erection of two storey side and rear extension to form additional living accomodation to include 2 no. rear balconies. (Re-Submission of PT08/0337/F)	Parish:	Bradley Stoke Town Council
Map Ref:	62109 80637	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	5th May 2008



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100023410, 2008.

INTRODUCTION

This application has been placed on the circulated schedule because there have been objections received to the proposal.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side and rear extension. The property subject to the application is a modern detached brick built dwelling. The application site lies on the entrance to the cul-de-sac and hence has a large plot. The site has an open area to the northwest of the dwelling.

This application is the resubmission of PT08/0337/F which was for a much larger scheme which included a single storey flat roofed side extension. That application was withdrawn following a discussion between the Council and the applicant:

This application is the applicants attempt to address the Councils concerns with the previous scheme.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Communities
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 House Extensions
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PT08/0337/F: Demolition of existing conservatory to facilitate erection of two storey side and rear extension and single storey side extension to form additional living accommodation to include 2 no. rear balconies.
Refused

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council:
Object to the proposal as the rear juliet balconies will impact upon the privacy of the neighbouring properties.
- 4.2 Transportation
No objection provided two car parking spaces are retained within the site
- 4.3 Local Residents
Two letter of objection has been received objecting to the proposal in terms of :
a) The encroachment into the open area to the side of the property.
b) The loss of openness of the estate

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relates to residential development including extensions to dwellings. It states that any development should be in keeping with the character of the property and the area generally in terms of size, design and materials and that residential amenity should not be adversely affected by the proposal.

5.2 Design

It is considered that this revised proposal which has removed the single storey flat roofed side extension is a vast improvement on the previous scheme. The development now integrates well with the existing dwelling and surrounding properties. Consequently the size design and external appearance are all considered acceptable. Also the development will not impinge on the overall feel of the development especially its open nature.

5.3 Residential Amenity

It is considered that this proposal does not impact upon the amenities of any of the adjoining properties. Its size and design ensure that the proposal does not have an overbearing impact on the surrounding properties nor does it result in a impact on their privacy. This is in the main due to the location of the extension to the side of the property. The balconies will not impact upon the privacy of adjoining properties as they are only Juliet balconies and as such do not extend outwards, and windows could be positioned in this location with no ill effects.

5.4 Transportation

There is at present no transportation objection to the scheme as two off street parking spaces are provided.

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.

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 Planning permission be granted for the following reasons

Background Papers **PT08/0706/F**

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

CONDITIONS

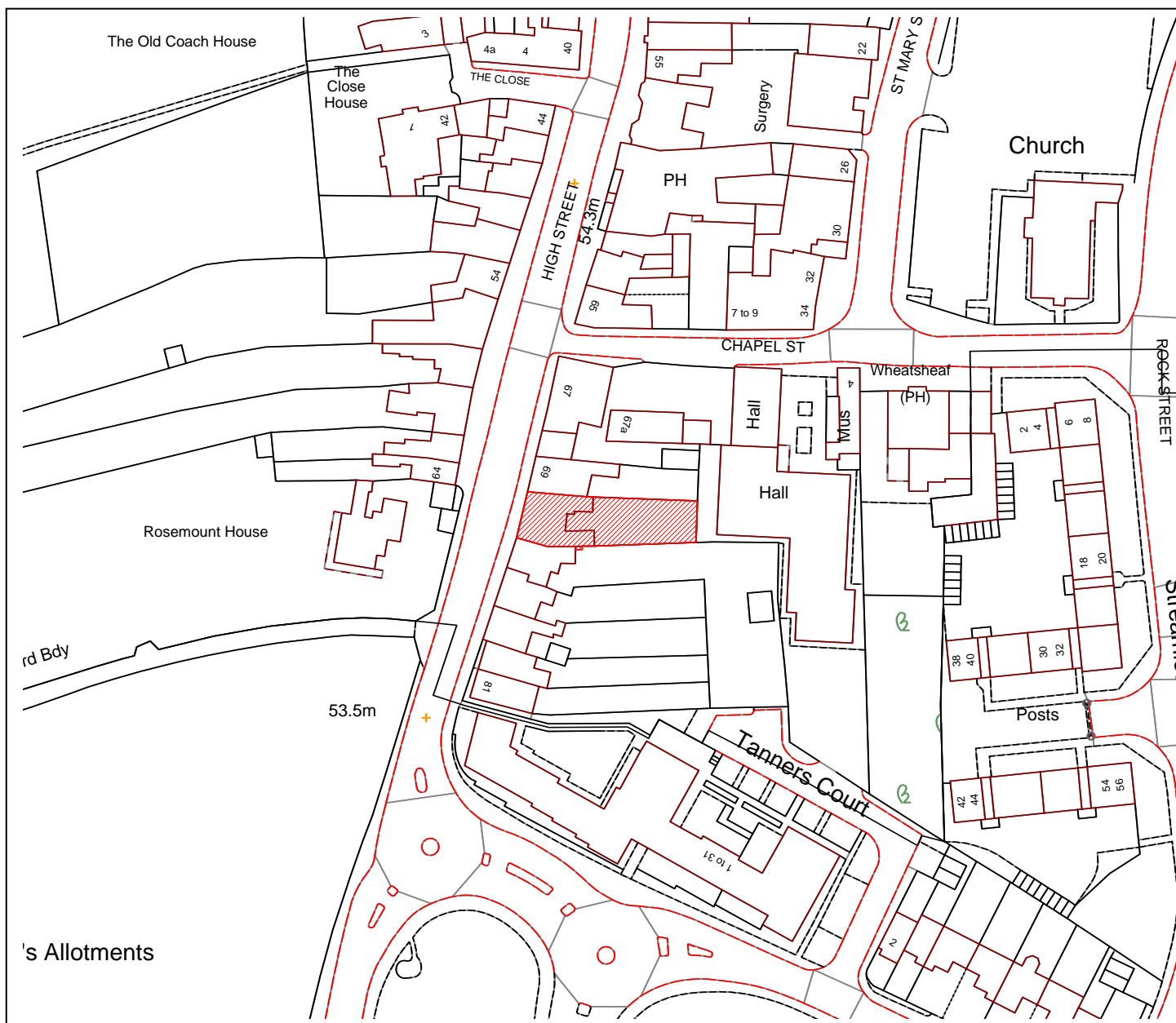
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason(s):

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

CIRCULATED SCHEDULE NO. 15/08 – 11 APRIL 2008

App No.:	PT08/0733/LB	Applicant:	R Willson & J Townend
Site:	71 High Street, Thornbury, South Gloucestershire, BS35 2AW	Date Reg:	18th March 2008
Proposal:	Removal of existing redundant chimney stack.	Parish:	Thornbury Town Council
Map Ref:	63665 89821	Ward:	Thornbury North
Application Category:	Minor	Target Date:	29th April 2008



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N.T.S

PT08/0733/LB

This application appears on the Circulated Schedule following the receipt of an objection from Thornbury Town Council.

1. THE PROPOSAL

- 1.1 The applicant seeks Listed Building Consent for the removal of an existing redundant chimney serving a modern extension attached to the Listed Building.
- 1.2 The application site relates to a terrace dwelling situated on Thornbury High Street. The dwelling is a Grade II listed building and is located within the Thornbury Conservation Area.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 : Delivering Sustainable Development
PPG15: Planning and the Historic Environment
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving good quality design in new development
L12: Conservation Area
L13: Listed buildings
- 2.3 Supplementary Planning Guidance
Thornbury Conservation Advice Note 12 (Adopted) March 2004

3. RELEVANT PLANNING HISTORY

- 3.1 P94/2174/L Repairs to windows on front elevation
GRANTED 11 December 1994
- 3.2 P95/2561/L Render external wall/bounding No. 73, repairs to roof areas and damp proof course, internal alterations.
GRANTED 19 December 1995

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
Objection – Although the chimney stack may be redundant it still forms part of the street-scene in the Conservation Area.
- 4.2 Conservation Officer
No objection
- 4.3 Local Residents
None

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy L13 seeks to preserve listed buildings and their setting, retain features of architectural or historic interest and retain the character, historic form and

structural integrity of listed buildings. The Councils listed building officer has seen the proposal and his comments are incorporated below.

The site is also located in a Conservation area where policy L12 seeks that work should preserve or enhance the area.

5.2 Listed Building

This application relates to the removal of a redundant chimney, attached to the dwellings modern rear extension. The removal of this chimney is required to facilitate an extension to adjacent property (No. 73 High Street). The applicant has proposed make good the roof and wall in matching materials.

5.3 The Conservation Officer has stated that the application affects an undistinguished later addition which is of no architectural merit. As such, they had no objection to these works.

5.4 The Town Council have objected to application on grounds that the chimney still forms part of the street-scene in the Conservation Area. Notwithstanding these comments, it should be noted that the chimney is situated on the rear elevation and therefore is not visible from the historic street-scene.

5.5 In view of the above, it is considered that the proposal would preserve the fabric of the listed building and its setting. As such, it is recommended that Listed Building Consent is granted.

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Listed building consent to be **GRANTED** subject to the following condition:

Background Papers **PT08/0733/LB**

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

CONDITIONS

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

Reason(s):

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