



**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. 33/08**

**Date to Members: 15/08/08**

**Member's Deadline: 21/08/08**

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 5pm)**. 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 (eg, if the schedule is published on a Friday, comments have to be submitted by the end of Thursday) (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](mailto: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](mailto: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: 15/08/08**

**SCHEDULE NO. 33/08**

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 5pm), 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](mailto: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.

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### COUNCILLOR REQUEST TO REFER A REPORT FROM THE CIRCULATED SCHEDULE TO THE APPROPRIATE COMMITTEE

NO. OF SCH	APP. NO.	SITE LOCATION	REASON FOR REFERRAL
<b>Have you discussed the application(s) with the case officer and/or area team leader?</b>			
<b>Have you discussed the application with the ward members(s) if the site is outside your ward?</b>			

**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 .....**

## **IMPORTANT NOTE REGARDING RESPONSE DEADLINES -REMINDER**

As a result of a recent review of the Circulated Schedule procedure, Legal Services have advised us that the wrong response deadlines were being set. The Constitution allows referrals to be made by any member within 5 working days of the issue of the Circulated Schedule. The advice is that the first working day includes the date the schedule is issued. Therefore, since in most cases the schedule is published on a Friday, the deadline (assuming no bank holidays) would be the end of Thursday, not the end of that week. The deadline for responses has been changed to reflect this latest advice to ensure referrals are being made within the timeline allowed for by the Constitution, and to avoid any risk of a successful legal challenge.

**Dates and Deadlines for Circulated Schedule  
for the August Bank Holiday period 2008**

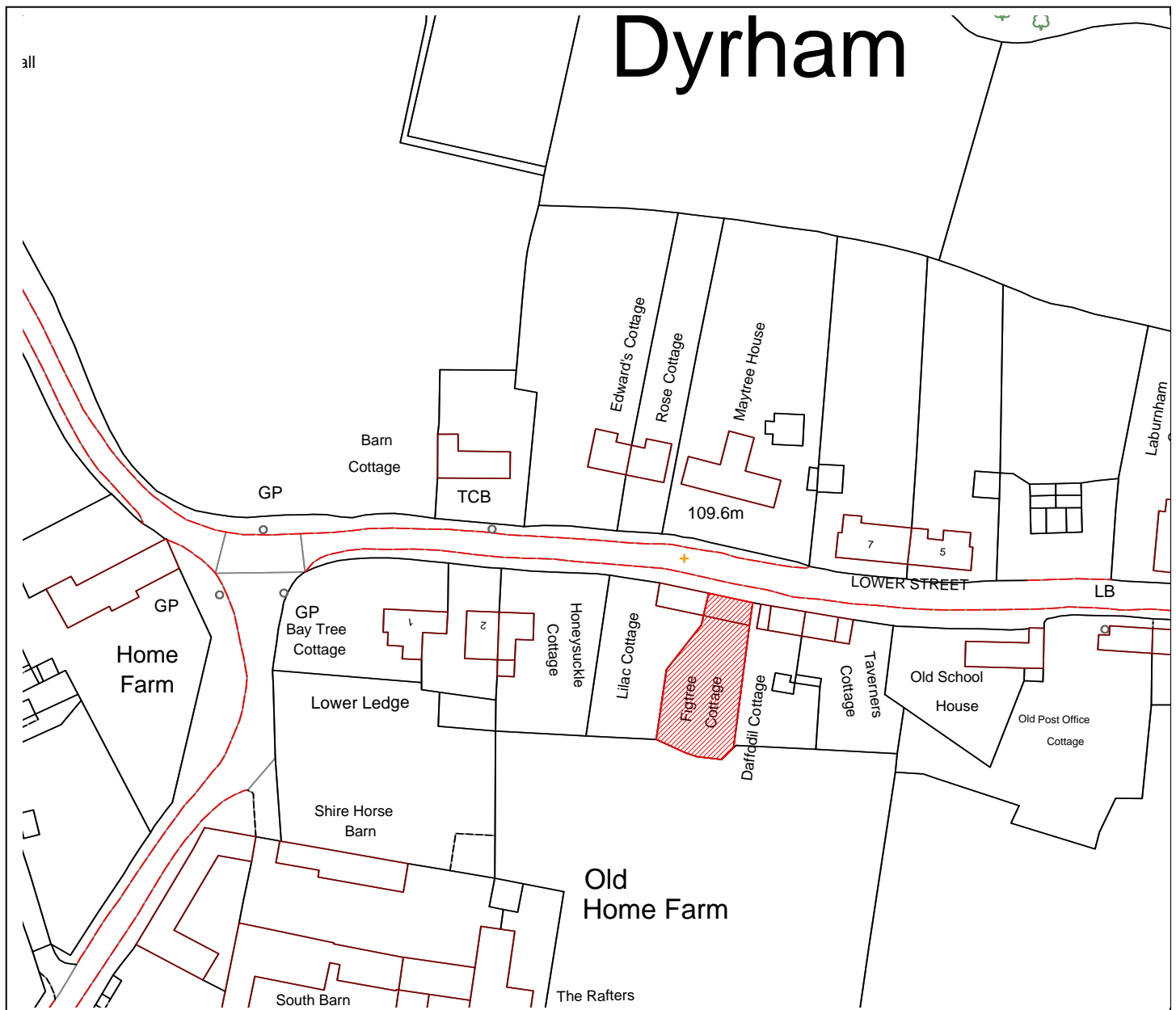
<b>Schedule Number</b>	<b>Date to Members 9am on</b>	<b>Members Deadline 5pm on</b>
34/08	Thursday 21 August 2008	Thursday 28 August 2008

# Circulated Schedule 15 August 2008

<b>ITEM NO.</b>	<b>APPLICATION NO</b>	<b>RECOMMENDATION</b>	<b>LOCATION</b>	<b>WARD</b>	<b>PARISH</b>
1	PK08/1805/F	Approve with conditions	Figtree Cottage, High Street, Dyrham, South Gloucestershire, SN14 8EU	Boyd Valley	Dyrham and Hinton Parish Council
2	PK08/1918/F	Approve with conditions	27 Trident Close, Downend, South Gloucestershire, BS16 6TS	Emersons Green	Mangotsfield Rural Parish Council
3	PK08/1952/F	Approve with conditions	14 Hardwick Close, Warmley, South Gloucestershire, BS30 8YJ	Oldland Common	Bitton Parish Council
4	PK08/1979/ADV	Approve	Mill House, The Village, Emersons Green, South Gloucestershire, BS16 7AE	Emersons Green	Mangotsfield Rural Parish Council
5	PK08/1986/R3F	Deemed consent	St Johns Mead C Of E Vc Primary, School, Hounds Road, Chipping Sodbury, South Gloucestershire, BS37 6EE	Chipping Sodbury	Sodbury Town Council
6	PK08/2055/O	Approve with conditions	45A, Middle Road, Kingswood, South Gloucestershire, BS15 4XH	Rodway	
7	PT08/1708/F	Approve with conditions	Acorn Farm, Green Lane, Cutts Heath, South Gloucestershire, GL12 8QW	Ladden Brook	Tytherington Parish Council
8	PT08/1790/F	Approve with conditions	32 Gloucester Road, Almondsbury, South Gloucestershire, BS32 4HA	Almondsbury	Almondsbury Parish Council
9	PT08/1816/F	Approve with conditions	10 Eastbury Close, Thornbury, South Gloucestershire, BS35 1DF	Thornbury North	Thornbury Town Council
10	PT08/1901/F	Approve with conditions	21 Hicks Common Road, Winterbourne, South Gloucestershire, BS36 1EH	Winterbourne	Winterbourne Parish Council
11	PT08/1913/F	Approve with conditions	1 Hazeldene Road, Patchway, South Gloucestershire, BS34 5DT	Patchway	Patchway Town Council
12	PT08/1920/ADV	Approve with conditions	B & Q Car park, Lysander Road, Cribbs Causeway, South Gloucestershire, BS10 7UB	Patchway	Almondsbury Parish Council
13	PT08/1945/F	Approve with conditions	19 Ashgrove, Thornbury, South Gloucestershire, BS35 2LH	Thornbury North	Thornbury Town Council
14	PT08/2010/F	Approve with conditions	Almondsbury Football Club, Almondsbury Sports & Social Club, Gloucester Road, Almondsbury, South Gloucestershire, BS32 4AA	Almondsbury	Almondsbury Parish Council

## CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008

<b>App No.:</b>	PK08/1805/F	<b>Applicant:</b>	Mr & Mrs N Howes
<b>Site:</b>	Figtree Cottage, High Street, Dyrham, South Gloucestershire, SN14 8EU	<b>Date Reg:</b>	1st July 2008
<b>Proposal:</b>	Erection of a two storey and single storey rear extension to form additional living accommodation. (Resubmission of PK08/0606/F).	<b>Parish:</b>	Dyrham and Hinton Parish Council
<b>Map Ref:</b>	73825 75622	<b>Ward:</b>	Boyd Valley
<b>Application Category:</b>	Minor	<b>Target Date:</b>	25th August 2008



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100023410, 2008.

N.T.S

PK08/1805/F

## **INTRODUCTION**

This application appears on the circulated schedule due to one letter received from a local resident – the resident does not object to the application but wishes to raise four observations.

### **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a two storey and single storey extension to the rear of the existing dwelling. The purpose of the extension is to provide an extended dining room and kitchen at ground floor with an additional bedroom above. The existing dwelling has a stone finish with double roman tiled roof. There are timber-framed windows to the existing house. The Dyrham Conservation Area is a fine example of well-preserved area of outstanding architectural and historical significance. The buildings in the immediate locality replicate a similar age and use of materials.
- 1.2 This application is the resubmission of a previously refused application on the site. The previous scheme (Reference PK08/0606/F) was refused for two reasons relating to the impact on the green belt and also the impact on the neighbouring properties. This scheme has been amended in an attempt to overcome the previous refusal reasons. A summary of the key changes are as follows:
- A reduction in depth of the first floor element from 5 metres down to 3.6 metres
  - The removal of the first floor windows on the eastern elevation
  - Change in the design of the ground floor to include a glazed section.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPG2 Green Belts  
PPG15 Planning and the Historic Environment
- 2.2 Development Plans  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
H4 Development within Existing Residential Curtilages  
GB1 Green Belt  
L12 Conservation Areas  
L2 AONB
- 2.3 Supplementary Planning Guidance/Documents  
South Gloucestershire Design Checklist – August 2007  
South Gloucestershire Development in the Green Belt – May 2007  
Dyrham Conservation Area SPG – May 1997

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PK08/0606/F Erection of two storey and single storey rear extension to form additional living accommodation.  
Refused April 2008



- 3.2 N7761 Renovation of cottage, replacement/repair of windows and erection of rear porch.  
Approved November 1981.

#### 4. **CONSULTATION RESPONSES**

- 4.1 Dyrham and Hinton Parish Council  
No Objection but ask that all neighbours comments be taken into consideration.

#### **Other Representations**

- 4.2 Local Residents  
One letter has been received from a local resident. The resident does not object but wished to make 4 observations-
- The rear elevation of The Old School house was to be used as the building line
  - The dining room shows a slate roof and the writer is not aware of another slate roof in Lower Street
  - In the past there has nearly always been an objection to windows that do not face South.
  - Second hand rubble stone and tiles should be used.

#### 5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity.

- 5.2 South Gloucestershire's Supplementary Planning Document – Development in the Green Belt May 2007, states that; *“PPG 2 and Local Plan Policy GB1 allow additions and alterations to buildings in the Green Belt provided they do not result in disproportionate additions over and above the size of the original building.”* It follows to state that there are three criteria that extensions should meet when such proposals are being considered:

*“Additions may only be considered acceptable if the proposal:*

- *is not disproportionate;*
- *is of a size and design that complements the existing character of the property and the original building;*
- *does not harm the openness of the Green Belt.”*

- 5.3 One of the refusal reasons attached to the previous consent related to the impact of the proposal on the openness of the green belt. In order to address this concern, the depth of the first floor of the extension has been reduced by 1.4 metres. The two storey element of the extension as proposed is now in line with the depth of other two storey rear extensions in the area – most notably that on Taverner's Cottage two doors along. The single storey extension attached to the two storey element is to be an entirely glazed structure – the justification for this being that it is less visually intrusive than a stone built structure. Additional information has been submitted in the form of photographs to demonstrate that the extensions will not actually be visible from the south because of the existing extensive vegetation.

Because this vegetation is within the conservation area it is protected and cannot be removed without agreement from the Council.

- 5.4 It is considered that the revised scheme, because of the significant reduction in depth overcomes the previous refusal reasons. The extension is not disproportionate and will have no significant or detrimental impact upon the openness of the green belt. The application is thus acceptable in green belt terms.

5.5 Design / Dyrham Conservation Area

Policy D1 of the Local Plan requires all new development to be well-designed; it lists eight criteria to be considered. Policy L12 of the Local Plan seeks to protect the visual amenities of the designated Conservation Areas within South Gloucestershire. South Gloucestershire Design Checklist – August 2007 provides guidance on design issues facing all new development proposals. Dyrham Conservation Area SPG provides supplementary planning guidance for development proposals within the Conservation Area.

- 5.6 As previously discussed, this application follows a previous submission for a deeper two storey rear extension. This previous application was refused due to green belt policy, although the conservation officer had made comments to the previous case officer confirming that in their opinion this extension was inappropriately scaled and would have an adverse impact on the conservation area also. It is the opinion of the conservation officer and the planning officer that the revised scheme is in my opinion a more appropriate scale. The conservation officer questions the appropriateness of the level of glazing now proposed. The single storey element at the rear of the new two storey extension may be more appropriate if of stone construction. However, the impact of the glazed element must be weighted up against the benefit of the glazed structure on retaining the openness of the green belt. As the conservation officer does not feel they would be able to substantiate a refusal reason on the grounds of the design of the extension, there is no objection to the glazed element as proposed.

5.7 Residential Amenity

The scale and siting of the proposed extension is not considered to be harmful to neighbouring occupiers by reason of overbearing impact or loss of light. The first floor windows which previously resulted in a refusal reason have been omitted from the revised plans thus overcoming the previous refusal reason.

- 5.8 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.

5.9 Cotswolds AONB

The proposed materials are not considered to be harmful to the natural beauty of the designated Cotswolds AONB. The design of the extension in terms of its scale and massing are also not considered to be harmful to the natural beauty of the AONB. The proposal is therefore considered in accordance with Policy L2 of the South Gloucestershire Local Plan which seeks to protect the natural beauty of the Cotswolds AONB.

#### 5.10 Design and Access Statement

The submitted Design and Access Statement, with the submission of photographs and detailed consideration, proves that attention has been made to the importance to preserve the openness of the Green Belt and to protect the amenities of adjoining residential occupiers sufficient to overcome the previous refusal reasons.

#### 5.11 Section 106 Requirements

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

### 6. **CONCLUSION**

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

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

### 7. **RECOMMENDATION**

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

**Background Papers**      **PK08/1805/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. Prior to the commencement of development, the design and details including materials and finishes of the following shall be approved in writing by the local planning authority:

- a. Eaves
- b. Verges
- c. Ridges

- d. All new doors and full height fixed glazed lights (including cill and head details)
- e. All new windows (including cill and head details and reveals)
- f. rainwater goods
- g. extract vents and flues
- h. all joinery components of the new single storey additions

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. The scheme shall be implemented strictly in accordance with the approved details.

#### Reason

To ensure that the development serves to preserve the character and appearance of the conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPG1 5 and policy LI 2 of the adopted South Gloucestershire Local Plan. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

3. The finish of all new doors, windows and other external joinery shall be agreed in writing by the local planning authority and thereafter so maintained in the approved finish unless an alternative is first approved in writing by the local planning authority. For the avoidance of doubt external joinery shall not be stained or varnished.

#### Reason

To ensure that the development serves to preserve the character and appearance of the conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPG1 5 and policy LI 2 of the adopted South Gloucestershire Local Plan. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

4. Prior to the commencement of development a sample panel of new facing stonework of 1 metre square, showing the proposed stone, mortar, coursing and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the approved panel, which shall be retained on site for the purposes of consistency.

#### Reason

To ensure that the development serves to preserve the character and appearance of the conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPG15 and policy L12 of the adopted South Gloucestershire Local Plan. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

5. Prior to the commencement of development representative samples of roofing tiles and dressed stone (for the extension and the new window surround for the window to the front elevation), shall be inspected on site and approved in writing by the local planning authority.

### Reason

To ensure that the development serves to preserve the character and appearance of the conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPG1 5 and policy L12 of the adopted South Gloucestershire Local Plan. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

## CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008

<b>App No.:</b>	PK08/1918/F	<b>Applicant:</b>	Mr N Ahmed
<b>Site:</b>	27 Trident Close, Downend, South Gloucestershire, BS16 6TS	<b>Date Reg:</b>	10th July 2008
<b>Proposal:</b>	Erection of first floor extension over existing garage and single storey extension to north east elevation to provide additional living accommodation.	<b>Parish:</b>	Mangotsfield Rural Parish Council
<b>Map Ref:</b>	66206 78064	<b>Ward:</b>	Emersons Green
<b>Application Category:</b>	Minor	<b>Target Date:</b>	28th August 2008



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100023410, 2008.

**N.T.S**

**PK08/1918/F**

## **INTRODUCTION**

This application appears on the Circulated Schedule as a third party representation has been received contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application site is situated in a residential part of Downend. The original curtilage of 27 Trident Close has been extended to include a triangular area beyond the existing north east elevation. This land previously formed part of the rear garden of 26 Trident Close and as such planning permission was not required.
- 1.2 The application proposes a single storey pitched roofed extension to the north east elevation within the extended curtilage to provide an extended dining room, additional lounge and utility. A first floor extension is proposed over the existing garage to provide a dressing room.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development
- 2.2 Development Plans  
  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance/Documents  
South Gloucestershire Design Checklist – August 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P84/4577 Erection of a garage (Previous ID: K4691)  
Approved 30-11-1984
- 3.2 P86/4199 Erection of a bedroom extension (Previous ID: K4691/1)  
Approved 09-05-1986
- 3.3 PK00/2964/F Erection of 3 no. front and 1 no. rear dormer extensions  
Refused 22-12.2000
- 3.4 PK01/0304/F Raise height of roof to form first floor living accommodation with 3  
No. dormers at rear.  
Approved 27-03-2001

### **4. CONSULTATION RESPONSES**

- 4.1 Mangotsfield Rural Parish Council  
  
No response received

#### 4.2 Other Consultees

None.

#### **Other Representations**

#### 4.3 Local Residents

One letter received from the occupiers of Rothbury raising the following concerns: intrusive design; raised roofline would block light to garden; overlooking from new window; no guarantees that a clear window would not be installed in the future.

### 5. **ANALYSIS OF PROPOSAL**

#### 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity.

#### 5.2 Visual Amenity

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a suburban residential context. The dwelling the subject of this application is a detached bungalow with accommodation in the loft space and single garage to the side. The proposed single storey side extension would be well screened from public vantage points. The proposed first floor extension would read as a continuation of the existing roof when viewed from the highway and would appear as simply a pitched roof over the flat roof of the existing garage. The first floor extension would not appear subservient to the existing roof as incorporating this design feature would result in an unusable first floor space. The rear and side elevations of the first floor extension would not be visible from public views. The design and materials would be of good quality in keeping with the character of the existing dwelling and would respect the character distinctiveness and amenity of the surrounding area. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

#### 5.3 Residential Amenity

Adequate rear amenity space to the property would be retained following the erection of the proposed extensions. With regard to neighbouring properties, the proposed extension would be situated some 13m from the rear elevation of Rothbury to the south. A tall conifer tree hedge (in excess of 2m in height) provides a substantial screen on the north east and north west boundaries of Rothbury. Therefore the proposed first floor extension would not appear intrusive or overbearing and would not result in a material loss of light to the adjacent dwelling (Rothbury). The scheme has been amended to provide an obscurely glazed non opening first floor rear dressing room window. This would also be controlled through condition and planning permission would be required in future to remove or vary this condition. The proposal would therefore result in no significant loss of privacy to the neighbouring occupiers. By virtue of its modest size/scale and distance from neighbouring dwellings the



proposed single storey extension would result in no significant loss of amenity to the adjacent occupiers. Considering all of these matters, there would be no prejudice to the amenity of neighbouring occupiers.

#### 5.4 Design and Access Statement

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

#### 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 Consent is GRANTED subject to the following conditions and informatives:

**Background Papers**      **PK08/1918/F**

**Contact Officer:**    **Sean Herbert**  
**Tel. No.**                **01454 863056**

#### CONDITIONS

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

Reason

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

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

Reason

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

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

Reason

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

4. The first floor glazing on the south east elevation (dressing room) shall at all times be of obscured glass and be permanently fixed in a closed position.

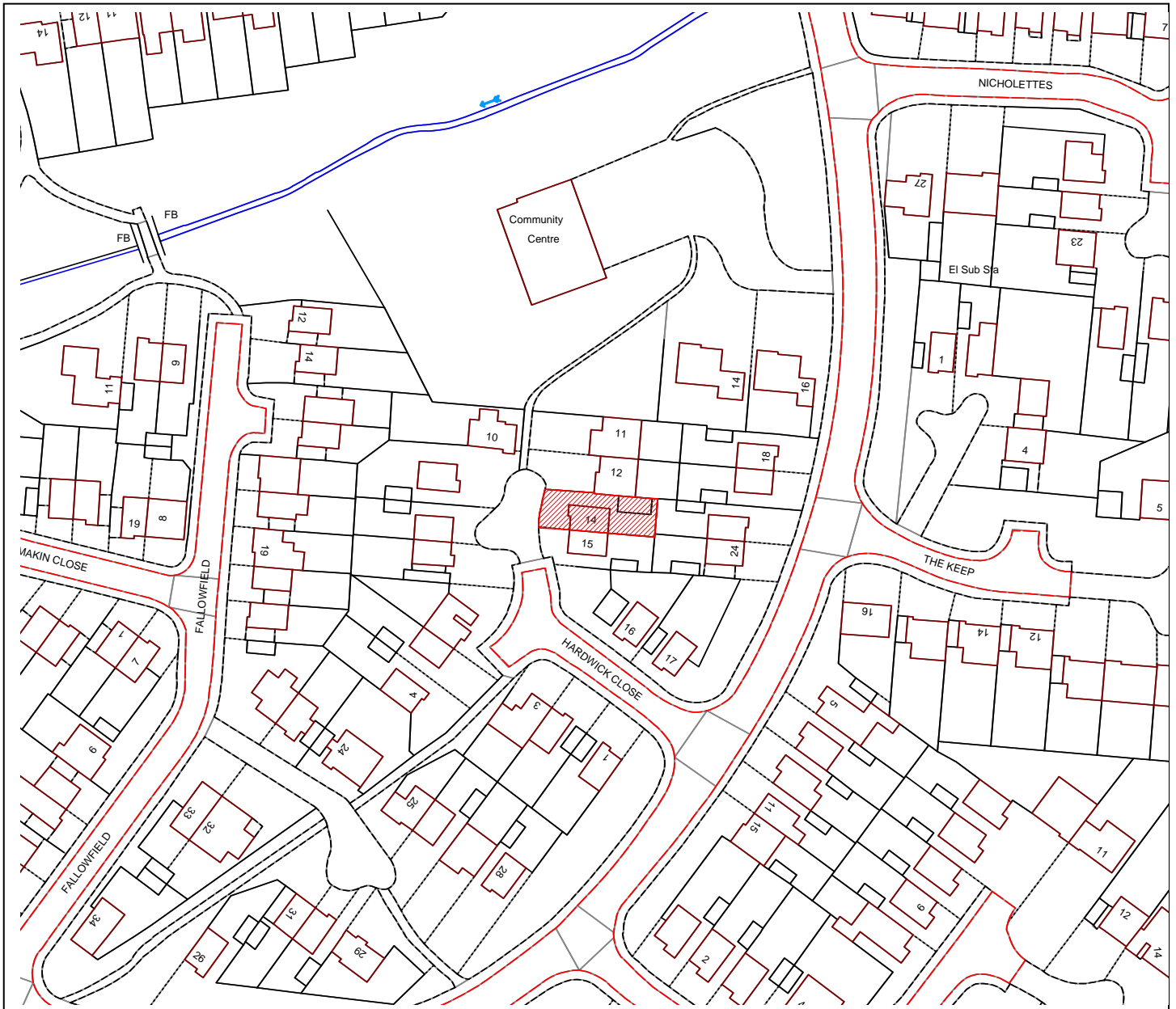
Reason

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

**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

**App No.:** PK08/1952/F  
**Site:** 14 Hardwick Close, Warmley, South Gloucestershire, BS30 8YJ  
**Proposal:** Erection of two storey side extension to form additional living accommodation.  
**Map Ref:** 67593 72087  
**Application Category:** Minor

**Applicant:** Mr G Clements  
**Date Reg:** 12th July 2008  
**Parish:** Bitton Parish Council  
**Ward:** Oldland Common  
**Target Date:** 29th August 2008



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**N.T.S**

**PK08/1952/F**

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 This planning application seeks planning permission for the erection of a two storey side extension to form additional living accommodation.
- 1.2 The application site relates to a two storey detached dwelling sited within the residential area of Warmley.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Extensions

2.3 Supplementary Planning Guidance  
Design Checklist

### **3. RELEVANT PLANNING HISTORY**

3.1 No planning history relates to the application site:

### **4. CONSULTATION RESPONSES**

4.1 Bitton Parish Council

Councillors objected to the proposed development which they felt, would create a street scene of terraced houses and totally change the visual effect. Also, while understanding the reason, they felt the lack of window at first floor height on the proposed extension gave a poor visual impression.

#### **Other Representations**

4.2 Local Residents

Two letters have been received from local residents raising a number of concerns regarding the proposed development, which have been summarised by the Planning Officer as follows:

- External measurements do not exceed those shown on drawings
- Building works on boundary and next to property could cause subsidence
- Loss of light and outlook

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for extensions to existing dwellings subject there may be no adverse impact on existing visual and residential amenities.

### 5.2 Visual Amenity

The application site relates to a modern two storey semi detached property situated within a cul-de-sac. Objections have been raised by the Parish Council on the grounds that the proposed extension if allowed would result in a terracing effect and change the visual effect. Whilst it was noted on site that the adjacent property to the application site has been extended on the side and that the proposed extension if allowed will be brought closer to that property, regard must be had for the proposed scheme.

5.3 The proposed two storey side extension is considered to be of a design and scale in keeping with the character of the existing dwelling and has been designed with a set back and set down design so as to create a subservient extension and will also be set back 3.40m from the existing front building line of the property, which in turn will ensure that the extension reads as an extension. On that basis it is considered that the proposed two storey side extension would not have such a harmful impact on the character of the immediate area so as to warrant refusal of the application.

5.4 Concerns have also been raised by the Parish with regards the external appearance of the proposed extension in particular the lack of a first floor window. Amended plans have been submitted with regards the proposed elevational treatment, in terms of opening details. The revised scheme now proposes the introduction a window opening at first floor level on the principal elevation, which is considered acceptable.

### 5.5 Residential Amenity

The proposed extension will be sited on the northern elevation of the dwelling adjacent no.12. and will project beyond the front building line of no.12 by 2.0m. It is considered that an extension in this location will not have an overbearing impact.

5.6 Concerns have been raised that the construction of the extension along the boundary next to no. 12 may cause subsidence. The issue of construction works and subsidence is a civil matter between the applicant and neighbour and not a material planning consideration as part of this application. They have also stressed that the extension must be of the same dimension as shown on the submitted drawings. As with all planning applications planning permission when granted is based on the submitted drawings and any deviation from that would be subject to a new planning application.

5.7 An objection has also been raised by a neighbouring occupier sited to the rear of the application site on the grounds that the proposed extension will result in a loss of light and outlook. As the proposed extension will be set back 20m from the rear building line of no. 22, it is considered that the proposed extension will not have an overbearing impact. Whilst it may restrict the outlook from no.20, it should be noted that a right to light and view are not material planning considerations.

5.8 It is therefore considered that a proposed two storey side extension of this scale and in this location would not have an adverse impact on the existing amenities of neighbouring occupiers in terms of loss of privacy or overbearing impact.

5.9 Design and Access Statement

Not applicable with householder planning application.

5.10 Section 106 Requirements

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

**6. CONCLUSION**

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

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

**7. RECOMMENDATION**

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

**Background Papers      PK08/1952/F**

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

**CONDITIONS**

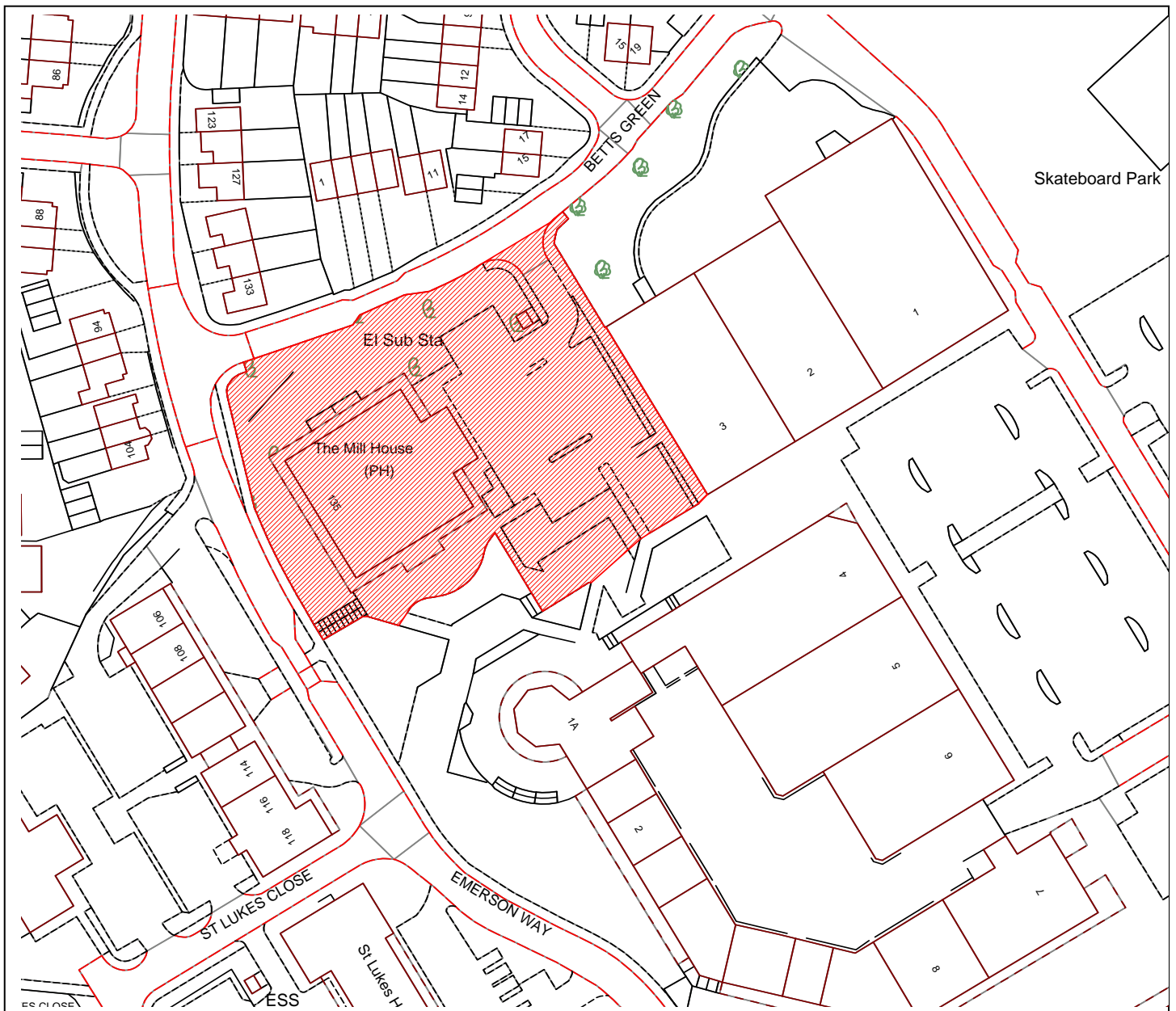
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

<b>App No.:</b>	PK08/1979/ADV	<b>Applicant:</b>	Ms J Bradford Spirit Pub Co
<b>Site:</b>	Mill House, The Village, Emersons Green, South Gloucestershire, BS16 7AE	<b>Date Reg:</b>	14th July 2008
<b>Proposal:</b>	Display of 3 no. externally illuminated and 4 no. non illuminated signs.	<b>Parish:</b>	Mangotsfield Rural Parish Council
<b>Map Ref:</b>	67073 77288	<b>Ward:</b>	Emersons Green
<b>Application Category:</b>	Minor	<b>Target Date:</b>	1st September 2008



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**N.T.S**

**PK08/1979/ADV**

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 This application seeks Advertisement Consent (retrospectively in some cases) for the display of 7 signs around the Mill House Public House in Emersons Green, set back from the main road through the town centre, behind a mature landscaping strip. The pub is a detached building with roads bounding it on two sides, a car park to the north and an open pedestrian area to the east.
- 1.2 The signage applied for is uniform in design, but varying in size, supplying directional information and announcing the presence of facilities at the public. In most cases, the signs would stand amongst others advertising the presence of the pub.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPG19 Outdoor advertisement control
- 2.2 Development Plans  
South Gloucestershire Local Plan (Adopted) January 2006  
L19 Advertisements

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P98/4591/A Display of various public house and restaurant signs  
Advertisement consent
- 3.2 P99/4456/A Retention of one externally illuminated panel sign  
Advertisement consent

### **4. CONSULTATION RESPONSES**

- 4.1 Mangotsfield Rural Parish Council  
No objection

#### **Other Representations**

- 4.2 Local Residents/ Businesses  
Two replies were received, citing the following concerns:
- \* The pub needs to be better organised before advertising to more customers, in respect of the number of loud people leaving late at night and a faulty alarm system
  - \* Are these signs in addition to the existing plastic ones tied between trees?
  - \* The pub has removed evergreen landscaping, leaving it visible in winter
  - \* Neon signs should not face residents



Of the points raised above, only the last one is a valid planning objection, bearing in mind that this application is made under the Advertisement Regulations.

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

This application stands to be assessed against policy L19 in the light of all material considerations. The policy sets a series of tests to be met. The other issues are as follows:

### **5.2 Effect on the appearance of the building**

The proposed signage is considered to be modest in terms of the building itself and appropriate.

### **5.3 Character of the area**

The type, size and illumination of the signs is considered to be in keeping with the character of the area and the prevailing signage.

### **5.4 Cumulative Impact**

While the proposal would have a cumulative effect, this is considered to be appropriate as the proposal is in keeping with other commercial premises in the locality.

### **5.5 Highway Safety**

The signs are in places not visible to moving traffic. Where they are visible they are not considered to compromise highway safety. It is noted that traffic speeds are low in the vicinity of the pub due to road layout and traffic calming.

### **5.6 Other Issues**

The issue of the effect of illuminated signs on residential amenity has been raised through the consultation process. Of the signs applied for, only those on the northern boundary of the application site would have any likelihood of being visible from residential properties, these being in Betts Green. These properties are set back a minimum of 23 metres from the edge of the site and at this distance it is considered that even if the nearest signs were illuminated, this would not have any detrimental impact on residential amenity.

### **5.7 Section 106 Requirements**

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

## **6. CONCLUSION**

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

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

## **7. RECOMMENDATION**

7.1 That advertisement consent is granted.

**Background Papers**      **PK08/1979/ADV**

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

**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

**App No.:** PK08/1986/R3F

**Applicant:** South Gloucestershire Council

**Site:** St Johns Mead C Of E Vc Primary School, Hounds Road, Chipping Sodbury, South Gloucestershire, BS37 6EE

**Date Reg:** 15th July 2008

**Proposal:** Erection of single storey extension to form additional toilet facilities.

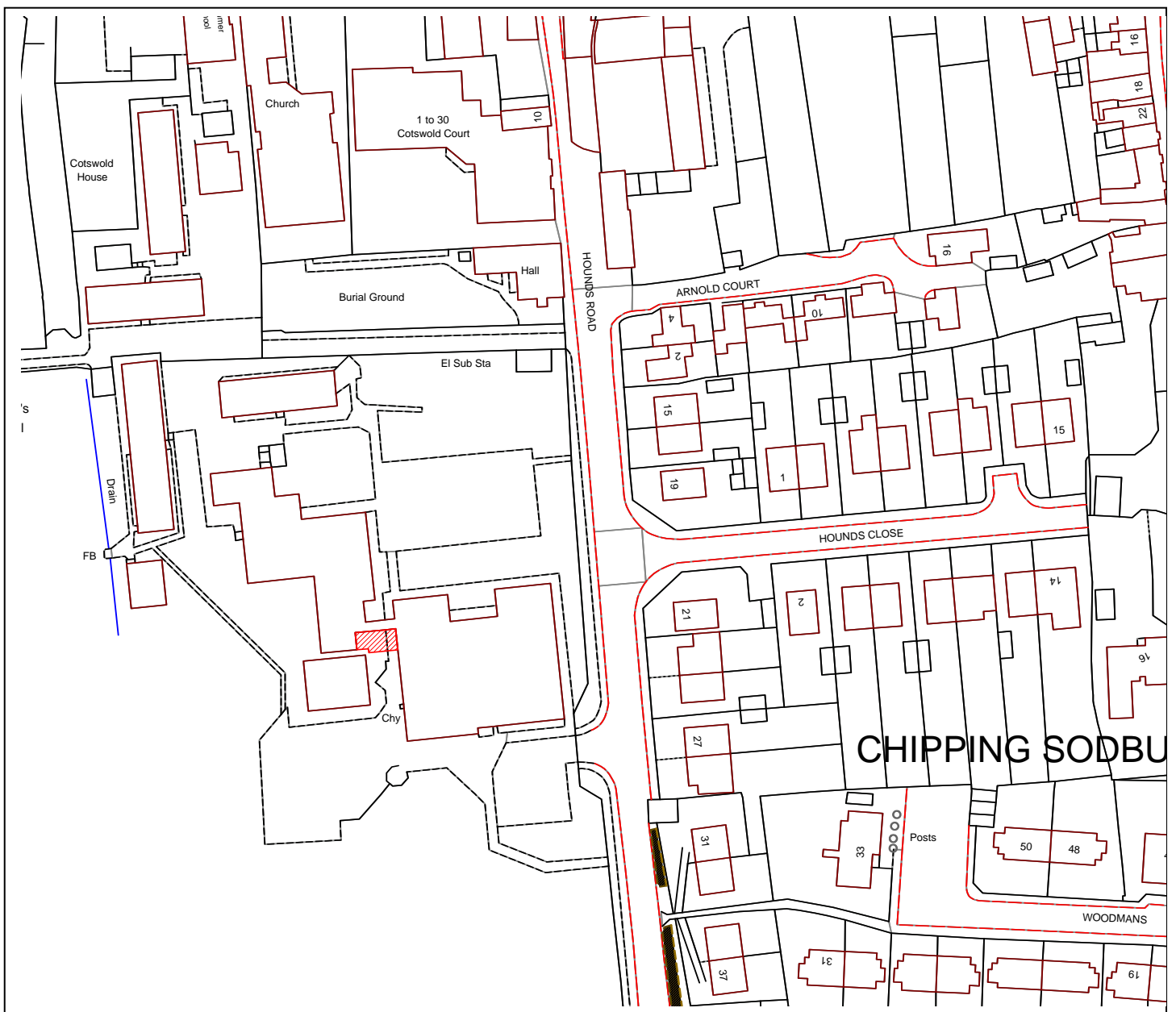
**Parish:** Sodbury Town Council

**Map Ref:** 72772 82032

**Ward:** Chipping Sodbury

**Application Category:** Minor

**Target Date:** 2nd September 2008



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**N.T.S**

**PK08/1986/R3F**

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 The application site is contained within the grounds of St Johns Mead C Of E Vc Primary School occupying a sizable plot within Chipping Sodbury.
- 1.2 The application proposes erection of a single flat roofed extension to the existing school to provide additional toilet facilities, lobby and separate store.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development
- 2.2 Development Plans  
  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
LC4 Proposals for Education Facilities
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist – August 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PK05/3266/R3F Installation of 1no. disabled access ramp with associated handrail, to front elevation and rear elevation of main school building.  
Approved 20.01.2006

### **4. CONSULTATION RESPONSES**

- 4.1 Sodbury Town Council  
  
No objection
- 4.2 Other Consultees  
Sustainable transport – No objection

#### **Other Representations**

- 4.3 Local Residents  
  
None

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
  
Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2007 allows for the expansion or improvement of education facilities within the

existing urban areas, subject to a number of criteria being satisfied and Policy D1 seeks to ensure that high standards of design are achieved.

- 5.2 The proposed extension would use materials and design in keeping with the existing modern building and its surroundings. The proposed extension would not be visible from views from the highways adjacent to the school. The proposed extension would provide a necessary additional facility for the school. Therefore the proposal is considered to be acceptable in accordance with policies LC4 and D1 of the adopted Local Plan.

5.3 Design and Access Statement

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

5.4 Section 106 Requirements

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

**6. CONCLUSION**

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

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

**7. RECOMMENDATION**

- 7.1 Consent is GRANTED subject to the following conditions and informatives:

**Background Papers**      **PK08/1986/R3F**

**Contact Officer:**    **Sean Herbert**  
**Tel. No.**                **01454 863056**

## **CONDITIONS**

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

Reason

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

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

Reason

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

**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

<b>App No.:</b>	PK08/2055/O	<b>Applicant:</b>	Mr J Glover
<b>Site:</b>	45A, Middle Road, Kingswood, South Gloucestershire, BS15 4XH	<b>Date Reg:</b>	22nd July 2008
<b>Proposal:</b>	Demolition of 1 no. dwelling to facilitate the erection of 4 no. flats (Outline) with layout and access to be determined. All other matters reserved. (Resubmission of PK08/1523/O).	<b>Parish:</b>	
<b>Map Ref:</b>	65605 75330	<b>Ward:</b>	Rodway
<b>Application Category:</b>	Minor	<b>Target Date:</b>	15th September 2008



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**N.T.S**

**PK08/2055/O**

## **INTRODUCTION**

This application is referred to the Circulated Schedule to Members in accordance with procedure given that objections have been raised.

### **1. THE PROPOSAL**

1.1 This application seeks outline planning consent, (with layout and access to be determined at this stage), for the demolition of an existing detached bungalow and associated outbuildings to facilitate the erection of a new two storey (with a floor within the roof space), detached structure (comprising 2 no. 2 bed flats and 2 no. maisonettes spread across the upper floors). All existing trees on the site are to be retained and cycle and bin storage is to be provided. The application site comprises a detached bungalow situated on the middle side of Middle Road.

1.2 The proposed development will provide three parking spaces to the front of the property while to the rear a single space is provided (this is the current situation albeit this takes the form of a garage). A total of 4 no. parking spaces and 4 no. secure cycle parking spaces will be provided to serve the development. A communal areas of landscaping is provided to the rear of the building accessible from the side of the proposed building and the rear lane. An existing large shed will be removed. Existing boundary treatments are to be retained.

1.3 This application represents a resubmission of Application PK08/1523/O that was withdrawn by the applicant. This application was for the erection of a building to accommodate 5 no. flats incorporating 2 no. two bedroom flats and 3 no. one bedroom maisonettes. A coach house was also proposed to the rear to replace a shed. Six parking spaces were proposed of which four would have had access onto the rear lane.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

#### **2.2 South Gloucestershire Local Plan (Adopted) January 2006**

H2	New Residential Development within the Urban Areas or Village Development Boundary
H4	Development within Existing Residential Curtilages
D1	Achieving Good Quality Design in New Development
T12	Transportation Development Control Policy for New Development
T7	Cycle Parking
T8	Vehicular Parking Standards
L1	Landscape Protection and Enhancement

South Gloucestershire Council Design Checklist (Adopted August 2007)

### **3. RELEVANT PLANNING HISTORY**

P85/4225 Single Storey Extension (Approved)

P95/4199 Alterations to existing roof and provision of new pitched roof over existing flat roof extension (Approved)



PK08/2055/O Demolition of existing dwelling to facilitate the erection of 5no. flats and 1no coach house (Outline) with layout and access to be determined. All other matters reserved. (Withdrawn)

#### **4. CONSULTATION RESPONSES**

##### **4.1 Parish/Town Council**

The site does not fall within a “parished” area

##### **4.2 Sustainable Transport**

The main transportation issue is provision of off-street parking for the new development.

The applicant suggests provision of one off-street parking for each flats proposed on the site and that is in compliance with the SGC maximum parking standards. In view of this, there are no highway objections to this proposal subject to the following conditions,

- Prior to occupation of any dwelling on the site, provide off-street parking in accordance with the submitted and approved plan. The parking spaces shall then be maintained satisfactory thereafter.
- All parking area on the site shall be surfaced with permeable bound surfaced material and it shall be maintained satisfactory thereafter.
- All highway works associated with extension to existing site access shall be carried to full and final satisfaction of the Council’s Street-care department.

##### **4.3 Local Residents**

One letter has been received. This does not raise a specific objection but indicates that additional refuse storage may be required. This is an issue that has been raised in negotiations with the applicant and the scheme has been amended to accommodate the South Gloucestershire Council Twin Bin Scheme.

Three letters of objection has been raised. The grounds of objection are as follows:

- The proposal will result in additional noise
- Loss of privacy
- Parking and Access concerns
- Drainage concerns
- Concerns relating to possible subsidence

#### **5. ANALYSIS OF PROPOSAL**

##### **5.1 Principle of the Development**

This is an Outline Application considering the layout and access with other matters to be determined.

Policy H2 and H4 of the Adopted South Gloucestershire Local Plan are relevant to this planning application. These policies indicate that the principle of such development within the urban area and boundaries of settlements is acceptable subject to consideration of the density, environmental impact and impact upon the

surrounding highway network and residential amenity. The proposal is considered acceptable in principle subject to consideration of these issues.

## 5.2 Density

PPS3 indicates that there should be a minimum density of 30 dwellings per hectares in all development subject to consideration of accessibility and compatibility with the area. Policy H2 allows higher density within sustainable locations close to urban centres.

The site measures approximately 583 sq.m. The development of 4 units on this site achieves approximately 68 dwellings per hectare. It is considered that this density is consistent with the requirements of the above planning policy.

## 5.3 Design/Scale

Policy H2 and H4 of the Adopted South Gloucestershire Local Plan seeks to ensure that new residential development is of a high standard of design and that new development would not compromise existing visual and residential amenity in the locality surrounding the site. This principle is supported by policy D1 of the Adopted South Gloucestershire Local Plan.

The detailed design of the proposal is reserved for future consideration, however it is considered that the form of the building is more in keeping with neighbouring properties than the existing bungalow.

The scale of the development is indicated on submitted drawings. A height of 8.9 metres is indicated and context elevation supplied indicating a compatible height with neighbouring dwellings. The scale of the proposal is considered acceptable and a condition will secure the parameters for the future application.

## 5.4 Layout

The layout of the scheme is considered appropriate, with communal space to the rear. It is considered that the removal of a very large unsightly shed that spans much of the eastern boundary is of benefit to visual amenity. Although some landscaping will be removed to the front to accommodate three parking spaces there is scope to retain some limited planting.

## 5.5 Residential Amenity

With respect to the physical impact of the development upon the amenity of adjoining occupiers, it is not considered that the proposed building would appear oppressive and overbearing when viewed from the adjoining properties, given the scale and the position in relation to these properties. The scheme is significantly different to the previous proposal, where a proposed Coach House to the rear would have resulted in the unsatisfactory enclosure of the neighbouring property at No.47. In contrast this proposal will involve the removal of an unsightly bulky shed along the boundary.

The position of windows will be considered as part of the detailed design however it is not considered that the proposal as shown on the submitted plan will result in the loss of privacy to adjoining occupiers.

Concern has been raised that the initial layout failed to provide sufficient refuse bin storage to serve the development. The scheme has been amended to include additional refuse storage so that the South Gloucestershire Twin Bin Scheme can be accommodated. A condition will be attached to the decision notice to require the submission of full elevations of the refuse storage prior to the commencement of works. The refuse storage shall be fully enclosed (in addition to the enclosed bins) to protect the amenity of neighbouring occupiers.

Concern has been raised that the proposal would result in increased noise and disturbance. It is not considered that an additional three units in Middle Road would cause any significant increase in noise and disturbance. A condition is recommended to control construction working hours in the interests of residential amenity.

#### 5.6 Drainage

Concern has been raised regarding drainage, however there is no objection to the proposal from the Council Technical Services Unit. A condition will be attached to the decision notice to ensure the use of best drainage practice.

#### 5.7 Transportation

Policy T12 of the Adopted South Gloucestershire Local Plan seeks to ensure that new development does not have a detrimental impact upon highway safety in the locality. Policy T7 seeks to ensure the provision of cycle parking to an acceptable standard while Policy T8 provides the maximum parking standards in respect of new development.

Concern has been raised that the proposal will not be able to accommodate the parking spaces indicated and that provision is insufficient to serve the development

A previous proposal was considered unacceptable partly on the basis that it would have involved an increase of a sub standard rear access. The scheme has been amended and is now considered acceptable in terms of impact upon the surrounding highway network. The scheme is in compliance with the South Gloucestershire maximum parking standards. Transportation Officers consider that that the proposed parking layout is acceptable and will be effective.

In view of this, there are no highway objections to this proposal. Conditions are recommended to ensure that prior to occupation of the units parking provision is provided and retained thereafter, the parking surfacing is of a bound surface and that works associated with the access are undertaken to the full and final satisfaction of the Council's Street-care department.

Subject to the above conditions it is considered that the proposed development is acceptable in terms of transportation issues and meets the aims and objectives of Local Plan Policy.

#### 5.8 Other Issues

Concern has been raised regarding possible subsidence, given the location in relation to former mines, however no objection on these grounds have been received from the Council Engineers. For the avoidance of any doubt however, a condition will be attached to the decision notice requiring a mining report to be submitted prior to the commencement of development.

## 5.9 Design and Access Statement

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

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

That Outline planning permission be approved subject to the following conditions

**Background Papers**      **PK08/2055/O**

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

### CONDITIONS

1. Approval of the details of the scale and 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 scale and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

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 indicated on the submitted plans.

Reason

To accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

7. Prior to the commencement of development full details, to include elevations (the storage shall be fully enclosed) and layout shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the approved details and shall be retained for that purpose thereafter.

Reason

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

8. The parking area, turning area and access shall have a bound permeable surface and shall be retained as such thereafter.

Reason

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

9. All highway works associated with the extension to the existing site access shall be carried out to the full and final satisfaction of the Council's Street-care department

Reason

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

10. The hours of working on site during the period of construction shall be restricted to 0730 to 1800 hours Monday to Friday and 0800 to 1300 hours Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

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

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

Reason

To prevent non-point source pollution and flooding, and to accord with Policies L17, L18 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

**App No.:** PT08/1708/F

**Applicant:** Barden Network Engineering Ltd

**Site:** Acorn Farm, Green Lane, Cutts Heath, South Gloucestershire, GL12 8QW

**Date Reg:** 24th June 2008

**Proposal:** Alterations and extension to existing building (Re-submission of PT08/0818/F).

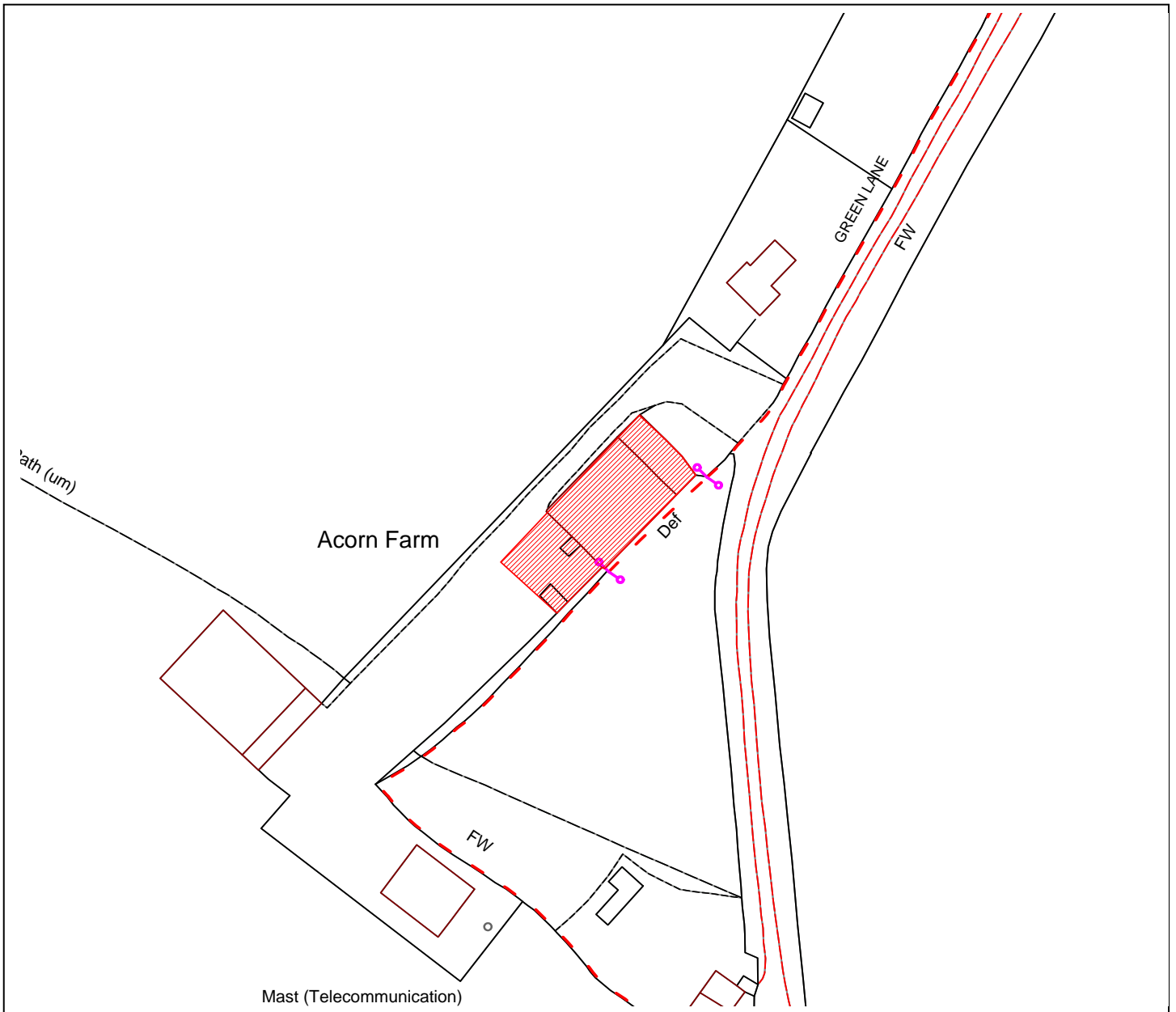
**Parish:** Tytherington Parish Council

**Map Ref:** 66671 89700

**Ward:** Ladden Brook

**Application Category:** Minor

**Target Date:** 4th August 2008



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**N.T.S**

**PT08/1708/F**

## **INTRODUCTION**

This application is circulated as the neighbours comment conflicts with the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The site consists of a steel framed and steel clad building with authorised use under Class B1 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2005). This building is within a larger site containing other buildings (under the same ownership) that are also covered by this use class and have recently been granted consent for development.
- 1.2 This application seeks approval for the alteration of this building and its extension. The warehousing area would be increased from approximately 364m<sup>2</sup> to 428m<sup>2</sup> with the additional new floor area being office (19.5m<sup>2</sup>) and other ancillary uses. That ancillary area would provide two sets of toilet facilities, kitchen facilities, a canteen and two storage areas.
- 1.3 During the course of the application a 'Masterplan of the parking' for the site has been received

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

PPS1	Delivering Sustainable Development
PPG4	Industrial and Commercial Development and Small Firms
PPS7	Sustainable Development in the Countryside

#### **2.2 South Gloucestershire Local Plan (Adopted) January 2006**

D1	Achieving Good Quality Design in New Development
L1	Landscape protection and enhancement
T7	Cycle Parking
T8	Off Street Parking Standard
T12	Transportation Development Control Policy for New Development
E6	Employment Development in the Countryside
E3	Criteria for Assessing Employment Development within the Urban Area and Defined Settlement Boundaries and /or Permitted by Policies E4/E6/E7.

#### **2.3 Supplementary Planning Guidance South Gloucestershire Design Checklist**

### **3. RELEVANT PLANNING HISTORY**

PT08/0818/F Demolition of existing store to facilitate erection of new building withdrawn.

PT07/3667/F Removal of existing building to facilitate erection of replacement employment building. Approved

PT07/0404/F Change of use from general industrial use (Class B2) to use of land and buildings for business (Class B1) and storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Approved



PT07/2440/F Alteration and extension to existing building for use as a warehouse with ancillary office accommodation. Approved

#### **4. CONSULTATION RESPONSES**

##### **4.1 Tytherington Parish Council**

The Parish Council notes the concerns of residents regarding the issue of traffic in Green Lane and supports the requirements of the Highways Officer in respect of a plan to be met. Although Green Lane is largely outside the parish of Tytherington the state of the Lane leading to the site gives rise to considerable concern as it is in parts dangerous especially for cyclists and pedestrians.

##### **4.2 Sustainable Transport**

The site is located off the unclassified Green Lane, which is a single track lane. At this time three passing bays relating to PT07/0404/F have been completed.

This proposal features the demolition of the existing store to facilitate the erection of a new building.

A large extent of the proposed building increase in floor usage when compared to the existing building relates to kitchen, canteen and toilet facilities.

This current proposal is not likely to generate any significant material increase in traffic.

On that basis there is no transportation objection to this current proposal.

##### **4.3 Public Rights of Way**

No comment to make.

##### **4.4 Drainage**

No objection suggest condition for SUDS.

##### **4.5 Local Residents**

One household has objected to the scheme in respect of the following:

- adverse impact on residential amenity the proposal is most likely to cause through increased vehicle traffic in Green Lane
- damage to road/verges
- lack of the whole site parking and manoeuvring areas requested by the planning officer.

Further to the Masterplan of parking being received a further comment was received~;

22 spaces and the space allocated to Company Van parking would equate to over 150 vehicle movements a day. As such contrary to Policy E6.

#### **5. ANALYSIS OF PROPOSAL**

- 5.1 The proposed development consists of the replacement of an existing building for employment purposes.

## 5.2 Principle of Development

The whole site is covered by B1 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2005). The principle of the use of the existing building and the site for employment uses is therefore established and policy E6 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant to this application. The policy indicates that proposals for employment uses in the countryside will only be permitted under the following circumstances.

- i) Conversions or re-use of existing rural buildings; or
- ii) (on sites not within the Green Belt) extension or intensification of existing employment generating uses;
- iii) Development permitted by policies E4 and E7 to E11.

5.3 In this instance, the proposed development complies with point ii as listed above. As such the principle of this development is acceptable subject to the following considerations which are derived from policies E3, T12 and D1.

## 5.4 Design and Landscape Considerations

The existing building measures approximately 21 by 17 metres with an overall height of approximately 5 ½ metres and with an eaves level of 4.1m high. The building is clad in timber over block work. The boundary to the site on the southern side is around one metre from the proposal which allows some landscaping potential and the applicant proposes a scheme of native hedgerow and trees. The building is easily visible from the road but the site is little visible from the surrounding locality.

5.5 The proposed building would measure approximately 41 by 17 metres with its overall height rising to 5.4m high overall. Average eaves height would be 4.5m high. This would be lower than the most recently approved development on the site as this rises to approximately 6.5m. The building would be constructed on a steel frame and would be clad with green coloured steel profile sheeting. In general terms the proposed building would appear very similar to the other approved buildings on the site. The current application has significantly reduced the mass of the building by removal of first floor accommodation. Although there remains an increase in the overall mass of the building when compared with the existing building the site will be cleared of buildings already on site and this application will be in place of the already approved extension to the building. As such the increase is not considered to be so large as to fall outside of the remit of E6. Neither will it change the character and appearance of the site. Indeed the appearance will be improved by the landscape scheme.

In visual terms it is considered that the functional appearance of the building is acceptable and that there would be no material impact upon the visual amenity of the site and the surrounding locality.

## 5.6 Residential Amenity

The building would have no overlooking windows. Given the distance between the building and its closest residential dwellings, it is not considered that the proposed development would result in any material impact in residential amenity terms.

With regard to the number of vehicles permitted at the site it needs to be noted that the site has no maximum number of vehicles per day condition attached and to add one at this stage in the life of the site would be unreasonable given

that the use of the site nor its size is not changing, just, essentially, the amount of area for inside storage rather than outside storage. The parking masterplan also shows parking related to previous planning applications at the site. As such any additional traffic generated from the extension of this building is not considered to materially harm the amenity of the lane or its neighbours.

#### 5.7 Drainage

The developer has indicated that the proposed building would be connected to the existing mains drainage systems for foul drainage and to soakaway for surface water. The method of connection would be addressed under the Building Regulations. However, in order to ensure that the most sustainable drainage methods are achieved on the site, it is appropriate to require additional drainage information by way of planning condition in the event that this application is approved.

#### 5.8 Transportation

There is no objection in principle to this development in Transportation Terms. The required lay-by additions to Green Lane (under PT07/0404/F) have now been implemented and as such it is considered that Green Lane can cater for the vehicular movements associated with this site in general. The submission of a masterplan for the parking on site, taking on board the recent approval of planning permission to both other buildings on the site correctly identifies a level of parking appropriate to the site and the local plan. It should be noted that in approving the parking masterplan for the site, the only works shown on it are related to works already granted consent or encompassed within this current application and not for further work.

#### 5.9 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)

#### 5.10 Section 106 Requirements

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

## 6. CONCLUSION

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

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

## **7. RECOMMENDATION**

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

**Background Papers**      **PT08/1708/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 building hereby permitted shall match that of 'building two' on site.

Reason(s):

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

3. Within 3 months from the date of the decision a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason(s):

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

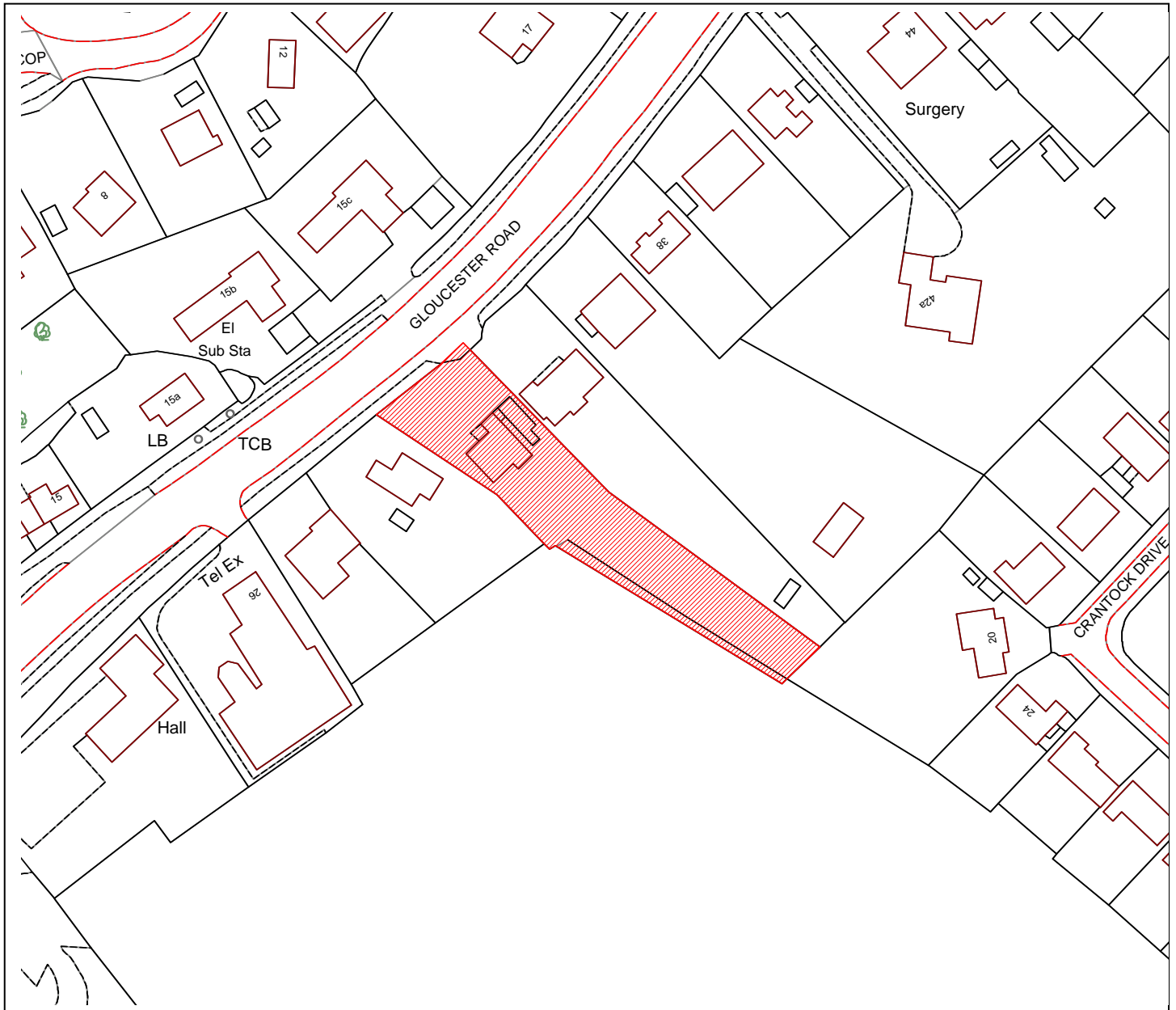
4. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

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

**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

<b>App No.:</b>	PT08/1790/F	<b>Applicant:</b>	Mr N Fletcher
<b>Site:</b>	32 Gloucester Road, Almondsbury, South Gloucestershire, BS32 4HA	<b>Date Reg:</b>	30th June 2008
<b>Proposal:</b>	Erection of single storey extension to form additional living accommodation.	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	60848 84131	<b>Ward:</b>	Almondsbury
<b>Application Category:</b>	Minor	<b>Target Date:</b>	20th August 2008



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**N.T.S**

**PT08/1790/F**

**This application appears on the Circulated Schedule as a representation was received contrary to the Officer's recommendation.**

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a single storey extension to form additional living accommodation.
- 1.2 This is a modern detached property within the existing urban area of Almondsbury and also within the Green Belt. The proposal consists of an extension to the rear with matching brick, 3.3 m deep, 5.5 m in width and 3.8 m in height. The roof is of a 'lean-to' design and materials consist of concrete tiles.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

PPS1	Delivering Sustainable Development
PPG2	Green Belts

### **2.2 Development Plans**

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
H4	Development within Existing Residential Curtilage
GB1	Development within the Green Belt

### **2.3 Supplementary Planning Guidance**

South Gloucestershire Design Checklist (Adopted) 2007  
Development in the Green Belt (June 2007)

## **3. RELEVANT PLANNING HISTORY**

N1586 – Erection of extension to front of dwelling. Approved 10 July 1975.

PT04/3607/F – Erection of first floor side extension. Approved 17 December 2004.

## **4. CONSULTATION RESPONSES**

### **4.1 Almondsbury Parish Council**

Object - Councillors are sure that there is a development to the rear of this property within the same boundary and there is a separate access not shown on the plans submitted.

This property has already had large extensions granted in 2004 (PT04/3607/F) and are wondering if it would be over 70% of the existing footprint if this application was allowed.

## **Other Representations**

### 4.2 Local Residents

No response.

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

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

The application site lies within the Green Belt, therefore, consideration must be taken in regards to the impact on the openness of the Green Belt. PPG2 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 allow in principle for extensions to residential dwellings subject to the cumulative additions to the dwelling house being proportionate to the original size.

### 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.

#### Privacy Analysis

The proposal is single storey and there is an existing party boundary fence approximately 2 m in height so therefore there would be no overlooking or loss of privacy as a result of the proposal.

#### Amenity Space

Whilst the proposed extension does project into the rear garden its modest size means that sufficient garden space will remain to serve occupiers of the property.

#### Highway Safety Analysis

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

### 5.3 Design / Visual Amenity

The proposal is modest in scale and fits with the character of the existing property. Its location to the 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 Green Belt

The host dwelling has been extended twice previously. The first extension was approved in 1975 and was for a modest front extension which effectively lengthened the garage and added a front porch. This resulted in an approximate 15% increase in the cubic volume of the original dwelling. Then

most recently in 2004 a further extension was approved, this time a first floor side extension that resulted in a further 30% increase in the cubic volume of the original dwelling. The proposed rear extension would add another approximate increase of 10% to the cubic volume.

When taking into account the Council's Supplementary Planning Document 'Development in the Green Belt' which advises that house extensions in the Green Belt that result in a 60% increase in cubic volume would likely be unacceptable, it is clear that (when considering current local planning policy) this property is on the threshold of its development. Nevertheless, on balance this is a modest extension to the rear of the property that would not impact upon the openness of the Green Belt and therefore it is considered the proposal is a proportionate one.

#### 5.5 Section 106 Requirements

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

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

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

**Background Papers**      **PT08/1790/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.

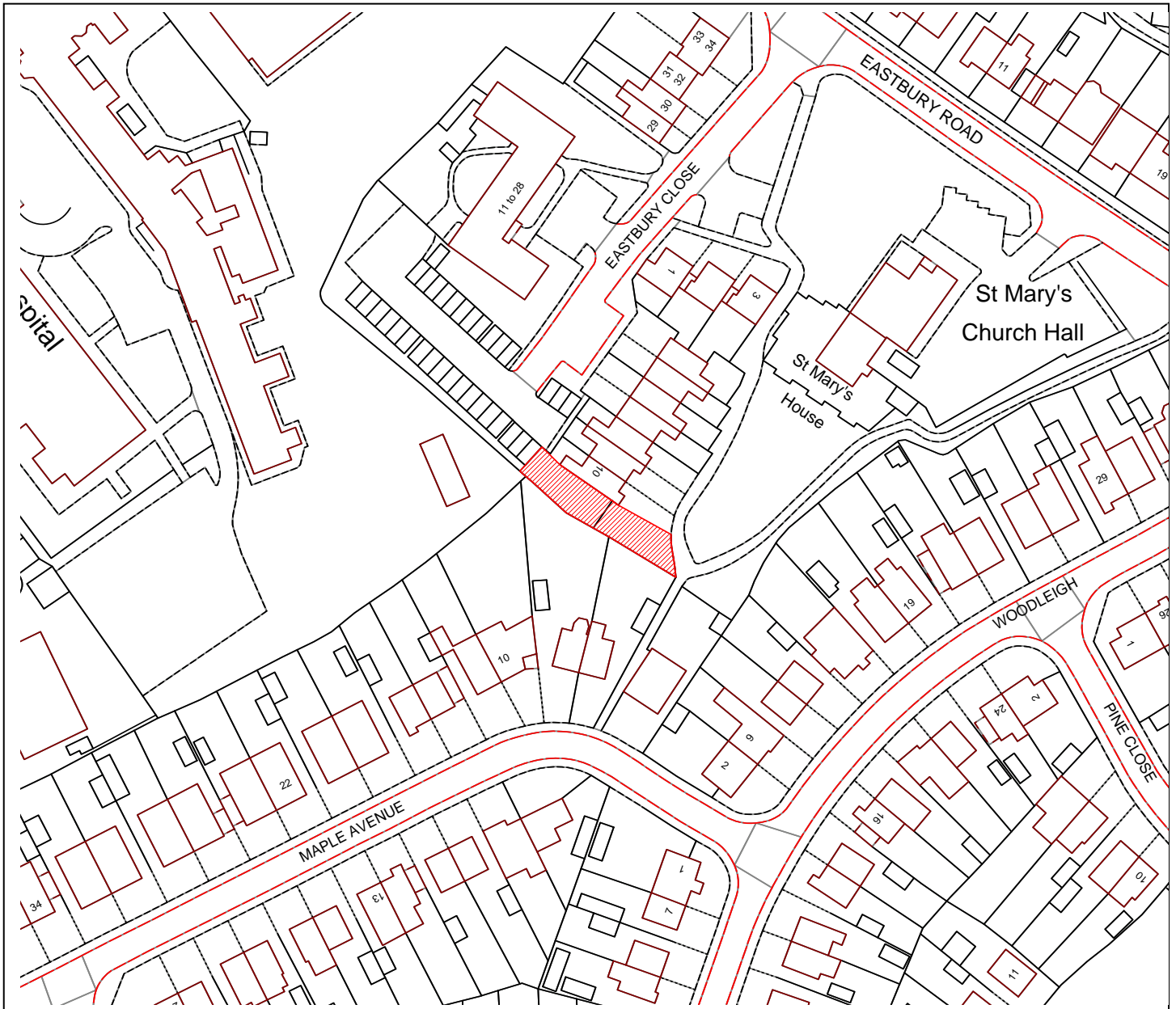
Reason(s):

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



**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

<b>App No.:</b>	PT08/1816/F	<b>Applicant:</b>	Mr C Eastwood
<b>Site:</b>	10 Eastbury Close, Thornbury, South Gloucestershire, BS35 1DF	<b>Date Reg:</b>	2nd July 2008
<b>Proposal:</b>	Erection of 1 no. dwelling and associated works.	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	64294 90396	<b>Ward:</b>	Thornbury North
<b>Application Category:</b>	Minor	<b>Target Date:</b>	22nd August 2008



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**N.T.S**

**PT08/1816/F**

This appears on the circulated schedule due to a letter of objection from a local resident.

## **1. THE PROPOSAL**

- 1.1 The site consists of an area of residential curtilage associated with 10, Eastbury Close.
- 1.2 The proposed development consists of the introduction of a new dwelling with associated parking and access.

## **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
  - H2 New Residential Development within the Urban Areas or Village Development Boundary
  - H4 Development within Residential curtilages
  - T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist

## **3. RELEVANT PLANNING HISTORY**

- 3.1 None

## **4. CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council  
No Objection
- 4.2 Sustainable Transport  
No Objection

### **Other Representations**

- 4.3 Local Residents  
One letter has been received during the consultation period associated with this planning application. The comments can be summarised as follows;
  - i) There is concern raised as to the accuracy of the submitted drawings as they do not show the correct boundary line and that the development may cause the existing trees on the boundary to die or become unsafe.
  - ii) There is concern regarding the introduction of additional vehicles in this locality and its impact upon highway safety.

## **5. ANALYSIS OF PROPOSAL**

- 5.1 The proposed development consists of the construction of a new dwelling within the residential curtilage of the existing dwelling on this site. The site is located within the Thornbury Urban Area.
- 5.2 Principle of Development  
Policy H2, and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 are relevant to this planning application. The policy indicates that the proposed development is acceptable in principle subject to the following assessment.
- 5.3 Design and Residential Amenity  
The development consists of the introduction of a new dwelling as an 'end-of terrace' dwelling. The dwelling is detailed so as to match the dwellings in the existing row of terraces and is very similar in scale and form to the existing dwelling on this site, and it is appropriately sited. It is considered that the design of the dwelling is acceptable in this context.
- 5.4 In respect of residential amenity, the proposed dwelling is sited in such a way that the development would result in the gable end of the terrace being closer to the nearest dwelling at 8 Maple Avenue. However, the overall separation between the proposed building and this dwelling is approximately 20 to 21 metres. This separation is considered acceptable and as such there would be no material impact in residential amenity terms.
- 5.5 Transportation  
The application details that vehicular access to the site would be via the existing highway arrangement and that a new parking space and hard standing would be provided within the ownership of this site. Concern has been raised as to the impact of the proposed development upon highway safety as a result of additional vehicular movements and parking in the locality. In this instance officers are satisfied that the proposed development would provide sufficient off street parking for the scale of the proposed development. It is not considered that the development would have any material impact in respect of traffic generation and on street parking in this locality and the proposed development is acceptable in respect of highway safety.
- 5.6 Other Issues  
The owner of the adjacent dwelling at 8 Maple Avenue has expressed concern with regards to the exact position of the boundary as shown on the submitted drawings and the resulting distance of this development from the boundary hedge. The submitted block plan details the position of the South-western boundary of the site and this is consistent with the Ordnance Survey data for this locality. In the event that these boundaries are not consistent with this data, this is a civil matter between the owners of the land involved. Similarly, the trees associated with this boundary are not protected under any separate legislation. Any damage or loss as a result of this development is also a civil matter between the owners of the land concerned. This issue cannot be considered as part of the decision making process for planning applications.
- 5.7 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)

### 5.8 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 That Planning Permission is granted subject to the following conditions.

**Background Papers**      **PT08/1816/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 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

## CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008

<b>App No.:</b>	PT08/1901/F	<b>Applicant:</b>	Mr S Rooms
<b>Site:</b>	21 Hicks Common Road, Winterbourne, South Gloucestershire, BS36 1EH	<b>Date Reg:</b>	9th July 2008
<b>Proposal:</b>	Erection of two storey side extension to form additional living accommodation.	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	65414 80108	<b>Ward:</b>	Winterbourne
<b>Application Category:</b>	Minor/Major [delete as appropriate]	<b>Target Date:</b>	22nd August 2008



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**N.T.S**

**PT08/1901/F**

## **INTRODUCTION**

This application appears on the Circulated Schedule following the receipt of an objection from a local resident.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks planning consent for the erection of a two storey side extension to form additional living accommodation. The proposed development would result gable projection on the front elevation.
- 1.2 The application site relates to a large detached dwelling which is situated on the edge of the Winterbourne Settlement Boundary.
- 1.3 Amended plans have received from the applicant following negotiations.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1: Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006  
D1: Achieving Good Quality Design in New Development  
H4: Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist SPD (Adopted) August 2008

### **3. RELEVANT PLANNING HISTORY**

- 3.1 None

### **4. CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council  
No objection
- 4.2 Local Residents  
One letter of objection received raising the following points:
  - A. Proximity to boundary;
  - B. Loss of light; and
  - C. Overlooking or loss of privacy.

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extensions to residential dwellings. This is subject to the proposal:
  - respecting the character and appearance of the existing dwelling and the surrounding area;
  - not prejudicing the amenities of nearby occupiers,
  - maintaining highway safety; and
  - providing adequate amenity space.

- 5.2 Policy D1 of the Local Plan applies to all types of development. It considers general design principles to ensure new development respects, conserves and enhances the character and quality of the surrounding local environment.
- 5.3 Residential Amenity  
The application site is adjoined by two dwellings to the side (Nos. 19 and 23 Hicks Common Road) and one dwelling to the rear (No. 10 Matford Close). The proposed development relates to the erection of a two storey side extension on the northern elevation adjacent to No. 23 Hicks Common Road. In view of the siting of the proposal it is considered that there would be no harm to the residential amenity of No. 19 Hicks Common Road and No. 10 Matford Close.
- 5.4 Representations have been received from the occupier of No. 23. The occupier of this adjacent property has objected to the proposal on the grounds of a detrimental impact on residential amenity due to; its proximity to boundary; a loss of light and a loss of privacy. These issues are investigated in detail below:
- 5.5 Analysis of Overbearing Impact  
The proposed extension would project to the side of the existing dwelling. As such, the proposal would be confined within the existing front and rear building lines of the adjacent property. Therefore, whilst the extension would be close to the boundary it would not exceed the rear building line of No. 23. As such, the proposal would not result in a detrimental overbearing on the adjacent properties rear amenity space. Furthermore, No. 23 includes one window within the elevation which would face onto the proposed extension. This is currently opaque glazed and serves a utility room. The neighbour has objected to the extension on the ground of a loss of light. Nevertheless, a utility room is not a main habitable room and any resultant loss of light would not materially harm the living conditions of the occupiers.
- 5.6 Analysis of Loss of Privacy  
The proposed extension would include new windows on the rear and front elevations. The new rear first storey window would serve a bedroom. This would afford some oblique views into the garden of the neighbouring property. Nevertheless, it is considered that the oblique angle of these views would prevent any material loss of privacy.
- 5.7 The proposed side elevation would include no windows. The elevation of No. 23 includes one obscured glazed window which serves a utility room. It is therefore evident that there would be no inter-visibility between these properties. As such, there would be no material loss of privacy. It is noted that the proposed side door may include a window. However, if a window were included it would have no direct inter-visibility with No. 23.
- 5.8 Design and Visual Amenity  
The existing dwelling relates to a large detached dwelling. The dwelling forms part of row of properties of various designs, which face onto Hicks Common Road. The proposed two-storey side extension would be sited on the northern elevation. The extension itself would comprise of new gable-end wing which would intersect with another gable at the rear.
- 5.9 The original plans showed that the extension would have included a new gable end on the northern elevation. This would have been clearly visible from the front elevation and would have made the dwelling appear unbalanced. To overcome this issue the applicant has submitted amended plans which show

the roof would be hipped along the northern elevation to mirror the southern elevation. It is considered that this amendment would ensure the character of the dwelling would be maintained. Furthermore, the overall scale, massing and bulk of the extension would respect the existing dwelling and materials would also match.

5.10 It is therefore considered that the proposed extension would provide a suitable design which would respect the character and appearance of the existing dwelling. Moreover, the street scene comprises of various design styles, therefore the extension would not be considered to harm the visual amenity of the surrounding area.

5.11 Section 106 Requirements

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

## 6. CONCLUSION

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

The 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      **PT08/1901/F**

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

## CONDITIONS

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

Reason(s):

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



**CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008**

**App No.:** PT08/1913/F  
**Site:** 1 Hazeldene Road, Patchway, South Gloucestershire, BS34 5DT  
**Proposal:** Erection of two storey side and rear extensions and single storey rear to facilitate subdivision of dwelling into 4no. flats with associated works.  
**Map Ref:** 60432 81311  
**Application Category:** Minor

**Applicant:** Mr A Barrett  
**Date Reg:** 9th July 2008  
**Parish:** Patchway Town Council  
**Ward:** Patchway  
**Target Date:** 22nd August 2008



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100023410, 2008.

**N.T.S**

**PT08/1913/F**

## **INTRODUCTION**

This application appears on the Circulated Schedule following receipt of a letter of concern from a local resident. In addition, there is a request from the Highways Department for a legal agreement (Section 278 Agreement) to secure a highway contribution to mitigate against the incremental impact on the North Fringe Transportation Network.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks planning permission to convert an end-terrace dwelling into four one bedroom flats. The conversion would be facilitated by the erection of a single storey rear extension and a two storey side and rear extension.
- 1.2 The rear garden would be split in two to provide amenity space for both ground floor flats. Bin storage and cycle storage for all the flats would be provided to the side of the dwelling. Two parking spaces would be provided at the front and a further two spaces would be provided at the rear.
- 1.3 The application site relates to an end-terrace dwelling. The site is situated within the well established residential area of Patchway.

### **2. POLICY CONTEXT**

- 2.1 National Guidance
  - PPS1: Delivering Sustainable Development
  - PPS3: Housing
  - PPG13: Transport
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
  - D1: Achieving Good Quality Design in New Development
  - H2: Proposal for Residential Development within Existing Urban Areas
  - H4: Development within Existing Residential Curtilages
  - H5: Residential Conversions
  - T7: Cycle Parking
  - T8: Parking Standards
  - T12: Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist SPD (Adopted) August 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PT04/2685/F           Erection of new semi-detached dwelling.  
**Refused** 10 September 2004

### **4. CONSULTATION RESPONSES**

- 4.1 Patchway Town Council  
None received.
- 4.2 Highways and Transportation

No transportation objection subject to a contribution towards the North Fringe (Transport Measures) Scheme assessed at £900 per flat with £1800 discounted in lieu of the existing dwelling. It is also recommended that the following conditions are attached:-

1. Detailed plans showing the cycle parking specifications shall be submitted and approved by the LPA. .
2. The dropped vehicle crossing shall be constructed to the satisfaction the council's Street Care team.

#### 4.3 Local Residents

One letter of concern received from a local resident regarding the proposed parking arrangement and removal of on-street space by virtue of the lowering of the kerb.

### 5. ANALYSIS OF PROPOSAL

#### 5.1 Principle of Development

Policy H5 of the South Gloucestershire Local Plan allows for the conversion of residential properties into smaller units provided that the proposal:

- a) Would not prejudice the character of the surrounding area;
- b) Would not prejudice the residential amenities of neighbouring occupiers;
- c) Allows an acceptable level of off-street parking provision; and
- d) Would provide adequate amenity space.

#### 5.2 Design and Visual Amenity

The existing dwelling relates to an end-terrace dwelling. The dwelling is a typical post-war house type which is widely seen within the surrounding urban area. The dwelling is finished with a rough cast render and double roman tiles.

5.3 The proposed two storey side extension would be situated on southern elevation which is adjacent to the access lane. The proposed extension would adopt a suitable design approach, whereby the form and massing of the existing dwelling would be simply continued into the new extension. Furthermore, the extension would include a gable end feature on the front elevation which would respect the style and character of other dwellings within the same terrace.

5.4 On the rear elevation, a two-storey and single extension are proposed. The two storey extension would be modest in scale and would have a hipped roof which would be set down in relation to the existing dwelling. The proposed single storey extension would also be modest in scale and depth and would have a lean-to roof. It is considered that both of these extensions would appear subservient to the existing dwelling, thus maintaining the proportions and character of the existing dwelling.

5.5 All the proposed extensions would be finished in materials to match the existing dwelling.

#### 5.6 Residential Amenity

The application site is situated on a corner plot, as such the site is only adjoined by one dwelling to the north (No. 3 Hazeldene Road) and an access lane to the south. The proposed two storey extension would be sited on the southern elevation and would therefore have no impact on nearby properties.

- 5.6 The proposed two-storey and single extensions on the rear elevation would be approximately 3 metres in depth and would extend almost the entire width of the rear elevation. They would also share a boundary with No. 3 Hazeldene Road. The proposed single storey extension would be closest to the adjoining dwelling, whilst the two-storey extension would be sited some 3 metres from the boundary. Given the form, mass and scale of extension, it is considered that they would not to represent an overbearing structures which would be harmful to the amenity of the neighbouring occupiers.
- 5.7 With regard to privacy, the proposal would not include any windows which would provide direct inter-visibility into the adjacent property or its amenity space. As such, the proposal would not result in a material loss of privacy.
- 5.8 With regard to internal disturbance, it is noted that the scope for Building Regulation considerations was extended in 1991 to cover detailed requirements for sound insulation between converted flats and adjoining properties.
- 5.9 In view of the above it is considered that the proposed extensions and flat conversion would not result in any adverse affect on residential amenity. The proposal therefore accords to policies H4 and H5 of the adopted Local Plan.
- 5.10 Amenity Space  
The existing dwelling benefits from a large rear garden. It proposed that this would be subdivided by a 1.2 metre timber fencing to provide amenity space for both ground floor flats. The two first floor one bed flats would have no access to amenity space, however it is considered that for this size of accommodation there is sufficient open space in the surrounding area to satisfy the likely occupiers. In view of the above, it is considered that adequate private amenity space is provided for basic outdoor needs. As such, it is considered that the proposal would accord to policies H2, H4 and H5 of the Local Plan.
- 5.11 Transportation Issues  
The Councils Transportation Officer has raised no objection to this proposed development. The parking ratio of 1 space per unit would be acceptable. Notwithstanding the local residents comments, it is considered that the proposed parking arrangement would not give rise to unacceptable on-street parking.
- 5.12 The Councils Transportation Officer they have recommended the following conditions:
1. Detailed plans showing the cycle parking specifications shall be submitted and approved by the LPA. .
  2. The dropped vehicle crossing shall be constructed to the satisfaction the council's Street Care team.

Notwithstanding these recommendations, it is considered that the second condition would not be appropriate because it is covered by other Council Policy. As such, this would be attached as an informative instead.

- 5.13 This development is applicable for a contribution towards the North Fringe (Transport Measures) Scheme assessed at £900 per flat with £1800

discounted in lieu of the existing dwelling. A total of £1800 should be secured via an appropriate legal agreement. The scheme is designed to improve public transport facilities and ease congestion in the locality. The applicant has agreed to pay this contribution.

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 appropriate, and a S278 Highways Act 1980 agreement will secure the transportation mitigation.

**6. CONCLUSION**

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

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

**7. RECOMMENDATION**

- 7.1 That Authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant permission subject to conditions set out below and the applicant first voluntarily enter into an agreement under Section 278 of the Highway Act 1980 to secure the following:
- 7.2 A contribution of £1800 towards the North Fringe Development Proposal (Transport Matters) initiative. The reasons for this agreement are to mitigate against the impact on the Bristol North Fringe local road network to comply with Policy T12.
- 7.3 Should the section 278 agreement fail to be determined within one month of this resolution, then the application be refused on the failure to secure the contribution to mitigate against transportation impact.

**Background Papers**      **PT08/1913/F**

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

## **CONDITIONS**

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

Reason(s).

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

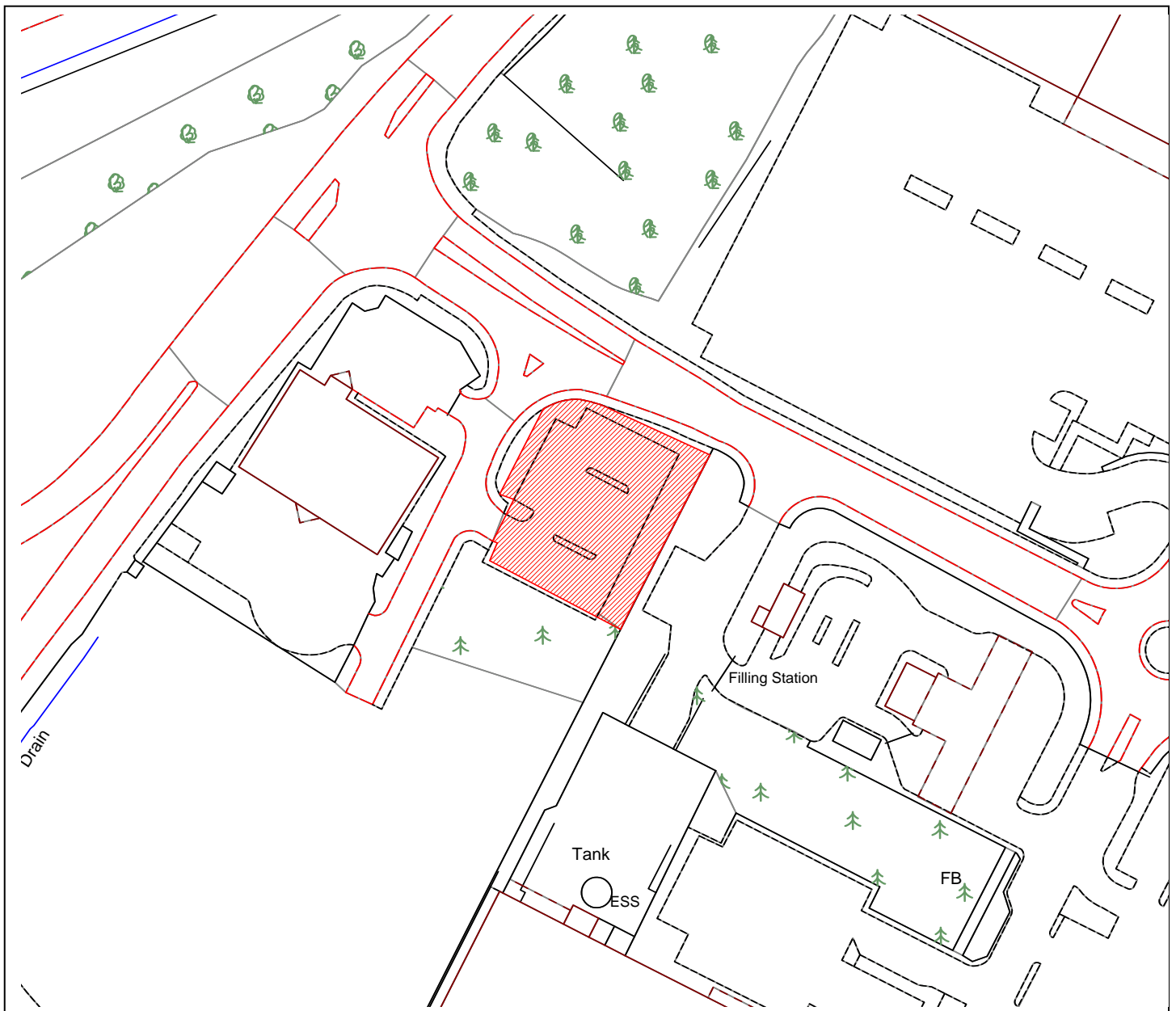
2. Within 3 months from the date of the decision, detailed plans showing the provision of cycle parking facilities in accordance with the standards set out in Policies T7 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to the Local Planning Authority for approval. Thereafter,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

Reason(s):

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

## CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008

<b>App No.:</b>	PT08/1920/ADV	<b>Applicant:</b>	In 'n' Out Services Ltd
<b>Site:</b>	B & Q Car park, Lysander Road, Cribbs Causeway, Bristol South Gloucestershire, BS10 7UB	<b>Date Reg:</b>	10th July 2008
<b>Proposal:</b>	Display of 1 no. internally illuminated totem, 7 no. internally illuminated fascia and 2 no. non illuminated pole signs.	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	58060 81161	<b>Ward:</b>	Patchway
<b>Application Category:</b>	Minor	<b>Target Date:</b>	22nd August 2008



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**N.T.S**

**PT08/1920/ADV**

This application appears on the Circulated Schedule because of concerns raised by Almondsbury Parish Council.

## **1. THE PROPOSAL**

- 1.1 This application seeks advertisement consent for the display of 1 no. internally illuminated totem, 7 no. internally illuminated fascia and 2 no. non-illuminated pole signs.
- 1.2 The application site comprises an unused car park (52 spaces) in the ownership of B&Q, situated off Lysander Road within the established commercial area of Cribbs Causeway. Planning Permission has been recently granted on this plot for the erection of a free standing building and vehicular parking and circulation space to provide a 'while-u-wait' vehicle servicing and MOT Centre.
- 1.3 It was observed that construction work on the building has yet to commence.

## **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPG19 Outdoor Advertisement Control
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006  
D1 Achieving Good Quality Design in New Development  
L19 Display of Advertisements

## **3. RELEVANT PLANNING HISTORY**

- 3.1 PT07/1949/F, Erection of building for motor vehicle lubrication and MOT testing with no repairs, 21 September 2007. Approve with Conditions.
- 3.2 PT08/1563/F, Erection of building for use as MOT and light servicing of Class 4 Motor Vehicles with no repairs (sui generis). (Variation of PT07/1949/F), Recommended.

## **4. CONSULTATION RESPONSES**

- 4.1 Almondsbury Parish Council  
Objection  
The Parish Council feels that there is more than sufficient street furniture within this location and the B&Q store along with all its other signs are extremely visible for shoppers.
- 4.2 Transportation  
No objection

### **Other Representations**

- 4.3 Local Residents  
No comments received



## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

The display of outdoor advertisements is controlled through the Town and Country Planning (Control of Advertisements) Regulations 1992. Advertisements can only be controlled in the interests of visual amenity and public safety, which is reiterated at local level with Policy L19 of the South Gloucestershire Local Plan (Adopted) January 2006. As such, the impact of this proposal on residential amenity is not a material consideration on determination of this application.

### 5.2 Visual Amenity

This application seeks approval for the display of 1 no. internally illuminated totem, 7 no. internally illuminated fascia and 2 no. non-illuminated pole signs. The totem sign would comprise opening time information as well as an LED display unit, measure 6 metres in height, 2.25 metres in width and be located to the north west of the site. The 2 no. pole signs, which would read 'IN 'n' OUT CAR SERVICING THE WAY IT SHOULD BE' would measure 0.7 metres in length, 0.4 metres in width, measure 1.8 metres from the ground and sit to the north and southwest of the application site. The 7 no. fascia signs, which encompass 3 no. different sizes, would be located on the northern, eastern and western elevations of the building. The largest of the signs measures 3.75 metres in length, 1.8 metres in width, 0.20 metres in depth, while the second type would measure 3.125 metres in length, 0.8 metres in width, 0.20 metres in depth and the final type would measure 1.56 metres in length and 0.585 metres in width, 0.20 metres in depth.

5.3 The fascia signs proposed would be illuminated internally and would incorporate the corporate colours of the 'In n Out' company and be positioned in uniform near the apex of the building. The 3.750 metre signs, although large in size, fit well on the building, and the position on the flank walls of the building is such that they do not dominate the visual appearance of the building. Further, the number of signs proposed is considered acceptable in relation to the size of the building and the smaller fascia signs being integral to the function of the building. It is considered that the size and visual appearance of the fascia signs are acceptable given the commercial context of the site, while the level of illumination is also acceptable on the basis of no residential occupiers being close by.

5.4 The pole mounted signs are considered acceptable in terms of visual appearance. By virtue of their small size and non illumination they would be inconspicuous, but would provide an integral function to the site by providing directional information for site traffic.

5.5 The freestanding totem sign would be positioned to the north west of the site, comprise intermittent illumination and measure 6 metres in height, 2.25 metres in width and 0.60 metres in depth. The totem sign is a typical feature that is found in commercial areas, with many existing examples in the Cribbs Causeway complex. The proposal at 6 metres would be visually prominent but not unattractive and the design is of good quality. It is considered that the totem sign is acceptable and that any refusal reason would likely to prove unsustainable on the basis of the commercial context of the site and the existing examples in the locality.

## 5.6 Public Safety

It is considered that the proposal would not be detrimental to public safety or motorists. Further, no transport objection has been raised to the proposal.

## 5.7 Further Matters

An objection was received regarding this application on the basis that there is more than sufficient street furniture within this location and that the B&Q store, along with its other signs, is extremely visible for shoppers. The level of signage observed on a visit to the site was no more than other areas of the Cribbs Causeway complex. Although owned by B&Q, and within close proximity to the store, the site is physically separated from the B&Q store by Lysander Road, and a separate business would occupy the new building. As such, it is considered that the proposed signage is appropriate for the new building and would not be visually harmful to the character of the area.

## 5.5 Design and Access Statement

A Design and Access Statement is not required.

## 5.6 Section 106 Requirements

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

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

- 7.1 Advertisement Consent is GRANTED.

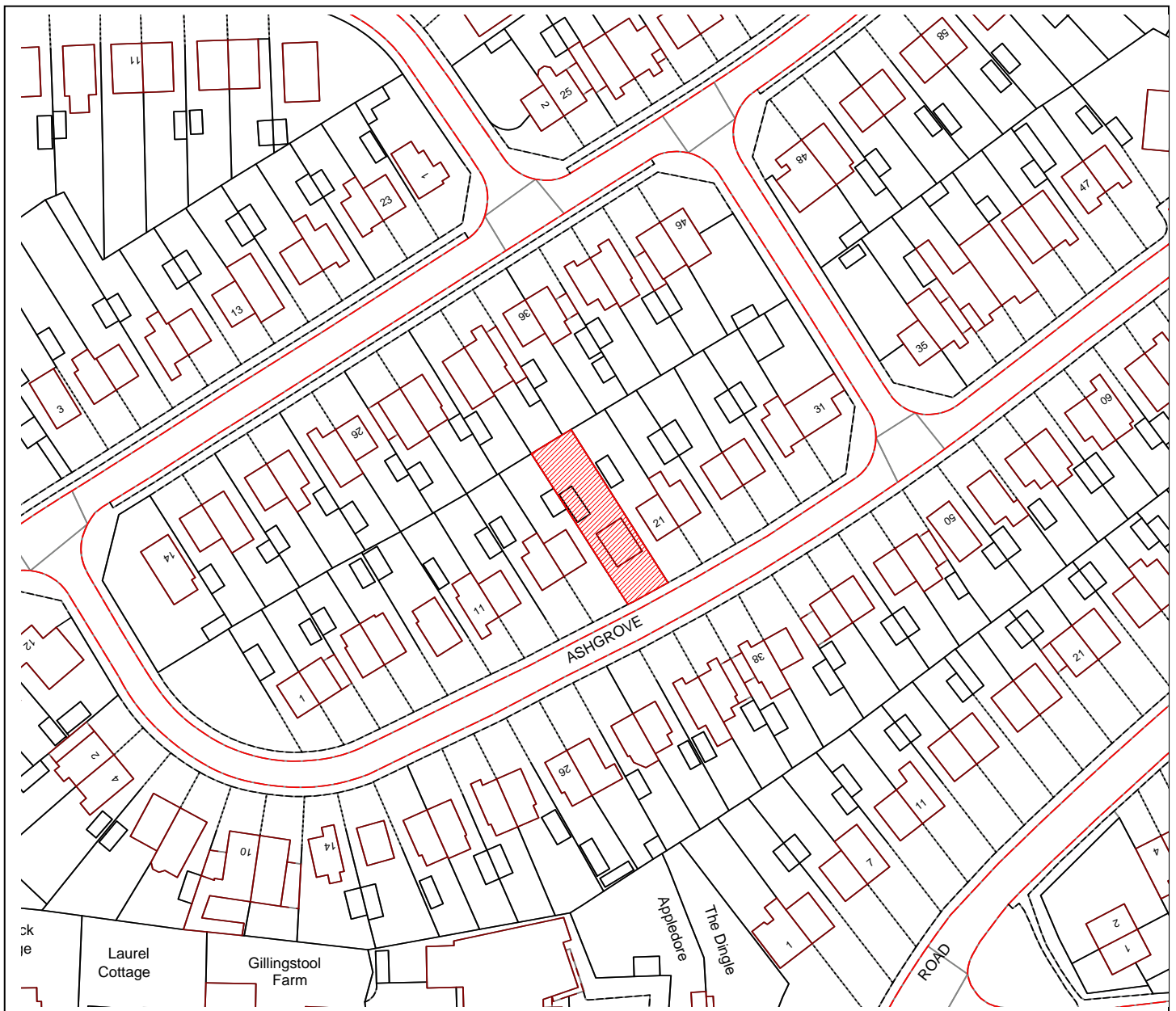
### Background Papers      PT08/1920/ADV

**Contact Officer:**      Jonathan Ryan

**Tel. No.**                      01454 863538

## CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008

<b>App No.:</b>	PT08/1945/F	<b>Applicant:</b>	Mr N Belbin
<b>Site:</b>	19 Ashgrove, Thornbury, South Gloucestershire, BS35 2LH	<b>Date Reg:</b>	11th July 2008
<b>Proposal:</b>	Erection of single storey front & two storey side and rear extension to form additional living accommodation	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	64343 90065	<b>Ward:</b>	Thornbury North
<b>Application Category:</b>	Minor	<b>Target Date:</b>	2nd September 2008



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100023410, 2008.

**N.T.S**

**PT08/1945/F**

**This application appears on the Circulated Schedule as representation were received contrary to the Officer's recommendation.**

**1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a single storey front and two storey side and rear extension to form additional living accommodation.
- 1.2 This is a modern detached property within the existing urban area of Thornbury. The proposal consists of a two storey extension to the side and rear with brick to match existing, 3.6 m deep, 8.8 m in width and 6.8 m in height, as well as a single storey rear extension 3.0 m deep, 3.5 m in width and 3.5 m in height. A front porch is also proposed 1.5 m deep, 2.6 m in width and 3.3 m in height. Roof tiles are to match existing.

**2. POLICY CONTEXT**

2.1 National Guidance

PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design

H4 Development within Existing Residential Curtilage

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

**3. RELEVANT PLANNING HISTORY**

PT04/3992/F – Erection of front porch and single storey rear extension.  
Approved 14/03/2005.

**4. CONSULTATION RESPONSES**

4.1 Thornbury Town Council

Object on the grounds of overdevelopment of the site and impact on residential amenities.

**Other Representations**

4.2 Local Residents

One letter of objection raising the following concerns:

- The proposal would be overbearing and lead to loss of light at a neighbouring property

- The proposal would be over-large and out of character

## 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

The proposed single storey rear extension would not be overbearing on the adjacent property (no. 17 Ashgrove) as there is an existing 3 m high boundary fence. To the other side (no. 21 Ashgrove) the proposed two storey extension would be sufficiently set away from the party boundary for there to be no overbearing impact. There is a window in the side elevation of no. 21 Ashgrove however it is noted that this south-west facing window already receives little daylight due to its position, and the proposed extension would not lead to any significant further loss.

On the party boundary with no. 17 Ashgrove the two storey extension would run along for a distance of 4.4 m. There is a first floor obscure glazed window at no. 17 Ashgrove and also a ground floor obscure glass kitchen door. It is not considered that the proposed two storey extension would be overbearing on the occupiers of no. 17 Ashgrove. In terms of loss of light, it is important to note that the proposed extension is to be to the north west of the host dwelling and that the sun rises in the east and sets in the west. Therefore the extension, which sits directly to the east of no. 17 Ashgrove will barely impact upon the already limited light that this elevation receives. In addition, no. 17 Ashgrove is on raised ground approximately 0.5 m above no. 19 Ashgrove.

#### Privacy Analysis

There are no windows proposed in the west facing elevation of the two storey extension. Two windows are proposed on the east facing elevation but they sit opposite an obscure glazed first floor window and door at no. 21 Ashgrove and so therefore there would be no overlooking or loss of privacy as a result of the proposal.

#### Amenity Space

Whilst the proposed rear extensions do project into the rear garden its modest size means that sufficient garden space will remain to serve occupiers of the property.

#### Highway Safety Analysis

A garage will be demolished as a part of the scheme however two off street parking spaces will remain at the front of the property.

### 5.3 Design / Visual Amenity

The rear proposals fit with the character of the existing property. Their location to the 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. The front porch is modest in size and scale and is an acceptable addition to the property.

### 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**      **PT08/1945/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 1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

## CIRCULATED SCHEDULE NO. 33/08 – 15 AUGUST 2008

**App No.:** PT08/2010/F  
**Site:** Almondsbury Football Club,  
 Almondsbury Sports & Social Club,  
 Gloucester Road, Almondsbury, South  
 Gloucestershire, BS32 4AA

**Applicant:** Mr M Blessing  
**Date Reg:** 16th July 2008

**Proposal:** Erection of covered seating area.

**Parish:** Almondsbury Parish  
 Council

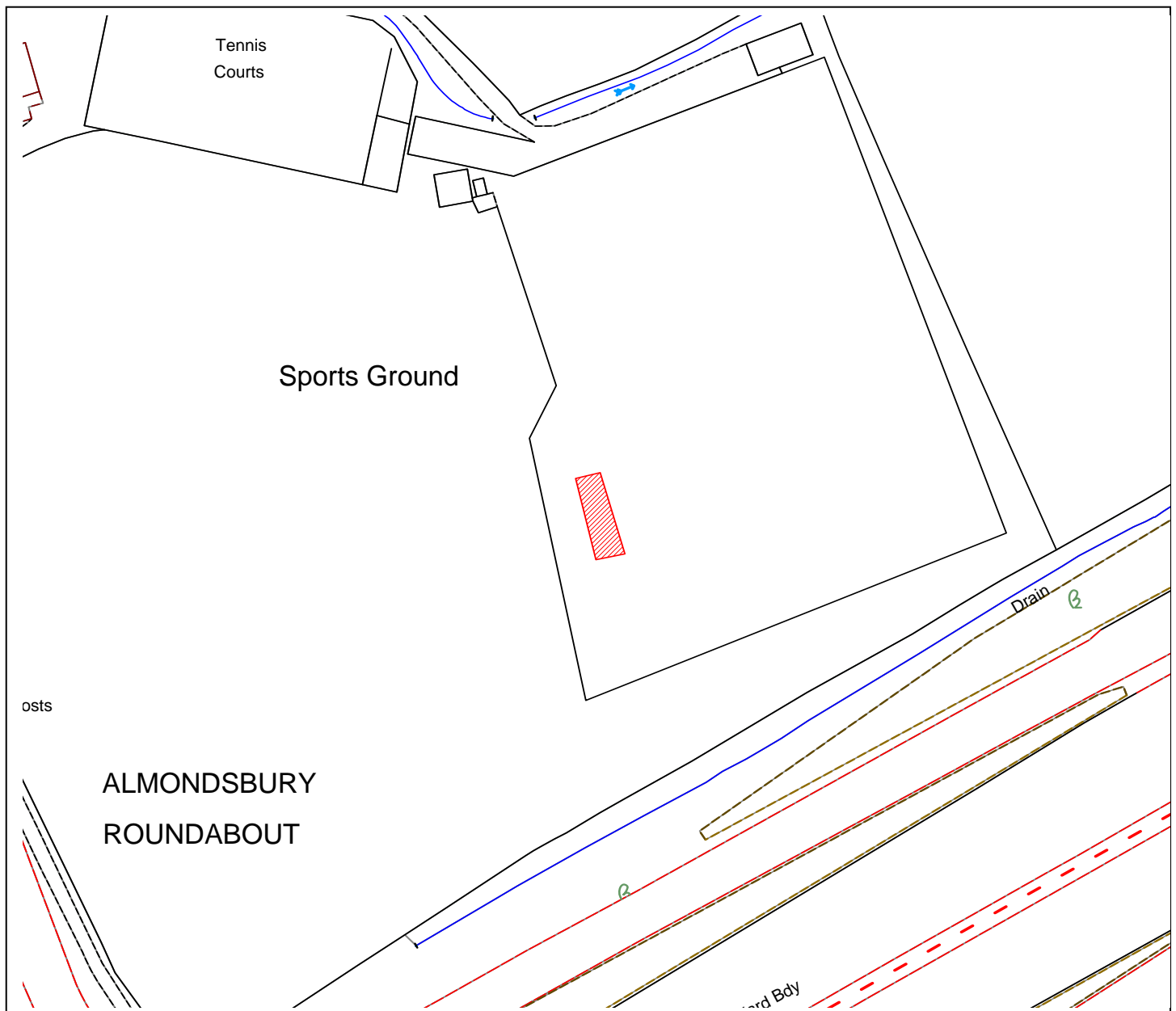
**Map Ref:** 60781 83473

**Ward:** Almondsbury  
**Target** 9th September 2008

**Application** Minor

**Category:**

**Date:**



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100023410, 2008.

## **INTRODUCTION**

This application appears on the Circulated Schedule following the receipt of an objection from Almondsbury Parish Council.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks planning permission for the erection of covered seating area for Almondsbury Football Club. The proposed stand would be 19.6m in width, 2.9m in depth and 2.9m in height. The stand would be tiered and would have four rows which would provide a seating capacity of 138 and placement for 3 wheelchairs. The proposal would use cladding in Olive Green and the seats would be Wimbledon Green in colour.
- 1.2 The application site relates to an Almondsbury Football Club football pitch which forms part of Almondsbury recreational ground. The club is accessed from the A38 Gloucester Road, near to the junction 16 of the M5. The nearest residential properties are located some 200 metres to the north east of the pitch. The site is located within the Green Belt and is outside of the Almondsbury Settlement Boundary and the Bristol Urban Area.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

- PPS1: Delivering Sustainable Development  
PPG2: Green Belts  
PPG13: Transport  
PPG17: Planning for open space, sport and recreation

#### **2.2 South Gloucestershire Local Plan (Adopted) January 2006**

- D1: Achieving Good Quality Design in New Development  
L1: Landscape Protection and Enhancement  
GB1: Development within the Green Belt  
T12: Transportation Development Control Policy for New Development  
LC5: Proposals for Outdoor Sports and Recreation Outside of Existing Urban Areas and Defined Settlement Boundaries.

#### **2.3 Supplementary Planning Guidance**

- South Gloucestershire Design Checklist SPD (Adopted) 2007  
South Gloucestershire Development in the Green Belt SPD (Adopted) 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 N6697 Use of approximately 3 acres of agricultural land as an extension to an existing recreation ground.  
**Approved** 11 September 1980
- 3.2 PT05/0110/F Retention of existing sports stand and adjoining walls.  
**Approved** 11 July 2005
- 3.3 PT05/3136/F Erection of 6 no. 15 metre columns for floodlighting to existing sports field.  
**Approved** 24 February 2006
- 3.4 PT07/3162/F Importation of inert sub soils to raise existing level of



football pitch area. Installation of new drainage system and formation of new pitch.

**Approved 11 June 2008**

#### **4. CONSULTATION RESPONSES**

##### 4.1 Almondsbury Parish Council

The Parish Council objects to this application as the football do not own the site, they only pay a rent to the management committee. The football club seems to have numerous applications coming into SGC one by one for a site they do not own. There are concerns that there is inadequate parking within the complex to hold the number of people watch the matches as the club seems to be growing bigger, more traffic would also be a concern on entering and exiting onto the very busy A38, very close to the junction of the motorway. The application should be circulated to all residents of Almondsbury as the site was given to them and Almondsbury Parish Council are custodian trustees.

##### 2.1 Council Landscape Architect

No objection.

##### 4.3 Highways and Transportation

No objection subject to condition securing adequate cycle parking.

##### 4.4 Sport England

No objection.

##### 4.5 Gloucester Football Association

Almondsbury FC current league requires seating for 50 people. This would increase to 100 seats if Almondsbury FC were to be promoted.

##### 4.6 Local Residents

None received.

#### **5. ANALYSIS OF PROPOSAL**

##### 5.1 Principle of Development

There is a general presumption against inappropriate development which would harm the openness of the Green Belt. However, PPG2 – ‘Green Belts’ and Policy GB1 of the South Gloucestershire Local Plan makes provision for ‘essential facilities’ which are genuinely required for uses of land that preserve the openness of the Green Belt and do not conflict with its purposes. Possible examples of such facilities would include small scale changing rooms or unobtrusive spectator accommodation for outdoor sport.

5.2 Furthermore, the development shall be tested against the criteria of Policy LC5 of the South Gloucestershire Local Plan. This policy gives provision for development, expansion or improvement of outdoor sports and recreation outside the existing urban area and defined settlement boundaries.

##### 5.3 Green Belt

There are two key questions to be answered for the proposed development in order for the proposal to accord to Policy GB1 of the Local Plan. These are: -

1. Is the development an ‘essential facility’ for sport and recreation?

2. Would the proposal have an adverse impact on the visual amenity of the Green Belt?
- 5.4 The proposed development relates to the erection of a new stand to provide spectator seating. The applicant has indicated within the Design and Access Statement that the existing standing area would be removed to facilitate the new stand.
- 5.5 The proposed stand would provide 138 seats and 3 wheelchair placements. The Gloucestershire Football Association (GFA) has confirmed within a consultation reply that the club need at least 50 seats as a requirement of their existing league. An additional 50 seats would be required if the club were promoted. Furthermore, the proposal itself would be modest in scale and it would be coloured green to respect its rural location within the Green Belt. It is therefore adjudged that the proposed stand would provide unobtrusive spectator accommodation, which would be genuinely required for the use of the land for as a football pitch for semi-professional football club.
- 5.6 It is therefore considered that the proposal would fall within the definition of 'essential facilities' for outdoor sport and as such it would represent an appropriate building within the Green Belt. Furthermore, the form and scale of proposal would have no wider harm to the visual amenity of the Green Belt. This was reiterated in the consultation response from the Councils Landscape Architect. The development therefore accords to Policy GB1 of the Local Plan and the South Gloucestershire Development in the Green Belt SPD.
- 5.7 Design and character of the area  
The proposed covered seating area would comprise of tiered stand with four rows of seating. It is considered that this would provide a suitable design solution. Moreover, the stand would represent a visual enhancement over the existing covered standing enclosure which offer a poor amenity value.
- 5.8 Residential Amenity  
The nearest residential dwelling is No. 2 Gloucester Road which is situated some 200m to the north-east of the application site. The proposal would therefore result in no harm to residential amenity.
- 5.9 Transportation  
The Parish Council have raised objections to the inadequate parking and the access and egress of the site. The Councils Transportation Officer has been consulted and has raised no objection. They have noted that the proposal would arguably intensify the use of the ground. Nevertheless, the proposed seated area would be relatively small and therefore given the level of development no transportation objection would be raised. The Transportation Officer has recommended that a condition is attached to secure adequate cycle parking adjacent to the seating area.
- 5.10 Other Matters  
The Parish Council have raised an objection on the grounds that the football club do not own the land. Notwithstanding these comments, land ownership is not a material planning consideration. Nevertheless, planning permission does not grant any rights to carry out works on, or over, land not within the ownership, or control, of the applicant. The applicant will be made aware of this through an informative on the decision notice.

#### 5.11 Design and Access Statement

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

#### 5.12 Section 106 Requirements

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

### 6. CONCLUSION

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

The 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**      **PT08/2010/F**

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

### CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

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