

**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. 34/08

Date to Members: 21/08/08

Member's Deadline: 28/08/08

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

Members will be aware that the Director of Planning, Transportation and Strategic Environment has a range of delegated powers designed to improve the efficiency and effectiveness of the Development Control service. The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Area Committees or under delegated powers including:

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development
- g) Applications for the following major development:
 - (a) Residential development the number of dwellings provided is 10 or more, or the development is to be carried out on a site having an area of 0.5 ha or more and the number of dwellings is not known.
 - (b) Other development(s) involving the provision of a building or buildings where the floor space to be created is 1000 sq. m or more or where the site has an area of 1 ha or more.

GUIDANCE FOR 'REFERRING' APPLICATIONS

Members are entitled to refer any application for consideration by the relevant DC Committee or Sites Inspection Committee, before a decision has been made. However as call-ins will delay the decision on an application in the interests of improving the effectiveness and efficiency of the Development Control service, this option should only be exercised after careful consideration. Members are therefore asked to take account of the following advice:

- Before referring an application always speak to the case officer or Area Team Leader first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Do not leave it to the last minute
- Always make your referral request in writing, either by letter, e-mail or fax, preferably using the proforma provided. Make sure the request is sent to the Development Control Support Team (East or West as appropriate), not the case officer who may not be around to act on the request, or email planningapplications@southglos.gov.uk. Please do not phone your requests, as messages can be lost or misquoted.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised

CIRCULATED SCHEDULE

DATE: 21/08/08

SCHEDULE NO. 34/08

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.

The Circulated Schedule is designed to improve the effectiveness and efficiency of the Development Control service. To minimise referrals to the Area Committees, Members are requested to discuss the case with the case officer or team leader to see if any issues can be resolved without using Committee procedures for determining the application.

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

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

Please note: - Reason for Referral

The reason for requesting Members to indicate why they wish the application to be referred, is to enable the Committee to understand the reason for referral in the determination of the application, or to allow officers to seek to negotiate with the applicant to overcome the Member's concerns and thereby perhaps removing the need for a Committee determination.

SIGNATURE

DATE

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.

Circulated Schedule 21 August 2008

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK08/1791/F	Approve with conditions	Rear of 58-68 Grimsbury Road, Kingswood, South Gloucestershire, BS15 9SD	Woodstock	
2	PK08/1955/F	Approve with conditions	29A Beaufort Road, Staple Hill, South Gloucestershire, BS16 5JU	Staple Hill	
3	PK08/1970/F	Approve with conditions	2A, Chapel Lane, Warmley, South Gloucestershire, BS15 4NG	Siston	Siston Parish Council
4	PK08/1981/F	Approve with conditions	86 Grimsbury Road, Kingswood, South Gloucestershire, BS15 9SD	Woodstock	
5	PK08/1284/F	Approve	Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Bitton	Bitton Parish Council
6	PK08/2007/F	Approve with conditions	Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Bitton	Bitton Parish Council
7	PK08/2008/LB	Approve with conditions	Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Bitton	Bitton Parish Council
8	PK08/2019/LB	Approve with conditions	Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Bitton	Bitton Parish Council
9	PK08/2039/F	Approve with conditions	48 Quakers Road, Downend, South Gloucestershire, BS16 6JF	Downend	Downend and Bromley Heath
10	PK08/2047/F	Approve with conditions	65 Orchard Vale, Kingswood, South Gloucestershire, BS15 9UL	Woodstock	
11	PK08/2082/TRE	Approve with conditions	Land to the rear of 42-47 Prestbury, Yate, South Gloucestershire, BS37	Yate Central	Yate Town Council
12	PT08/2028/F	Approve with conditions	143 Beach Road, Severn Beach, South Gloucestershire, BS35 4PQ	Pilning and Severn Beach	Pilning and Severn Beach
13	PT08/2076/F	Refusal	Rose Cottage, Bristol Road, Cromhall, South Gloucestershire, GL12 8AX	Charfield	Cromhall Parish Council
14	PT08/2089/O	Approve with conditions	Land adjacent to 42A, Gloucester Road, Almondsbury, South Gloucestershire, BS32 4HA	Almondsbury	Almondsbury Parish Council
15	PT08/2094/F	Approve with conditions	57 High Street, Winterbourne, South Gloucestershire, BS36 1RA	Winterbourne	Winterbourne Parish Council
16	PT08/2115/F	Approve with conditions	17 Redfield Road, Patchway, South Gloucestershire, BS34 6PJ	Patchway	Patchway Town Council
17	PT08/2132/O	Approve with conditions	58 Park Road, Thornbury, South Gloucestershire, BS35 1HS	Thornbury North	Thornbury Town Council

18

PT08/2143/F

Approve with
conditions

60 Little Croft, Over Lane,
Almondsbury, South Gloucestershire,
BS32 4BW

Almondsbury

Almondsbury
Parish Council

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.:	PK08/1791/F	Applicant:	Mr Cave and Lee
Site:	Rear of 58-68 Grimsbury Road, Kingswood, South Gloucestershire, BS15 9SD	Date Reg:	30th June 2008
Proposal:	Erection of 1 no. detached dwelling and garage with means of access and associated works (resubmission of PK08/0926/F).	Parish:	
Map Ref:	66283 73345	Ward:	Woodstock
Application Category:	Minor	Target Date:	18th August 2008



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PK08/1791/F

INTRODUCTION

This application appears on the Circulated Schedule following concerns raised by local residents, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a 0.1 hectares plot of overgrown land to the east side of Grimsbury Road. The land was formerly used as a domestic garden. The site lies within the development boundary of the urban area and is not subject of any land use designations.
- 1.2 It is proposed to erect a detached dormer bungalow to include accommodation within the roof-space. A double garage and a turning area would be situated to the western side of the bungalow with the existing vehicular access utilised from Grimsbury Road.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

L1	Landscape protection and enhancement
L5	Open areas
EP1	Environmental Pollution
EP2	Flood Risk and Development
L17 & L18	The Water Environment
H2	Residential development
D1	Design
T8	Parking standards
T12	Transportation Development control

3. RELEVANT PLANNING HISTORY

- 3.1 P81/4301 Erection of Two Bungalows
Refused 20/07/81
- 3.2 P92/4342 Erection of 1no. Bungalow (Outline)
Refused 07/08/92 and the appeal dismissed 21/04/93. The planning permission was refused for the following reasons:
1. The proposal constitutes an unacceptable form of backland development with inadequate access arrangements which would be likely to result in danger and inconvenience to road users and adjoining residents, and unacceptable levels of noise and disturbance for adjacent occupiers. The proposal would also be contrary to Policy KLP 85 of the Kingswood Local Plan”.

2. The proposal constitutes an unacceptable form of backland development out of character with the existing pattern of development. The proposal is contrary to Policy KLP.67 of the Kingswood Local Plan.
- 3.4 PK05/3622/F Erection of 1 no. detached dormer bungalow with means of access and associated works.
Refused 02.02.06 and the appeal dismissed 24.07.06

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
The site lies within unparished area.

Other Representations

- 4.2 Local Residents
7no. consultation responses were received, and the consultation responses raised the following summarised objections to the proposed scheme:

- The back access lane is not a public right of way and the existing house owners have rights of way and a say in how it is maintained.
- Ownership of the land does not automatically confer right of way over the lane, nor does it allow the owner of the site to tarmac or alter the lane without the agreement of the right of way holders.
- No legal rights of access.
- The access lane is substandard and narrow.
- The proposed tarmac surface would lead to surface run off and would lead to flooding issues.
- The sewer pipe is very close to the surface of the access lane.
- The widening of the access lane would encourage non-residential usage.
- The point of access joins the main road adjacent to a mini-roundabout and its increased use should not be encouraged.
- The proposal would result in the loss of privacy and peaceful living environment.
- There are severe parking problems within the locality.
- There would be change of development to a higher density of development.
- There is a highway safety issue because of the increased volume of traffic.
- It would destroy well-established hedgerows.
- The land is a wildlife haven.
- It is a Greenfield site.
- The proposal is out of keeping with the character of the surrounding properties.

- 4.3 Internal Consultees

Sustainable Transport
No objection

Technical Services – Drainage
No objection

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The similar planning application PK05/3622/F for a bungalow to the application site was dismissed on appeal in 2006.

Planning permission was refused on the following reasons:

- A. As the principal means of access to the development site, the existing lane is substandard by reasons of insufficient width for use by any service vehicles, poor surfacing, inadequate turning area and unsatisfactory pedestrian facilities. If allowed, the proposal would lead to increase highway safety conflicts with the existing users all to detriment of highway safety.
- B. The site access is poorly located in relation to adjoining junction and it has inadequate visibility onto public highway. If allowed, the proposal would lead to increase use of a substandard junction with public highway thereby increases safety conflicts to detriment of highway safety.
- C. The proposal, by reason of its setting, constitutes an unacceptable form of backland development out of character with the existing pattern of development. The design and scale of the proposed building would also fail to sufficiently integrate with its surroundings.

With regard to the reasons A & B, the Planning Inspector states '*... the junction of the track with the back of the footway, visibility along the footway to the right is cut to almost nil by the presence of a telegraph pole and a rather dense patch of scrub within the boundary of the playing field. Approaching pedestrians would therefore be largely unseen by vehicles emerging from the access. Pedestrian visibility to the left is also impaired, by garden shrubs along the side boundary to the front garden of No. 56. I conclude therefore vehicles associated with the new dwelling emerging from the track would endanger pedestrians walking on the east side of Grimsbury Road. ... The proposal would therefore fail to accord with Policy T12 of the South Gloucestershire Local Plan.*'

With regard to the reason C, the Planning Inspector states '*I do not argue with the previous Inspector's conclusion that the proposal would result in an isolated pocket of housing unrelated to existing development patterns in the area. However, I am conscious that current national guidance looks to achieve efficient use of land and points new development towards existing urban area. This plot was previously part of a domestic garden and is clearly located in an area which is urban in character. On balance therefore, either should the impact of this scheme upon the appearance of the area stand in the way of permission being granted.*'

The site is within the established residential area as defined in the South Gloucestershire Local Plan (Adopted) 6th January 2006. Government advice contained in PPS3 – 'Housing' supports a more efficient and sustainable use of land in the urban area, with a provision for more intensive housing development in and around existing centres and close to public transport nodes.

- 5.2 Having regard to the adopted Joint Replacement Structure Plan, Policy 2, the locational strategy, aims to concentrate development for jobs, housing and facilities within the main urban areas, in order to maintain and develop their vitality and quality as regional and sub regional centres. JRSP Policy 19 requires development to be managed in a manner that respects local character and distinctiveness through good design.
- 5.3 The proposal falls to be determined under Policy H2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, which permits the residential development proposed, subject to the following criteria:
- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and
 - B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.
 - C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
 - D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.

Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 seeks to secure good quality designs.

The site is not subject to unacceptable levels of noise, disturbance, air pollution, smell, dust or contamination. There is adequate provision in the locality for Education, Leisure, Recreation and other Community Facilities to meet the needs arising from the proposal.

5.4 Density

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. Policy H2 defines an inefficient use as a density of less than 30 units per hectare, and the supporting text to Policy H2 sets out the Council's expectation that higher densities (in excess of 50 dwellings per hectare) will be achieved in and around existing town centres and at locations well served by public transport.

The South Gloucestershire Local Plan (Adopted) 6th January 2006 also seeks to ensure, in achieving higher densities for new development, that "*local planning authorities and developers think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment*". Officers are satisfied that having regard to the site's constraints relating to pattern of development, width, access, and impact on residential amenity, no more than one additional dwelling could realistically be accommodated on the site.

5.5 Scale and Design

The houses along Grimsbury Road in the vicinity of the site, exhibit quite a uniform architectural vernacular, being for two-storey family sized dwellings. The proposed dwelling would be a detached bungalow which would be different from other neighbouring properties. As the location and shape of the plot is significantly different from other neighbouring properties, it is considered that the proposed dwelling would not be necessary to replicate the scale and design of the neighbouring properties. The proposed materials to be used in construction i.e. double roman roof tile, textured rendered walls and white uPVC windows would be acceptable in the area. A condition is imposed to ensure that the materials used would be in-keeping. In this respect the proposal would not be harmful to the character of the area and built form.

5.6 Landscape

The application site was formerly a domestic garden. The plot is adjacent to a playing field, and is overgrown. There are some fruit trees/shrubs and hedges along the boundary. These trees and hedges however are not protected by Tree Preservation Order. It is however considered that the hedges along the boundary would have amenity value to the character of the area, a planning condition is therefore imposed to seek detailed landscaping scheme to ensure that the hedges along the boundary are to be retained and the proposal would not have a detrimental impact upon the landscape character of the area.

5.7 Ecological Issues

A local resident raised concerns about the wildlife within the site. As the plot is overgrown domestic garden, it would be likely that there are a number of protected species within the site, for example, slow worms, grass snakes, nesting birds, etc. A planning condition is therefore imposed to seek an ecological survey report and the details of protection measures.

5.8 Transportation

There have been two previous planning applications to erect a detached dwelling on this site. PK05/3622/F was refused and the subsequent appeal was dismissed by the Inspector.

Following the appeal decision an area of land was obtained to overcome the pedestrian visibility issue and a subsequent planning application was then submitted (PK08/0926/F). Although the principle of the development was acceptable there was concern over the location of the bollards and the restricted width of the access for vehicles. This proposal was withdrawn prior to its determination.

This current submission has now altered the entrance to the site and the bollards have been repositioned to provide an access width of approx 5.5m between them. This now allows for two-way traffic into and out of the site.

On that basis, subject to the following conditions, there is no transportation objection to this proposal.

5.9 Impact upon Residential Amenity

The proposed bungalow dwelling would be situated a plot at the rear No. 56-68 Grimsbury Road. Concerns are raised with regard to the loss of privacy to the neighbouring property No. 56. As the proposal is only a bungalow, which would be approximately 40 metres from the rear elevation of the nearest neighbouring property, it is considered that the proposal would not have

significant adverse impact, in terms of overlooking or overbearing impact, upon the neighbouring properties to warrant a refusal of this application.

The proposal would provide approximately 280 square metres private garden, officers are satisfied that it would provide adequate amenity space. The proposal is not therefore considered to be an overdevelopment of the site. The relationship of the proposed dwelling to the adjacent properties is such that it would not result in an overbearing impact for neighbouring occupiers. There would therefore be no significant adverse impact on residential amenity.

5.10 Environmental and Drainage Issues

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

5.11 Community Services Department

The proposal is for 1no. house only and since this falls below the 10 unit threshold for contributions to Community Services, no contributions are requested in this case.

5.12 Education Service

Due to the small size of the development including only 1no. house, it is considered that no contributions to education provision can be justified for this development.

5.13 Affordable Housing

The site area is below 0.5 hectares in area and the proposed number of units (1) is below local and national policy guidance on the threshold for requiring affordable housing (15). There is therefore no requirement for the provision of affordable housing in this case.

5.14 Other Issues

A number of residents raised concerns about the right of access / the ownership of the lane, the issues of landownership are considered civil matters beyond the remit of the planning system.

With regard to the change of the development for a higher density of development, it would be subject to a fresh planning application.

5.15 Design and Access Statement

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

5.16 Section 106 Requirements

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK08/1791/F**

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

CONDITIONS

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

Reason:

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

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

Reason:

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

3. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 Mondays to Fridays, 08.00 to 13.00 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 protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No development shall take place until 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 have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason:

To protect the character and appearance of the area to accord with Policies H2/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority measures in respect of:

(i) The identification, through site survey, of protected wildlife species and/or their habitat at present (as designated under the Wildlife and Countryside Act 1981 (as amended) and the Badger Act 1992).

(ii) The protection, as required, of wildlife species, and/or their habitat referred to under (i) above and as identified through the site survey. The approved measures shall be implemented in full unless the Local Planning Authority gives written consent to any variation.

Reason:

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

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

Reason:

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

7. The dwelling hereby permitted shall not be occupied until the surface of the access lane has been improved to the satisfaction of the Council Street Care Manager.

Reason:

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

8. No works shall be commenced until the telegraph pole to the right of the site access has been relocated out of the pedestrian visibility splay.

Reason:

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

9. No works shall be commenced until the required visibility splay has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the commencement of works.

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

10. The dwelling hereby permitted shall not be occupied until the associated car parking areas and manoeuvring areas have been drained and surfaced in accordance with the details approved in writing by the Local Planning Authority. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

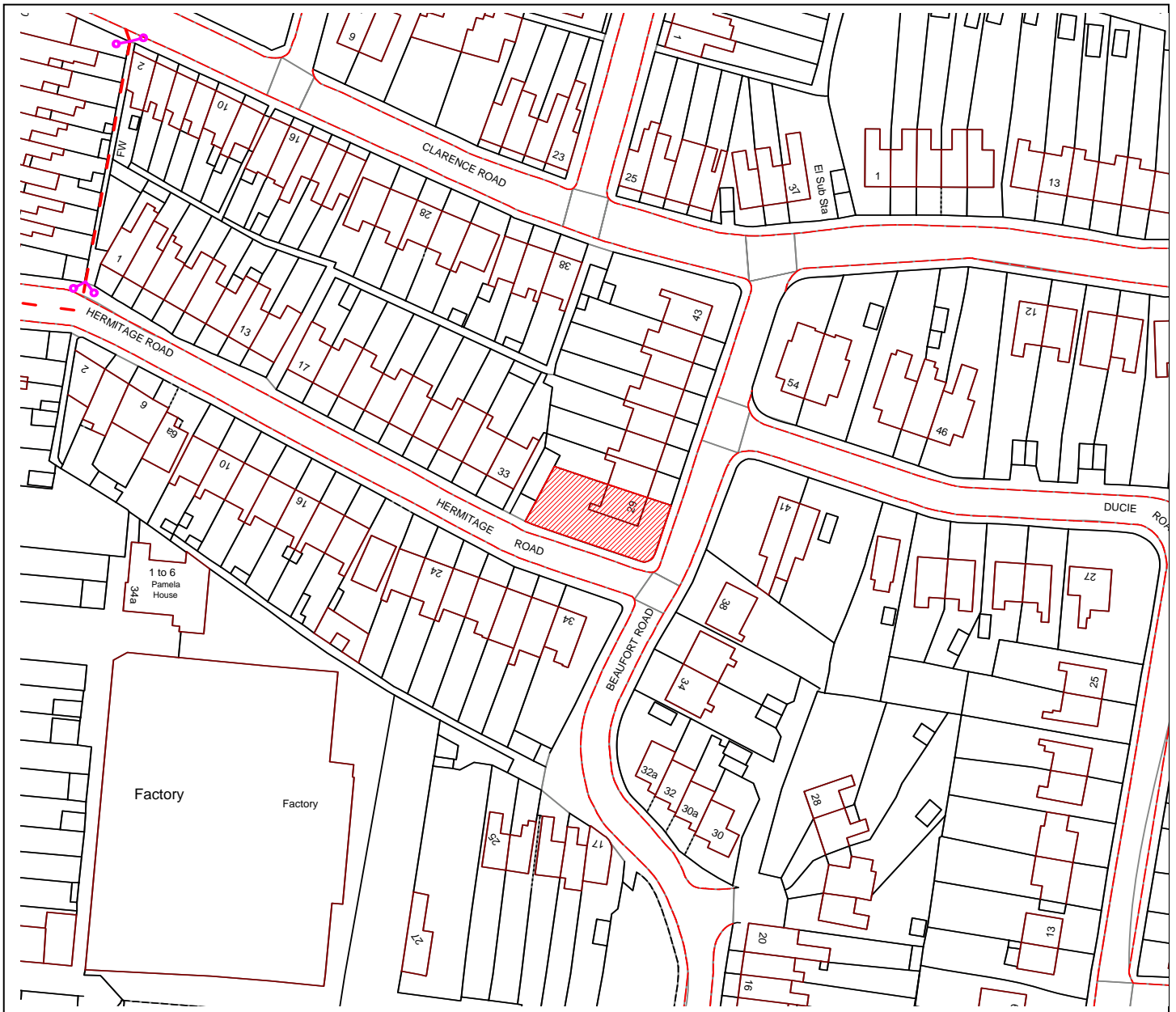
Reason:

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PK08/1955/F
Site: 29A Beaufort Road, Staple Hill, South Gloucestershire, BS16 5JU
Proposal: Erection of 1 no. attached dwelling with associated works. (Amendment to previously approved scheme PK08/0680/F)
Map Ref: 65069 76095
Application Category: Minor; Dwellings

Applicant: Mr J Wade
Date Reg: 12th July 2008
Parish:
Ward: Staple Hill
Target Date: 29th August 2008



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N.T.S

PK08/1955/F

INTRODUCTION

This application appears on the Circulated Schedule following objections received from local residents; the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a 0.01ha. plot of land that until recently formed the garden to the side of no.29 Beaufort Road. No.29 is a 3 bedroom, end of terrace dwelling house, situated on a corner plot at the junction of Beaufort Road and Hermitage Road. The location is suburban in character, consisting predominantly of Victorian/Edwardian terraces along either side of fairly narrow roads. The centre of Staple Hill is only a short walk away to the south. The house fronts onto Beaufort Road with most of the garden area to the side being adjacent to Hermitage Road and enclosed by a low wall and 2m high hedge. A double garage located to the rear and accessed off Hermitage Road is in separate ownership. Planning permission PK07/3454/F was recently granted to convert no.29 into 2no. flats as well as erecting a two-storey side extension to no.29 to provide a third 'flat'. Since the grant of planning permission PK07/3454/F the side garden of no.29 has been sold off and is now in separate ownership.
- 1.2 Planning permission PK08/0680/F to erect a two-storey side extension to no.29, providing a two-bed dwelling, with a vehicular parking space for one car to the rear of the site, was subsequently granted on the 9th May 2008.
- 1.3 It is now proposed to make some small amendments to the scheme approved under PK08/0680/F hence the need for this latest application. In the current proposal the depth of the ground floor would be increased by approximately 0.5m to the rear, thus eliminating the overhang of the first floor. This increase in size of the ground floor would necessitate a very slight re-configuring of the parking area.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

Joint Replacement Structure Plan

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

South Gloucestershire Local Plan (Adopted) 6th January 2006

- D1 - Design
- L1 - Landscape Protection and Enhancement
- L5 - Open areas
- L17 & L18 - The Water Environment
- EP1 - Environmental Pollution
- EP2 - Flood Risk and Development
- EP7 - Unstable Land
- H2 - Residential Development within the existing Urban Area
- H4 - Development within Existing Residential Curtilages
- H6 - Affordable Housing
- LC2 - Provision of Education Facilities
- T7 - Cycle Parking Provision
- T8 - Parking Standards
- T12 - Transportation Development Control Policy for New Development
- LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area.

Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 P75/4730 - Erection of detached double garage for two vehicles and private storage.
Approved 31st Oct. 1975
- 3.2 P77/4110 - Alteration and extension of existing outbuilding to form a conservatory.
Approved 4th May 1977
- 3.3 PK07/1473/F - Erection of 2no self contained flats and associated works.
Withdrawn 2nd July 2007
- 3.4 PK07/1998/F - Erection of 2 no. self contained flats with parking and associated works (Resubmission of PK07/1473/F)
Refused 14th September 2007 for the following reasons:

1. The development, with off-street parking below the maximum residential parking standards set out in Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, would lead to an increase in on-street congestion in close proximity to a road junction thereby causing obstructions to visibility, all to the detriment of highway safety; contrary to Policies T12, H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan. 2006.

2. The proposal would result in a cramped form of development leaving inadequate areas of private amenity space to serve the occupiers of the existing house, all to the detriment of residential amenity, which is contrary to Policies H2 (A) and H4 (D) of The South Gloucestershire Local Plan (Adopted) 6th January 2006.

3. The proposal would result in built development protruding well beyond the established building line in Hermitage Road, which would represent an incongruous element within the street scene to the detriment of the visual

amenity of the locality, contrary to Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan. 2006.

3.5 PK07/3454/F - Conversion and extension of existing dwelling to provide 3no. self-contained flats.
Approved 3rd January 2008

3.6 PK08/0680/F - Erection of 1 no. attached dwelling with associated works.
Approved 9th May 2008

The key differences between this application and that previously approved under PK07/3454/F were:

- No.29 is no longer in the applicant's control.
- The proposed house would be 2 bedroom as opposed to the previously allowed one bedroom maisonette.

4. CONSULTATION RESPONSES

4.1 Parish Council
Not a parished area.

4.2 Other Consultees
None

Other Representations

4.3 Local Residents
3no. letters of objection have been received from local residents. The concerns raised are summarised as follows:

- Proposed parking bays are close to a busy junction resulting in a highway hazard.
- Loss of on-street parking.
- Adverse impact on the street scene.
- Increased flood risk.
- Loss of open garden.
- Not in-keeping with the locality and Victorian terrace.
- Disruption during construction phase.
- Too many flats in the area.
- Proposed side/rear elevation should be rubblestone/ashlar not render.

4.4 Councillor Shirley Potts
Residents have the following concerns:

- The development would have an adverse effect on the small period homes in Beaufort Road and would be out of keeping with the street scene.
- Roughcast render to the side and rear walls would be out of keeping.
- Highway hazards due to poor visibility at the Beaufort Road/Hermitage Road 'T' junction.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
The acceptance in principle of a very similar scheme to that now proposed, was previously established with the granting of planning permission PK08/0680/F.

The current application seeks to merely address minor amendments to the previously approved scheme. The site lies within the Urban Area and being residential curtilage, is previously developed land and can therefore be assessed as a brownfield windfall site. There is therefore no in-principle objection to the development of the site for residential use.

- 5.2 Having regard to the adopted Joint Replacement Structure Plan, Policy 34 states that in making allocations for housing provision, Councils should give priority to the re-use of previously developed land. Similarly, Policy 33 states that priority will be given to the re-use of previously developed sites *within the urban area*. Furthermore, Policy 2 of the JRSP, the locational strategy, aims to concentrate development for jobs, housing and facilities within the main urban areas, in order to maintain and develop their vitality and quality as regional and sub regional centres. JRSP Policy 19 requires development to be managed in a manner that respects local character and distinctiveness through good design.
- 5.3 Government advice contained in PPS3 – ‘Housing’ supports a more efficient and sustainable use of land in the urban area, with a provision for more intensive housing development in and around existing centres and close to public transport nodes. The South Gloucestershire Local Plan (Adopted) 6th January 2006 (para.8.26) seeks to “*..increase the proportion of smaller dwellings, reflecting the projected growth in one-person households and the existing disproportionate provision of smaller dwellings in South Gloucestershire.*”
- 5.4 The proposal falls to be determined under Policy H2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, which permits the residential development proposed, subject to the following criteria:
- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and
 - B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.
 - C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
 - D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.
- 5.5 Density
Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. PPS3 (para.47) indicates that a national indicative minimum density of 30 dwellings per hectare should be used and whilst not prescribing any maximum figure the PPS encourages the highest density that can be achieved within the various local considerations that need to be taken into account.

- 5.6 Officers are satisfied that having regard to the sites' constraints and the previous planning consent for a two-storey construction of similar proportions, a larger building containing more than one unit could not realistically be accommodated on the site and in this respect the proposal represents the most efficient use of the land in what is a very sustainable location, close to the centre of Staple Hill and within easy walking distance of the shopping and community facilities and main bus routes. The proposal therefore accords with Government guidelines and in terms of its density alone the development is not considered to be an overdevelopment of the site.
- 5.7 Scale and Design
The scheme is designed as a continuation of the Beaufort Road terrace and in terms of its general form and appearance would satisfactorily achieve its aim, having similar dimensions to the extensions approved under PK07/3454/F and PK08/0680/F. The length of the extension (as viewed from the Beaufort Road frontage) would measure 3.9m and as such would not protrude beyond the well defined building line created by the front elevations of the houses along the northern side of Hermitage Road. The depth of the extension (when viewed from Hermitage Road) would now be the same at both ground and first floor level as that of the existing terrace, thus eliminating the previously approved first floor overhang to the rear; officers consider that in design terms this would be an enhancement to the scheme. The proposal would still be subservient in scale to the rest of the terrace and in terms of form would not appear as an incongruous element within the street scene. There would be a reasonable amount of open space retained within the front and side gardens. The proposal does not therefore represent an overdevelopment of the site.
- 5.8 The existing terrace has not been significantly altered and currently has no rendered elevations within it. All elevations are natural Pennant Sandstone with Ashlar window surrounds and quoin detailing. Notwithstanding what is indicated in the Design and Access Statement, the applicant's agent has confirmed that all of the proposed elevations would be constructed to match those of the existing terrace and this can be secured by condition. Subject to this condition the scale and design are acceptable.
- 5.9 Landscape
There is little vegetation of note on the site other than the boundary hedge, much of which appears to be retained in the scheme. Supplementary planting could be secured by way of an appropriate landscape condition.
- 5.10 Transportation
One off-street parking space is proposed for this development of a single 2-bed dwelling. The parking space would be accessed off Hermitage Road. The proposed parking space, although slightly shorter than that approved under PK08/0680/F, still meets the required size guidelines of 2.4m wide by 5.0m deep, thus avoiding having a vehicle hanging over onto either the footway or carriageway.
- 5.11 The Council's Highways Officer considers that the off-street parking provision satisfies the maximum residential parking standards set out in Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 and would not therefore lead to an increase in on-street parking congestion. Furthermore there is no objection to the proposed positioning of the car parking space close to the junction. In the previously approved applications PK07/3454/F and

PK08/0680/F a parking space was located in the same position as that now proposed. There are therefore no highway objections to the proposal.

5.12 Impact upon Residential Amenity

The proposed extension would be on a corner plot and would not have a significant overbearing affect on neighbouring property. Any overlooking of neighbouring gardens from the proposed windows would be from a reasonable distance, angle and height. There would be no windows on the southern side elevation facing the houses on the opposite side of Hermitage Road; there would be two velux rooflights but these only serve a stairwell and landing. Some overlooking of gardens to the front and rear is considered to be inevitable in a densely populated urban area such as this. Any loss of privacy that might occur would be minimal and certainly not considered to be significant enough to justify refusal of planning permission.

5.13 Adequate amenity space would be retained in the remaining garden to serve the small dwelling proposed. The high boundary hedge ensures that the garden is a relatively private area and it is proposed to retain this hedge. A bike and bin storage area would be provided. Soundproofing of party walls would be controlled under building regulations. Officers therefore conclude that that the proposal would not have an adverse impact upon residential amenity.

5.14 Environmental and Drainage Issues

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

5.15 Affordable Housing

The proposal is for 1no. dwelling only, which is below the Council's threshold (15) for affordable housing provision.

5.16 Education Service

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

5.17 Community Services

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

5.18 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist (Adopted) 23rd August 2007.

5.19 Section 106 Requirements

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

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning 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 approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Background Papers **PK08/1955/F**

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

CONDITIONS

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

Reason:

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

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

Reason:

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

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

Reason:

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

4. Developments shall not begin until drainage proposals incorporating Sustainable Drainage Systems (SUDS) and hydrological conditions (soil permeability, watercourses, mining culverts etc) within the development site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and thereafter maintained.

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason:

To ensure that a satisfactory means of drainage is provided, and to accord with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The off-street car parking facilities, shown on the Proposed Ground Floor Plan 00808 10 A hereby approved shall be provided before the first occupation of the dwelling so approved, and thereafter retained as such and used only in conjunction with the occupation of the buildings' purpose.

Reason:

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

7. The parking facilities hereby approved shall, prior to their first use, be surfaced with a bound material, and maintained 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.

8. Prior to the first occupation of the dwelling hereby approved, the cycle parking as shown on the plans hereby approved, shall be provided in the form of a secure and undercover store .

Reason:

To ensure the provision of adequate and secure cycle parking facilities in accordance with Policy T7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2007.

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

Reason:

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

10. Other than those shown on the plans hereby approved, no new first floor windows, dormers or roof lights shall be inserted at any time in the building, unless the Local Planning Authority gives consent in writing to any variation.

Reason (1):

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

Reason (2)

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

11. 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 the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies D1/H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

12. Notwithstanding the details shown on the plans hereby approved and within the submitted Design and Access Statement, the front, side and rear elevations of the approved dwelling shall be constructed in natural rubble stone with ashlar window surrounds and quoin detailing to match the existing terrace.

Reason:

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

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

Reason:

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PK08/1970/F
Site: 2A, Chapel Lane, Warmley, South Gloucestershire, BS15 4NG
Proposal: Erection of single storey front extension to form additional living accommodation (resubmission of PK08/0885/F).
Map Ref: 66979 73633
Application Category: Minor

Applicant: Mr England
Date Reg: 14th July 2008
Parish: Siston Parish Council
Ward: Siston
Target Date: 1st September 2008



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N.T.S

PK08/1970/F

INTRODUCTION

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

1. THE PROPOSAL

1.1 The applicant is seeking full planning permission for the erection of a single storey extension to the front of the existing dwelling. The extension would have a maximum depth of 2 metres and would span the entire frontage of the property. The purpose of the extension is to provide an enlarged lounge.

1.2 This application is the resubmission of the previously refused scheme at the dwelling also for the erection of a single storey front extension (PK08/0885/F). The previous application was refused for the following reason:

'The proposed extension to the front elevation of this dwelling house, would, by virtue of its siting and design, have a harmful impact upon the visual amenities of the existing dwelling and the existing terrace of dwellings. The proposal would therefore also have an adverse impact upon the visual amenities of the street scene. The application proposal is thus contrary to Policies D1 and H4 of the South Gloucestershire Local Plan 2006 and The South Gloucestershire Design Checklist 2007, which seeks to provide good standards of design in all development proposals.'

1.3 During the course of the current application, amended plans have been received to reduce the depth of the extension. The extension now for consideration differs from the previously refused extension in the following ways:

- A reduction in total depth from 2.45m down to 2m
- Change in roof design to include a lean too type roof across the whole extension.

2. POLICY CONTEXT

2.1 National Guidance
PPS 1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development

H4 Development within Existing Residential Curtilages, Extensions and New Dwellings

3. RELEVANT PLANNING HISTORY

3.1 PK08/0885/F Erection of single storey front extension to form additional living accommodation.
Refused May 2008

4. CONSULTATION RESPONSES

4.1 Siston Parish Council

Siston Parish council objects to the application as they feel the increase in size of the property would be overdevelopment of a small terraced house and is out of keeping with other properties in the area.

Other Representations

4.2 Local Residents

One letter of objection has been received from a local resident. The letter objects to the scheme as the only difference is that the porch has a different roof and also that the extension at 2.6 m in depth would be out of proportion, would be visually intrusive and would detract from the overall character and appearance of the adjoining house.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design/ Visual Amenity

The application site consists of a mid terraced, two storey dwelling constructed of re-constituted stone. It currently has a front porch with a gable roof which would be demolished to make way for the extension as proposed. It is accepted by your case officer that front extensions are usually resisted by the Council because of the impact they can have on the character of the property. In this particular instance however, following the receipt of the amended plans, it is considered that the previous refusal reason has been overcome and the design of the extension is now acceptable.

It is important to note that the built form along Chapel Lane is very varied. Indeed, the row of three terraced properties of which this building is one, are all different in appearance. The buildings along chapel lane vary considerably in their distance from the carriageway, height, design and materials. There is no strong building line or character to follow.

The extension as amended with the shallower depth and mono pitched roof matches the extensions already in place at No's 1 and 2 Chapel Lane. Whilst these properties are not immediately adjacent to the application site and are tucked around the corner, the dwellings are of identical design to the dwelling subject of this application. It is the opinion of your officer that the existing extensions at No's 1 and 2 are a material consideration in the determination of this scheme.

It is not denied that the extension will have an impact on the character of the dwelling. However, it is the opinion of your officer that the impact will not be significant or detrimental and would not have sufficient impact on the street scene or character of the area upon which to base a sound refusal reason. The resultant dwelling would match No's 1 and 2 Chapel Lane and therefore,

the design and impact upon the character of the area are considered to be acceptable.

5.3 Residential Amenity

No objection was raised to the previous and larger extension in terms of its impact upon neighbouring dwellings. As this extension is now smaller than that previously submitted, it would have even lesser impact upon the amenities of the neighbouring dwellings.

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

5.4 Other Issues

Whilst the extension would protrude forward of the main front wall of the original dwelling, there will be no impact upon the existing levels of off-street parking.

5.5 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK08/1970/F**

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

CONDITIONS

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

Reason:

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

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the 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 – 21 AUGUST 2008

App No.: PK08/1981/F
Site: 86 Grimsbury Road, Kingswood, South Gloucestershire, BS15 9SD
Proposal: Erection of single storey rear extension and conversion of existing dwelling to form 2no. self contained flats with bin store and associated works.
Map Ref: 66283 73263
Application Category: Minor

Applicant: Mr I Pitman
Date Reg: 14th July 2008
Parish:
Ward: Woodstock
Target Date: 3rd September 2008



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N.T.S

PK08/1981/F

INTRODUCTION

This application appears on the Circulated Schedule as third party representations have been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is situated in a residential part of Kingswood. The site contains a two storey semi detached dwelling with detached single garage at the rear and vehicular access onto Baden Road to the south. The highway adjacent to the front boundary of the site has been narrowed and traffic calming hump provided.
- 1.2 The application proposes a single storey rear replacement extension and conversion of the existing dwelling into one bedroom ground floor flat and two bedroom first floor flat, with front bin store and rear cycle store.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
T8 Parking standards
T12 Transportation for new development
H4 Development within existing residential curtilages
H5 Residential conversions
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

4.1 Other Consultees

Sustainable transport – No objection subject to two off street parking spaces being provided

Other Representations

4.2 Local Residents

3 letters of objection received from the occupiers of 59, 84 and 88 Grimsbury Road raising the following concerns:
New foundations may cause damage to the neighbouring property; there is no ability to park at the front of the site due to existing traffic calming; No off street

parking provision; parking on street is not appropriate due to potential vandalism; existing on street parking problems; increased noise issues.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for the replacement of existing dwellings within their curtilage, providing that the design is acceptable, the replacement is of similar size and scale to the existing dwelling and that there is no unacceptable impact on residential and visual amenity. Policy H5 is supportive in principle of proposals for residential conversions provided they would not prejudice the character of the area, the amenity of nearby occupiers, would identify an acceptable level of off street parking and would provide adequate amenity space.

5.2 Visual amenity

The existing dwelling would remain essentially unchanged when viewed from the front elevation. A single storey lean to extension would be provided (measuring 2.6m to eaves, 3.85m to ridge, 3.2m length and 3.2m width) in place of an existing lean to conservatory (3m to ridge, 2.4m to eaves, 3.2m length and 3.2m width). The rear extension would be screened from the highway by the existing side boundary fences of 88 and 90 Grimsbury Road. 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. Accounting for all these matters it is considered that the design of the proposal accords with the criteria of Policy D1.

5.3 Residential amenity

The proposed extension is considered to represent only a modest increase in terms of volume and scale to the existing conservatory, situated on a similarly sized footprint. A 2m fence/trellis would separate the extension from no.88 to the south and a tall hedge provides a screen to no.84 to the north. On this basis the proposed extension is considered not to appear bulky or overbearing in relation to the adjacent occupiers.

In terms of noise disturbance, the Building Regulations were extended in 1991 to cover the detailed requirements of sound insulation between converted flats and adjoining properties. The Government considers that the Building Regulations are the most appropriate means of control for sound insulation in such conversions, and local planning authorities should not therefore use planning conditions to control sound insulation in such cases.

The proposal would provide a rear garden 60m² in area and a front garden 31m² in area. Additionally, a dedicated space is proposed for bin storage. On this basis and considering the modest size of each unit, the proposal is considered to provide an adequate level of amenity space.

5.4 Highway safety considerations

The application site is situated within the existing urban area as defined in the adopted Local Plan and as such the proposal is considered to constitute a sustainable form of development. Due to existing traffic calming on Grimsbury Road it is not possible to provide vehicular access and parking in the front garden of the application site. However, there is sufficient space to provide two off street parking spaces at the rear of the site. The maximum provision required for this development, comprising one single bed unit and one two bed unit would be 2.5 vehicle spaces in accordance with the adopted parking standard as indicated in policy T8 of the adopted Local Plan. The Highways Officer has indicated that two spaces would be acceptable for this type of development. A condition is recommended such that the parking area is laid out and provided prior to occupation of the units. Additionally, the applicant has provided a rear bicycle store and an internal bicycle storage facility for the first floor unit. Considering all of the above matters the proposal would not result in a material increase in pressure for on street parking and would not be materially harmful in relation to highway safety.

5.5 Other issues

A local resident raised a concern in relation to the potential structural impact of the proposed foundations in relation to the adjacent dwelling. This is not a material planning consideration.

5.5 Design and Access Statement

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

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK08/1981/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 materials to be used in the construction of the external surfaces of the extension and bin store hereby permitted shall match those used in the existing building.

Reason:

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

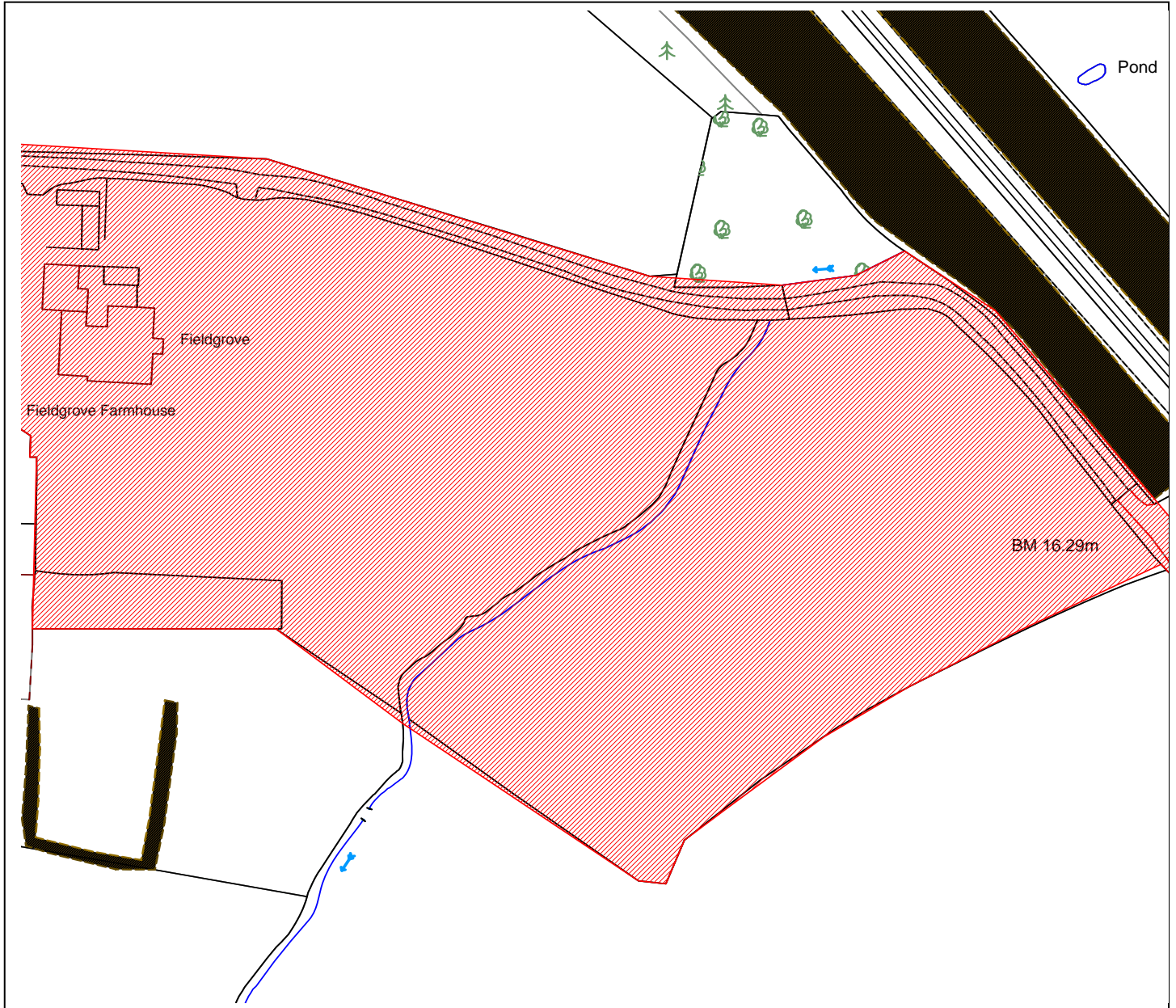
3. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

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. 34/08 – 21 AUGUST 2008

App No.:	PK08/1284/F	Applicant:	Miss E Davies
Site:	Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Date Reg:	14th May 2008
Proposal:	Erection of 1.8 m fence and alteration to access (Retrospective)	Parish:	Bitton Parish Council
Map Ref:	67328 69596	Ward:	Bitton
Application Category:	Minor	Target Date:	18th June 2008



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N.T.S

PK08/1284/F

INTRODUCTION

The application has been referred to the Circulated Schedule due to the receipt of an objection from the Bitton Parish Council.

1. THE PROPOSAL

1.1 This application seeks retrospective planning permission for the erection of 1.8 metres high fence and the alteration to access at Fieldgrove House, Bitton.

Fieldgrove House is a Grade II listed building, and lies within the Bristol / Bath Green Belt. The property is however outside Bitton Conservation Area.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belt
PPG15	Planning and Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
GB1	Green Belt
L13	Listed buildings
H4	House extensions

3. RELEVANT PLANNING HISTORY

3.1 PK08/1374/F Installation of flat roof with central glazed lantern over courtyard area.
Refused 01.07.08

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Objection. Councillors object to this development which they felt is out of keeping with the surroundings (open country) and adversely affects the setting of a listed building, not being of a local style or materials.

Other Representations

4.2 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The principle of development initially rests on whether the proposal would be disproportionate to the original dwelling, in accordance with its Green Belt location. As the proposal would not increase

the size of the original dwelling, it is therefore not considered to be disproportionate to the original dwelling and there is therefore not considered to be inappropriate development in the Green Belt. Further test is whether the proposal would have an adverse impact upon the visual amenity of the area and the setting of the listed building i.e. Fieldgrove House. In addition, the proposal is assessed whether or not would be harmful upon residential amenity of the neighbouring properties.

5.2 Design / Setting of Listed Building

The proposal is to retain the existing 1.8 metres high fence along the vehicular access and to alter the existing access.

The gates and gate piers would be appropriate as part of a formal entrance to a park or formal landscape, and one would expect these to be associated with park walls rather than a modern fence with a row of what look like Leylandii behind.

The contrast between the light stone finish of the gate piers and the dark Pennant rubble stone of the adjacent field walls would create a formal entrance to the site. Nevertheless the gates and railing are not visible from the principal listed building i.e. Fieldgrove House, which lies some 200 metres to the west.

Officers consider that these gates and railings, although unfortunately detailed and constructed from inappropriate materials, are sufficiently remote from the setting of the listed building, that their impact on the setting is not sufficient to warrant refusal of this application on this ground.

5.3 Visual Amenity

Although there is a recreational route along the southern boundary of the application site, the gate and gate piers would only be visible from the entrance point of the route. With regard to the existing new planted hedges, officers do not consider they are of appropriated species in this location. Officers however consider that the site is well screened by the existing mature landscape and the proposal would not have significant detrimental impact upon the character of the area to warrant a refusal of this application on this ground.

5.4 Residential Amenity

The proposal would be more than 200 metres from the nearest neighbouring property, officers therefore consider that the proposal would not cause any harm to the residential amenity of the neighbouring property.

5.5 Transportation Issues

As the proposal would not affect the public highway, there is no transportation objection to the application.

5.6 Design and Access Statement

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

5.7 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 That planning permission be granted.

Background Papers **PK08/1284/F**

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

CONDITIONS

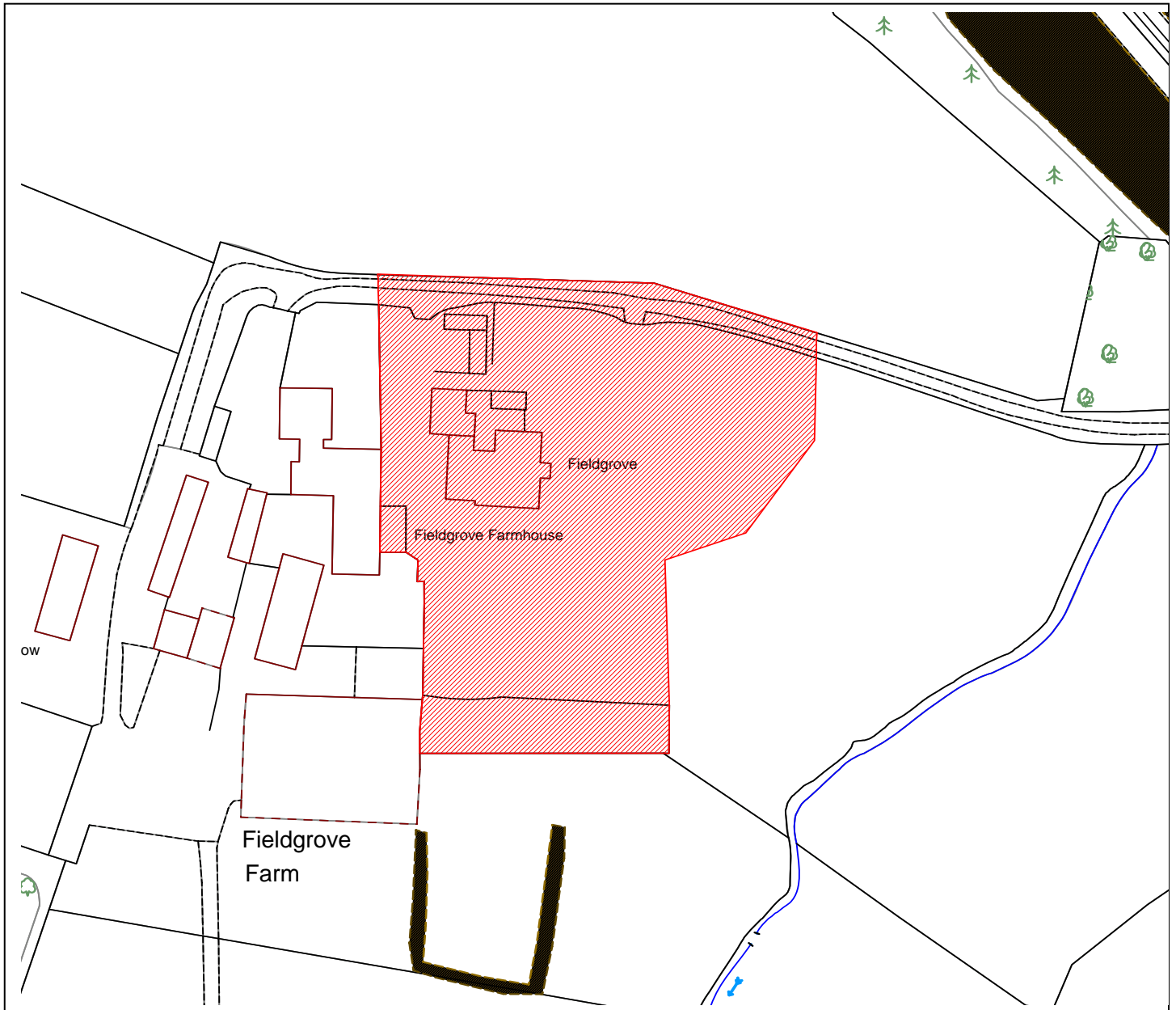
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PK08/2007/F	Applicant: Miss E Davies
Site: Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Date Reg: 16th July 2008
Proposal: Erection of orangery to west elevation.	Parish: Bitton Parish Council
Map Ref: 67248 69622	Ward: Bitton
Application Category: Minor	Target Date: 3rd September 2008



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PK08/2007/F

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of orangery to the west elevation of Fieldgrove House, Bitton, which is a Grade II listed building. The property within the Bristol/Bath Green Belt, but outside Bitton Conservation Area.
- 1.2 A listed building application (PK08/2008/LB) has also been submitted for the proposed development

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belt

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
GB1	Green Belt
H4	House extensions

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/1374/F Installation of flat roof with central glazed lantern over courtyard area.
Refused 01.07.08

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Councillors strongly objected to the proposed orangery which they felt was out of keeping with the listed building and was unlikely, as designed here, to be an original feature of the property. It was felt that the proposal would adversely affect the appearance of Fieldgrove House and be conspicuous from nearby rights of way. No description of intended materials was apparent.

Other Representations

4.2 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is located outside the settlement boundary of Bitton, but within the Bristol / Bath Green Belt. As such green belt policies are particularly relevant in the assessment of this application. Planning Policy Guidance 2 and Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 permits limited extensions to dwellings provided that it does not result in disproportionate additions over and above the size of the original building. Further to this any proposals for development should not have an adverse impact on the visual amenity of the green belt.

Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 advises that extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and the surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate private amenity space.

5.2 Scale of development

The existing main house (including the service wing) is approximately 1,771 cubic metres, and the proposed extension would be approximately 130 cubic metres. The proposed extension would be approximately 7 percent of the existing dwelling. As such, it is considered that the resulting volume of the property would not be significantly greater than the original size of the dwelling house. The proposal would not increase the volume of the original building by more than 30% which is recommended by the Green Belt SPG, officers therefore consider that the proposal would not be an inappropriate form of development in the Green Belt as it would not be disproportionate.

5.3 Design / Visual Amenity

The proposal is to erect a orangery to the west elevation of the property and it would be attached to the existing service wing.

The proposed orangery would be constructed of hardwood frame with stone dwarf wall. The roof design would match to the host dwelling. It is considered that the proposal would be modest in scale to the host dwelling and would not be harmful to character of the existing dwelling.

Due to the mature landscape around the area, it is considered that the proposal would not be harmful to the adjacent public rights of way or the character of the area.

5.4 Residential Amenity

The proposed work would be approximately 9 metres from the nearest property, officers therefore consider that the proposal would not cause any harm to the residential amenity of the neighbouring property.

5.5 Design and Access Statement

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

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers PK08/2007/F

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason:

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

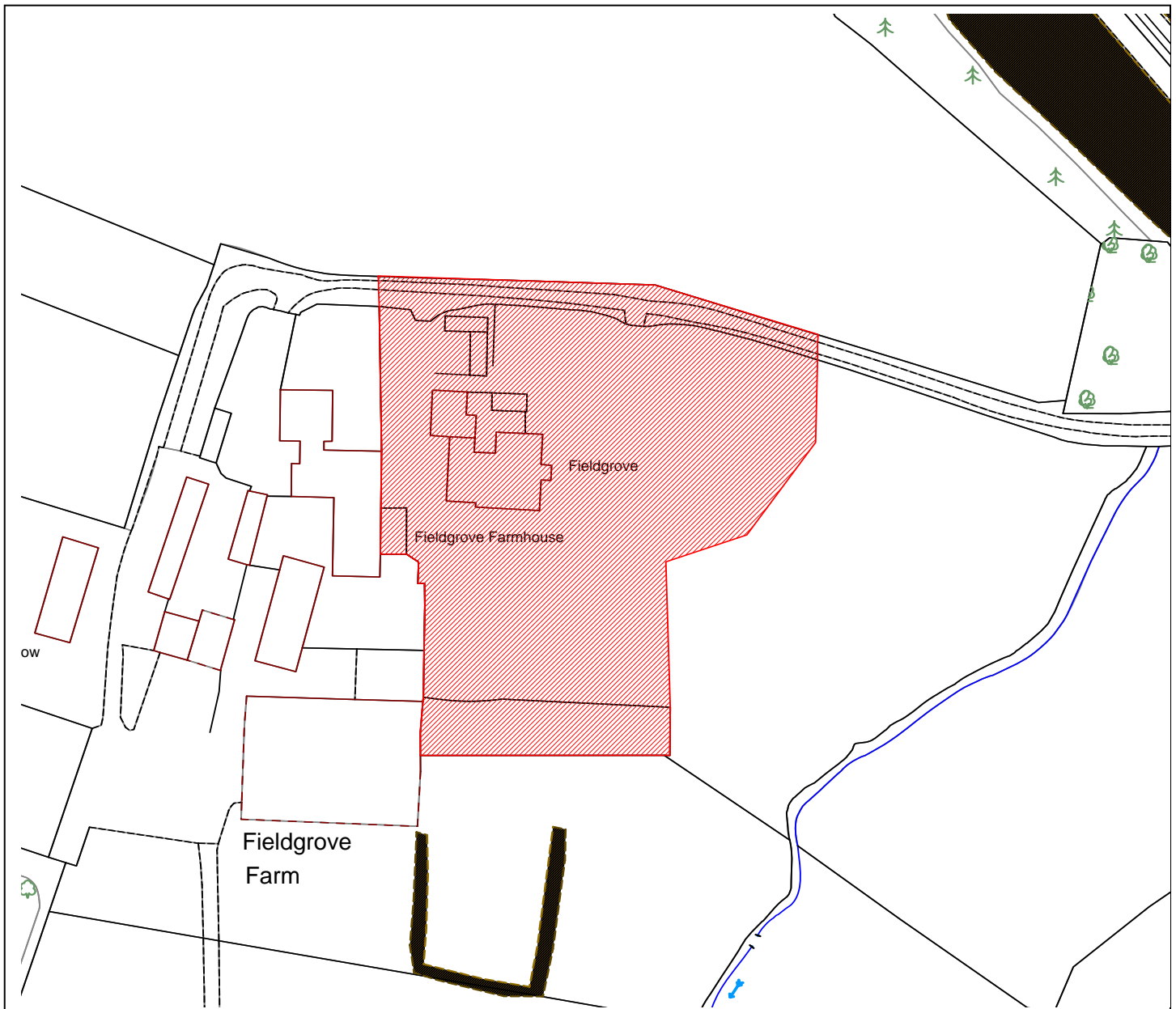
2. No development shall take place until samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.:	PK08/2008/LB	Applicant:	Miss E Davies
Site:	Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Date Reg:	16th July 2008
Proposal:	Erection of orangery and installation of replacement windows to west elevation.	Parish:	Bitton Parish Council
Map Ref:	67248 69622	Ward:	Bitton
Application Category:	Minor	Target Date:	3rd September 2008



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PK08/2008/LB

INTRODUCTION

The application has been referred to the Circulated Schedule due to the receipt of an objection from the Bitton Parish Council.

1. THE PROPOSAL

1.1 This application seeks listed building consent for the erection of orangery and the installation of replacement windows to the west elevation of Fieldgrove House, Bitton, which is a Grade II listed building. The property is however outside Bitton Conservation Area.

1.2 A full planning application (PK08/2007/F) is also submitted for the erection of orangery to the west elevation of Fieldgrove House.

2. POLICY CONTEXT

2.1 National Guidance
PPG15 Planning and Historic Environment

2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
L13 Listed buildings

3. RELEVANT PLANNING HISTORY

3.1 PK08/1378/LB External alterations to form roof over courtyard with glazed lantern feature. Refused 01.07.08

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council
The Parish Councillors strongly objected to the proposed orangery which they felt was out of keeping with the listed house and was unlikely, as designed here, to be an original feature of the property. It was felt that the proposal would adversely affect the appearance of Fieldgrove House and be conspicuous from nearby rights of way. No description of intended materials was apparent. Councillors supported the replacement of metal windows provided that materials and design were appropriate to the property.

Other Representations

4.2 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
PPG15 states that when considering whether to grant listed building consent for works which affects a listed building or its setting, the Council should have special regard to the desirability of preserving the building, or its setting, or any features of architectural or historic interest which it possesses.

5.2 Assessment

Although the proposed orangery is large in scale, the proposed development is acceptable in this location as it is only attached to an altered service range to the west of the property.

The applicant submitted small scale elevation drawings only limited large scale detailing, officers therefore suggest a number of conditions in respect of the detailing and the replacement sash windows that are also proposed to replace 2 modern windows on this elevation.

5.3 Other Issues

The Parish Council objected that the proposal would be conspicuous from nearby rights of way. Due to the location of proposed orangery, officers do not consider that the proposal would have a detrimental impact upon the visual amenity of the area to warrant a refusal of this application.

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

7. RECOMMENDATION

7.1 That Listed Building Consent be granted subject to the following conditions.

Background Papers **PK08/2008/LB**

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

CONDITIONS

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

Reason:

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

2. Prior to the commencement of the works hereby approved, large scale details (in respect of which approval is expressly reserved) of the pilasters, cornice, opening and fixed lights, roof construction, finials, doors, rainwater goods, parapet gutter and plinth, shall be submitted to the Council for approval. No works shall be commenced until the Council has given written approval, for the submitted details and the works shall be constructed exactly in accordance with the details so approved.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of the works hereby approved, and notwithstanding the submitted details, full details of the proposed floor and wall finishes, (in respect of which approval is expressly reserved) shall be submitted to the Council for approval. No works shall commence until written approval has been given by the Council, for the submitted details and, the wall and floor finishes shall comply exactly with the details so approved. For the avoidance of doubt plaster finishes on historic walls shall be traditional lime plaster and floors shall be natural stone.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of the works hereby approved, details of the proposed external joinery finishes shall be submitted to the Council for approval. No works shall commence until the Council has given written approval. The finish of the external joinery shall comply exactly with the details so approved. No alteration of the approved finish shall take place without written approval of the Council.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

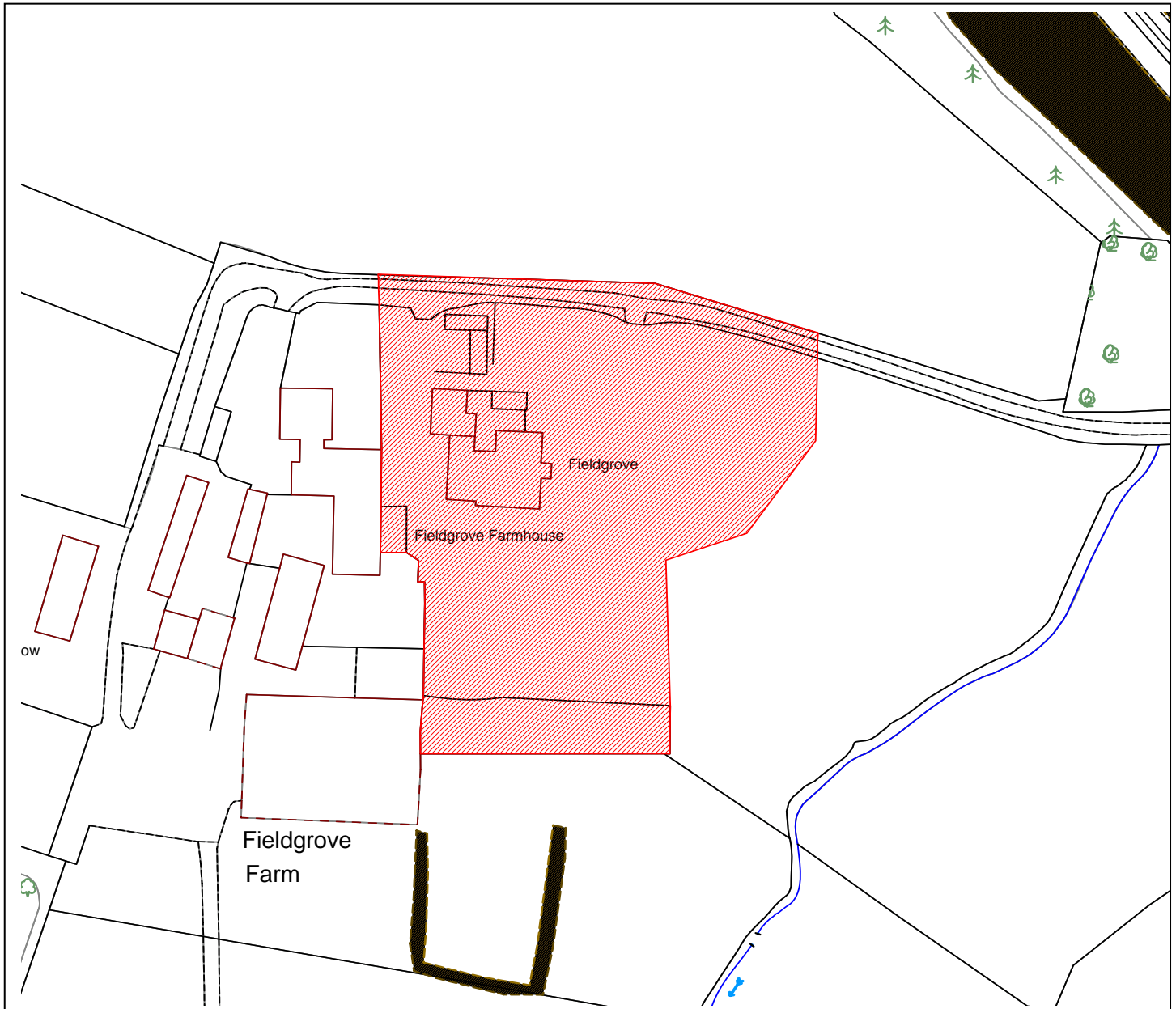
5. Prior to the commencement of the works hereby approved, large scale details of the proposed sliding sash windows including sashes sash boxes and cills and proposed finishes, (in respect of which approval is expressly reserved) shall be submitted to the Council for approval. No works shall commence until written approval has been given by the Council, for the submitted details and, the construction and finishes shall comply exactly with the details so approved. For the avoidance of doubt sashes should be traditionally detailed single glazed sashes with traditional weights matching surviving historic sashes elsewhere on the building. The sashes shall be recessed behind the external face of the walls to match surviving historic sashes.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.:	PK08/2019/LB	Applicant:	Miss E Davies
Site:	Fieldgrove House, Bath Road, Bitton, South Gloucestershire, BS30 6HU	Date Reg:	17th July 2008
Proposal:	Demolition and rebuilding of boundary wall to form new entrance.	Parish:	Bitton Parish Council
Map Ref:	67248 69622	Ward:	Bitton
Application Category:	Minor	Target Date:	3rd September 2008



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N.T.S

PK08/2019/LB

INTRODUCTION

The application has been referred to the Circulated Schedule due to the receipt of an objection from the Bitton Parish Council.

1. THE PROPOSAL

1.1 This application seeks listed building consent for the demolition and rebuilding of boundary wall to form new entrance to the side of Fieldgrove House, Bitton, which is a Grade II listed building. The property is however outside Bitton Conservation Area.

1.2 A full planning application (PK08/2016/F) is also submitted for the erection of outbuilding, which is adjacent to this boundary wall, and officers are currently carrying out an assessment. This listed building application is only related to the existing boundary wall, which will not attach to the outbuilding, which is proposed in the planning application.

2. POLICY CONTEXT

2.1 National Guidance
PPG15 Planning and Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
L13 Listed buildings

3. RELEVANT PLANNING HISTORY

3.1 PK08/1378/LB External alterations to form roof over courtyard with glazed lantern feature. Refused 01.07.08

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council
The Parish Councillors strongly objected to the proposed development which they felt was totally out of keeping with the listed house with regard to style, size and design. They felt it would dominate local views from adjacent rights of way.

Other Representations

4.2 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
PPG15 states that when considering whether to grant listed building consent for works which affects a listed building or its setting, the Council should have special regard to the desirability of preserving the building, or its setting, or any features of architectural or historic interest which it possesses.

5.2 Assessment

The entrance into the courtyard has been altered in the historic past, but probably in the second half of the 20th century. Nevertheless the wall is almost certainly curtilage listed and as a result the alteration to the entrance requires listed building consent. In itself this is not an issue provided that the replacement entrance is well detailed.

Whilst officers consider that the proposal would be acceptable in principal, unfortunately the application does not include any details showing the proposed new opening other than a hand drawn sketch at a small scale. A number of conditions are therefore imposed to seek large scale details showing the termination of each wall on either side of the entrance, large scale details of the new copings, and a sample panel of new stonework.

5.3 Other Issues

The Parish Council objected that the proposal would have visual impact from the adjacent public footpath. Due to the location of boundary wall and the scale of alteration, officers do not consider that the proposal would have a detrimental impact upon the visual amenity of the area to warrant a refusal of this application.

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

7. RECOMMENDATION

7.1 Listed building consent to be Granted subject to the following conditions.

Background Papers **PK08/2019/LB**

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

CONDITIONS

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

Reason:

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

2. Notwithstanding the submitted details, prior to the commencement of the works hereby approved, large scale details of the proposed wall copings and entrance piers, (in respect of which approval is expressly reserved) shall be submitted to the Council for approval. No works shall be commenced until the Council has given written approval, for the submitted details and the works shall be constructed exactly in accordance with the details so approved.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with PPG15 and Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of the works hereby approved, a sample panel of new stone masonry including a pier at one side of the proposed new opening shall be erected onsite for approval by the Council. No works shall be commenced until the Council has given written approval, for the sample panel and the wall and piers shall be constructed exactly in accordance with the agreed sample panel. For the avoidance of doubt the stone used shall be rubble stone to match the existing, the mortar shall be a traditional lime mortar and the copings should be natural stone copings.

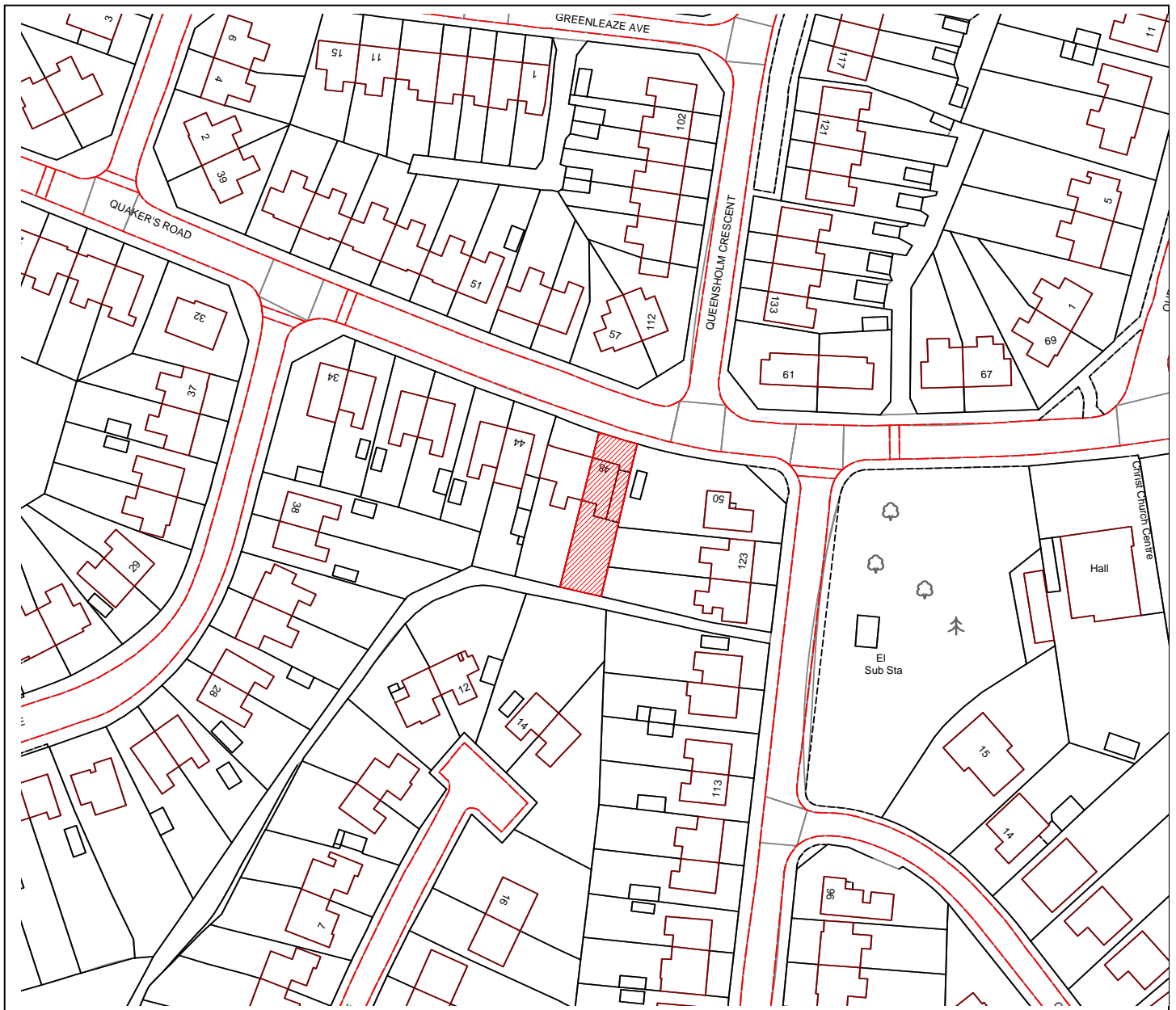
Reason:

To safeguard the special architectural and historic character of the building, and to accord with PPG15 and Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PK08/2039/F
Site: 48 Quakers Road, Downend, South Gloucestershire, BS16 6JF
Proposal: Erection of two storey side extension and single storey rear extension to provide additional living accommodation. Erection of rear conservatory.
Map Ref: 65009 77915
Application Category: Minor

Applicant: Mr J Reeves
Date Reg: 19th July 2008
Parish: Downend and Bromley Heath
Ward: Downend
Target Date: 6th September 2008



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PK08/2039/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension and a single storey rear extension to provide additional living accommodation and erection of a rear conservatory. From the submitted plans it would appear be that the proposed accomodation is to be used as ancillary residential accomodation.
- 1.2 The application site relates to a two storey semi detached dwelling within the established residential area of Downend.

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 Extensions
- 2.3 Supplementary Planning Guidance
SPD Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Dowend & Bromley Parish Council
No objection provided there is a condition that there is no separate entrance built to the extension.

Other Representations

- 4.2 Local Residents
One letter has been received from a local resident raising the following objection regarding the proposed development:
-Risk of Flooding, disposal of surface run off.

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 being no adverse impact on existing visual and residential amenities.

5.2 Visual amenity

The application site relates to a two storey semi detached dwelling within the residential area of Downend. The proposed two storey side and single storey rear extensions are considered to be of a scale and design in keeping with the character of the existing dwelling.

- 5.3 The application also seeks permission for the erection of a conservatory which will be tacked onto the proposed single storey rear extension. This would result in an overall addition measuring 6.0m. It is considered that as the additions are single storey and as the proposed conservatory will tie in with the eaves of the proposed single storey rear extension, it is considered that such an addition would not have an adverse impact on the character of the existing dwelling so as to warrant refusal of the application.

5.4 Residential Amenity

The proposed extension will be sited along the eastern boundary of the site which also forms part of the rear boundaries to no.50 and 123 private gardens. Although sited close to the adjoining boundaries the extension would be set back an overall distance of 17.0m from the rear elevations of those properties. It is therefore considered that the proposed extensions by reasons of their scale and siting would not have an adverse impact on the existing amenities of neighbouring properties in terms of loss of privacy or overbearing impact.

5.5 Drainage

Concerns have been raised regarding increased surface run off. Members are advised to consider that such issues will be dealt with as part of a Building Regulations Application.

5.6 Other Issues

The Parish have requested that a condition be imposed ensuring that no separate entrance is created to serve the extension. Members are advised to consider that the plans do not propose this and any further alterations would be subject to a new planning application.

5.7 Design and Access Statement

Not required with a householder planning application.

5.8 Section 106 Requirements

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

6. CONCLUSION

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

The recommendation to 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 **PK08/2039/F**

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

CONDITIONS

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

Reason:

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

2. No windows other than those shown on the plans hereby approved shall be inserted at any time in the eastern (side) elevation of the property.

Reason:

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST

App No.: PK08/2047/F
Site: 65 Orchard Vale, Kingswood, South Gloucestershire, BS15 9UL
Proposal: Erection of two storey side and rear extensions and installation of rear dormer to facilitate subdivision of dwelling into 4no. flats.
Map Ref: 65886 73511
Application Category: Minor

Applicant: Mrs A Bishop
Date Reg: 19th July 2008
Parish:
Ward: Woodstock
Target Date: 4th September 2008



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N.T.S

PK08/2047/F

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of 8 letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The application seeks full planning consent for the erection of a two storey extension to the side and rear existing dwelling and the installation of a dormer window into the rear roof slope. The extended dwelling is then to be converted to form four flats. Two of the flats will have two bedrooms and the other two will have one bedroom each.
- 1.2 The application also proposes a number of external alterations including the creation of four off street parking spaces to the rear of the site and the erection of bin and cycle stores in the rear garden.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T7	Cycle Parking Standards
T8	Car Parking Standards
T12	Transportation Development Control
H4	Development within existing residential curtilages.

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/2241/F Erection of 1 no. detached dwelling with associated works and erection of detached garage to serve existing and proposed dwellings.
Withdrawn August 2007

4. CONSULTATION RESPONSES

4.1 Town/Parish Council

The area is unparished

Other Representations

4.2 Local Residents

8 letters of objection have been received from local residents. A summary of the main points of concern raised is as follows:

- Increased noise and disturbance resulting from increased use
- No mention of soundproofing
- The gap between the extension and the neighbours extension is only 0.1 metres making maintenance impossible
- The rear access lane is in a poor state of repair
- Concerns about the removal of all hedges/trees on the site

- The extra 4 cars using the rear access lane would cause problems
- The current rainwater system cannot cope
- Most families have more than one car – 4 spaces is not sufficient
- ‘Enough is enough’ – too much development in the area
- Extra vehicles will cause damage to the walls and ramps accessing the other garages off of the rear lane
- Not suitable to convert a house that was meant for a family into flats

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 allows for extensions within existing residential curtilages where the design and impact upon existing levels of amenity are considered to be acceptable. These include satisfactory parking facilities and not prejudicing the character of the surrounding area and residential amenity. Policy H5 of the local plan allows for the conversion of existing dwellings into smaller units of self contained accommodation providing the impact upon the surrounding area, neighbouring residents and highway are acceptable. Policy T12 of the South Gloucestershire Local Plan controls development which may affect highway safety. All 3 policies are relevant and must be given equal weight in this case.

5.2 Design/Visual Amenity

The application property as currently stands is a two-storey end-terraced dwelling. The proposal is to erect a two-storey side extension to the side and rear of the existing dwelling and a dormer window in the rear roof slope. A small single storey rear extension is also proposed. The eaves height and ridgeline of the proposed two storey extension would match that of the existing dwelling. The two storey extension would also have a hipped roof to match the existing building. It is important to note that a very similar extension as been erected at the other end of the row of terraced properties - at No. 57 Orchard Vale. The two storey side extension erected at No. 57 (which has also been converted to flats) is also flush with the main front wall and at ridge height. To insist on this extension being set back and down therefore would be unreasonable and would overcomplicate the design of the row of terraced properties. It is considered that the two storey extension would not have a significant or harmful effect on the character and appearance of the host building.

The dormer window as proposed is small in scale and allows the original roof plane to dominate. The attached neighbouring dwelling No. 63 has a large flat roofed rear dormer window already in place and thus the dormer as proposed will not appear out of keeping with the area.

The single storey rear extension is very small in scale and will be significantly screened from view by the proposed two storey extension at this address and the existing single storey rear extension at the attached property.

When viewed from the front elevation, other than the two storey extension, it will not be evident from the built form that the dwelling has been altered. The front garden is to remain the same and thus the design and visual impact of the proposal is considered to be acceptable.

5.3 Residential amenity

A number of internal alterations are proposed to the existing dwelling — including the installation of and alteration to stud walls. Externally, clearly there is quite significant alteration because of the amount of extension.

With regard to potential noise nuisance, there is always the possibility of transmission, which could affect residential amenity. However, the conversion works will need to conform to the recent changes in Building Regulations, which require high standards for the reduction of transmitted noise. Subject to the necessary building regulations approval being granted, it is not considered that there are likely to be any issues of noise transmission sufficient to warrant the refusal of the application. As was the case with the recently approved application at No. 57 at the other end of the terrace, a condition will be attached to limit the hours of construction to protect the amenities of the neighbours during the building process.

The application clearly demonstrates how sufficient garden space will be provided to serve the new flats. The existing garden is of substantial size and even after bin store, cycle stores and parking spaces have been provided, a large amount of communal garden space will still remain to serve the flats. Whilst none of the flats will be afforded private space, given that the flats are to have one or two bedrooms only, communal space is considered to be sufficient.

Despite the total volume of extension as proposed, it is not considered that it will have any overbearing or overshadowing impact upon the neighbouring properties. All elements of the extension are limited to 2.9 metres in depth and when consideration is given to the fact that the attached dwelling already has a single storey rear extension in place slightly deeper than this, it is evident that the extensions will have no overbearing or overshadowing impact. There are to be no new or additional windows at first floor in the sides of the property and thus it is not considered that there will be any additional levels of overlooking or loss of privacy of neighbour's gardens.

5.4 Transportation Implications

It is noted that a number of local residents are concerned about the suitability of use of the rear access lane to serve the development. A Council highway engineer has assessed the application and is happy that the lane is suitable to serve the development. Whilst it is not disputed that the lane is in a relatively poor state of repair, it is still easily passable by vehicle and used very regularly by the surrounding dwellings. The three additional vehicles using the lane will not have a significant or detrimental impact upon safety in the lane or indeed the quality of the surface. Subject to the attachment of several conditions, the Councils highway officer is satisfied that the use of the rear access lane is acceptable.

The application shows how four off street parking spaces will be provided – one to serve each of the proposed flats. Again, as was requested at the application at the other end of the terrace No. 57, a condition will be attached to ensure that one space is allocated to each of the flats to ensure that each flat has a space. There is an existing driveway to the front of the building that is to remain following the development. This space could therefore potentially be used by visitors to either of the flats or as an overflow space for any of the flats. Policy T8 of the local plan, advises of maximum standards only. The level of off street parking as proposed is in accordance with the standards required in

the Local Plan and thus there is no objection to the application on the basis of highway safety or on street parking.

5.5 Vegetation

A number of residents are concerned about the loss of hedgerows and the fruit trees in the garden. The fruit trees are over mature and are of little aesthetic merit. They would not be suitable for a tree preservation order and therefore there is no objection to their removal. Similarly the removal of boundary hedging is not considered to be an issue. The proposed block plan clearly shows hedging along the rear boundary of the site although admittedly it is not stated if this is the existing hedge or proposed new planting.

5.6 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document. It demonstrates how the proposal has been considered and takes into account all issues faced by the site.

5.7 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK08/2047/F**

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

CONDITIONS

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

Reason:

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

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

Reason:

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

3. 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.

4. None of the flats shall be occupied until four off-street parking spaces have been provided for the flats in the rear garden. The four spaces shall be surfaced with a bound surface materials and this shall be maintained satisfactorily at all times thereafter.

Reason:

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

5. The flats hereby approved shall not be occupied until each flat has been allocated one of the rear off-street parking spaces. The said off-street parking spaces shall be retained for this purpose at all times thereafter.

Reason:

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

6. The hours of working on site during the period of construction shall be restricted to Monday - Friday 07.30 - 18.00 Saturday 08.00 - 13.00 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 nearby residents and to accord with Policy H4 and EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The flats shall not be occupied until the bin store has been provided in accordance with the approved plans. The bins store must remain available at all times thereafter.

Reason:

To ensure satisfactory levels of residential amenity for the occupiers of the flats and to accord with Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PK08/2082/TRE

Applicant: Mr Dye South
Gloucestershire
Council

Site: Land to the rear of 42-47 Prestbury,
Yate, South Gloucestershire, BS37
4LD

Date Reg: 23rd July 2008

Proposal: Works to remove basal growth,
reshape and crown lift to 2.5 meters 1
no. Lime tree, reshape from house side
1no. Lime tree and remove basal
growth and reshape 1no. Lime tree, all
covered by Tree Preservation Order
TPO5 dated 17 October 1961.

Parish: Yate Town Council

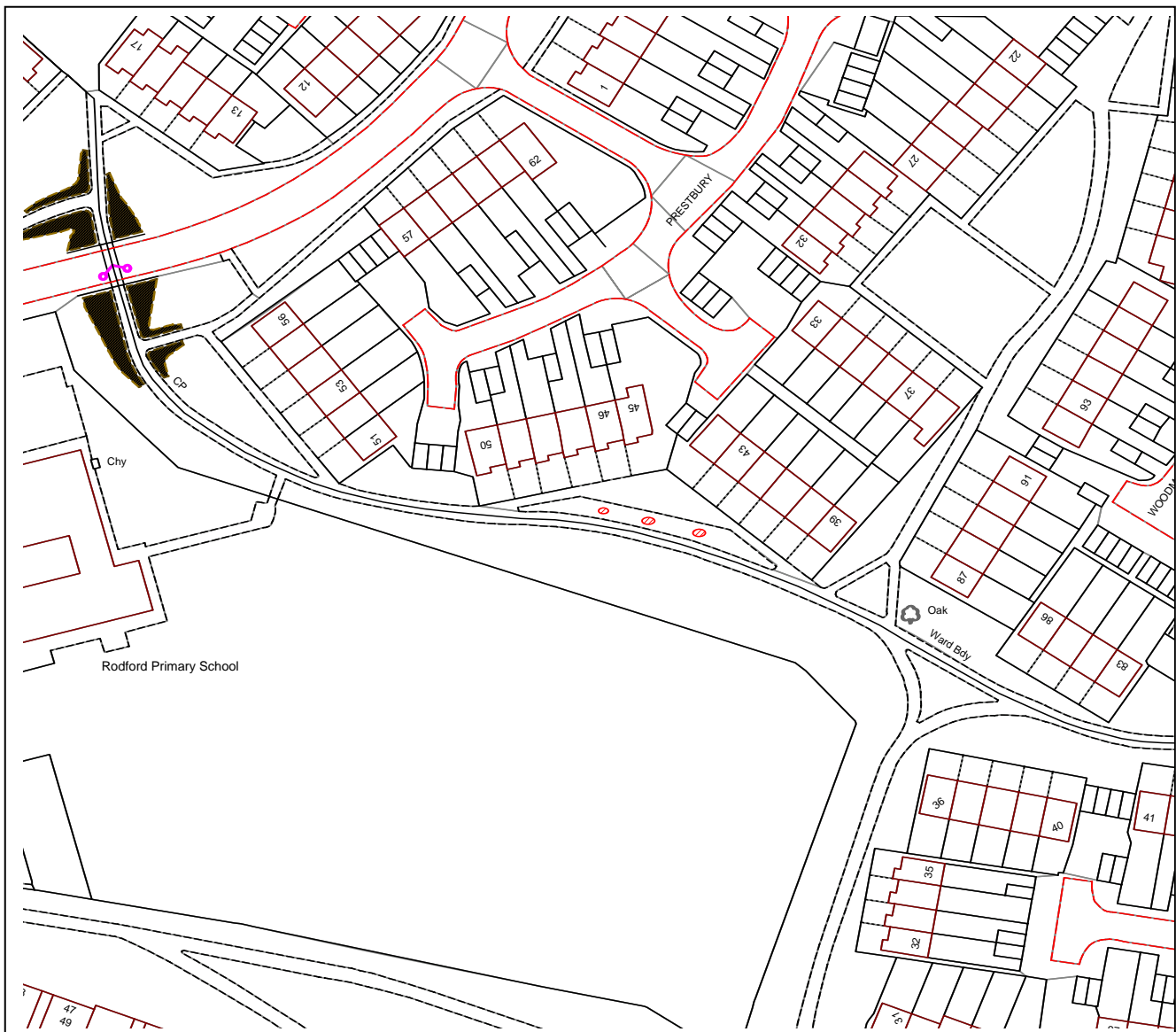
Map Ref: 70656 81481

Ward: Yate Central
Target 12th September

Application Minor

Date: 2008

Category:



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100023410, 2008.
DC0901MW

INTRODUCTION

This application appears on the circulated schedule in accordance with Council procedure as the trees are owned by the Council.

1. THE PROPOSAL

- 1.1 The application seeks permission to carry out works to 3 no. Lime Trees, which are growing on an area of Public Open Space to the front of 42-47 Prestbury, Yate. The proposed works includes the removal of basal growth, re-shape and crown-lift to these protected trees.
- 1.2 The tree works are identified as part of an arboricultural inspection undertaken by the Council Arboricultural Officer covers the duty of care to maintain council owned trees in residential area. The proposed works aim to regain the good shape and form of this row of limes.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS 1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

L1 Landscape Protection and Enhancement

L5 Forest of Avon

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

(a) Statutory Consultees

- 4.1 Yate Town Council
No objection.

(b) Other Representations

- 4.2 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policies L1 and L5 of the South Gloucestershire Local Plan (Adopted) seek to conserve and enhance the quality and amenity of the landscape and distinctiveness of the locality and to protect the features that contribute to the character or appearance of the area.
- 5.2 Analysis of the Health of the Trees
The trees are growing on an area of Public Open Space to the front of 42-47 Prestbury, Yate, and adjacent to the Highway & public footpath.

The lime trees appear to be in good health. There is some epicormic growth at the base of the trees. The canopy of T2 is encroaching upon the property. T2 has a very low canopy and there is little clearance beneath for pedestrians using the public footpath.

The proposal to remove epicormic growth, crown lift(T1) and re-shape is acceptable, It will alleviate the problems caused by the trees to the public and users of the highway and should not be detrimental to the health of the trees. The lime trees are growing as a group and therefore should be maintained as a group, re-shaping all of the crowns at the same time will enable the trees to continue to provide a high level of amenity to the area.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK08/2082/TRE**

Contact Officer: **Olivia Tresise**

Tel. No. **01454 863761**

CONDITIONS

1. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason:

In the interests of the long term health of the trees, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. The works hereby authorised shall comply with British Standard 3998: 1989 - Recommendations for Tree Work.

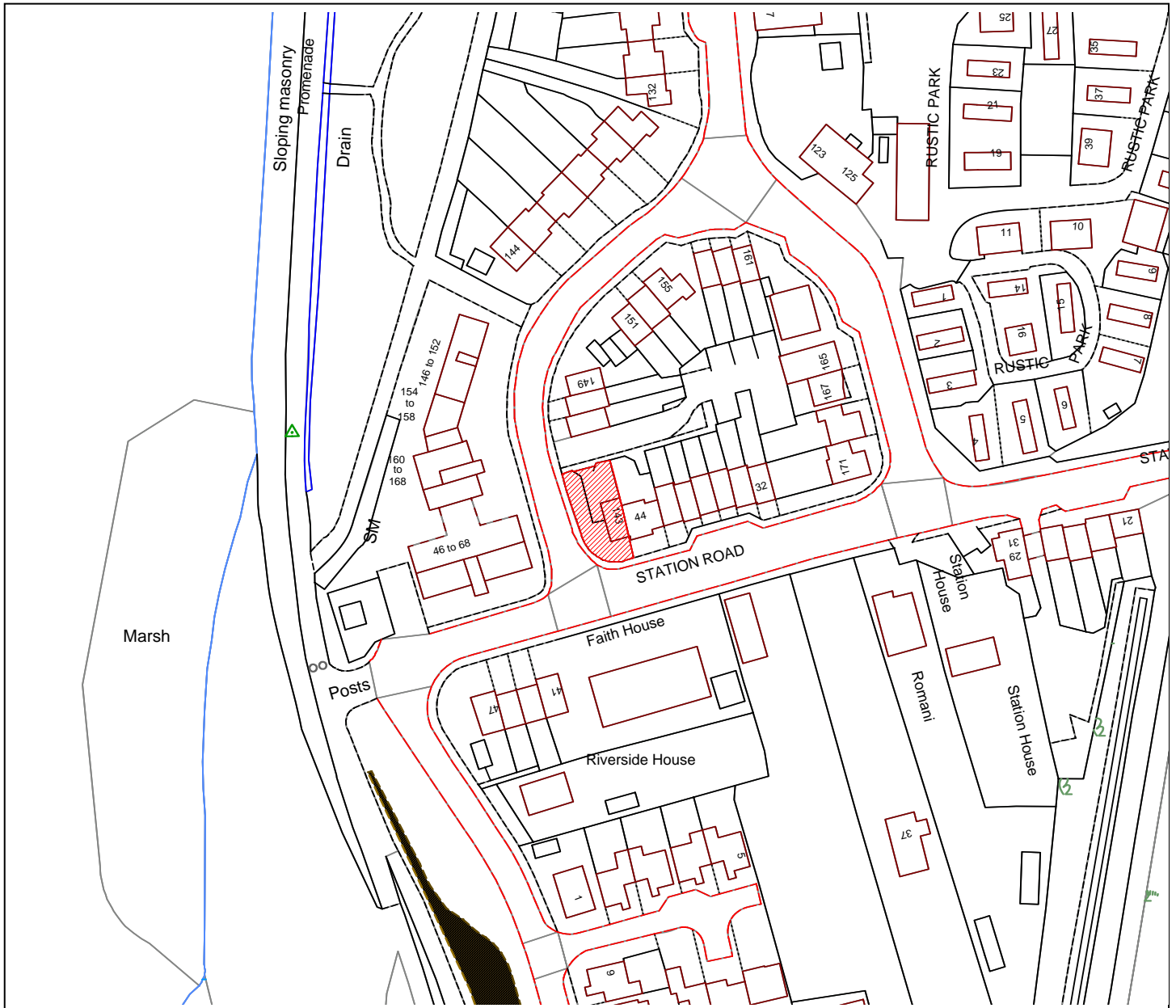
Reason:

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the trees, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PT08/2028/F
Site: 143 Beach Road, Severn Beach, South Gloucestershire, BS35 4PQ
Proposal: Erection of a 0.6 metre front boundary wall (Retrospective).
Map Ref: 53921 84790
Application Category: Minor

Applicant: Miss C Scott
Date Reg: 18th July 2008
Parish: Pilning and Severn Beach
Ward: Pilning and Severn Beach
Target Date: 10th September 2008



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N.T.S

PT08/2028/F

This application appears on the Circulated Schedule because the Pilning and Severn Beach Parish Council have objected to the proposal.

1. THE PROPOSAL

- 1.1 This application seeks retrospective planning consent for a 0.6 metre boundary fence in the front garden of 143 Beach Road Severn Beach. This is a full retrospective application on the basis that the development of the wall has been completed.
- 1.2 The application site comprises a modern two storey, semi detached dwelling located within the Pilning settlement boundary.

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
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P87/1207, Erection of 17 terraced houses and two linked detached dwellings. Construction of new vehicular and pedestrian access and associated garages and car parking areas, 16/12/87 - Approve full planning.
- 3.2 N5762/3, Erection of 14 self-contained flats and 14 garages in three two-storey blocks. Erection of single-storey fish and chip shop unit with stockroom over. Construction of new vehicular and pedestrian access and car park (in accordance with the amended plans and letter received by the Council on the 5th October 1971), 10/12/1981 - Approve with conditions.
- 3.3 PT08/2030/F erection of 1 metre high fence - Refused.

4. CONSULTATION RESPONSES

- 4.1 Pilning and Severn Beach Parish Council
Objection – This property and all the adjacent properties are part of an open-plan development, and any boundaries are contrary to the visual amenity of the area.
- 4.2 Transport Officer
No objection

Other Representations

- 4.3 Local Residents
No objection

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

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

5.3 Design/Visual Amenity

This application seeks retrospective planning permission for the erection of a 0.6 metre brick wall erected in the front garden of 143 Beach Road, Severn Beach. The application site comprises a two-storey, semi detached property, which is situated to the south west of the Beach Road housing estate and fronts Station Road. The housing estate is encircled by a one way road system off Station Road, while the host dwelling forms the end property of the semi detached pair, which is garage linked to a row of terraced dwellings. The wall has been completed and extends west from the east flank boundary shared with no. 44, following the curve of the street, and terminates in-line with the front door of the host dwelling.

The original consent for the dwelling and site (P87/1207) would appear to specify an open plan estate, since condition (4) states that no fences or walls are to be erected without written consent from the Council in the interests of visual amenity. Notwithstanding this, the proposed wall is low enough to not obscure the host dwelling and to retain a level of openness to the site. Furthermore, dwarf walls front neighbouring properties along Station Road, which match the brick used in the dwellings and on this basis, would appear to have been erected in unison with the site. As such, and given that the proposal is approximately the same height as the existing walls it is considered acceptable. While the colour of brick used in the proposal does not match the dwelling and lacks the inclusion of 'toppers', which would improve its visual appearance, given its small stature, the wall is fairly inconspicuous and it is considered that it does not have a negative visual impact on the area. Further, the neighbouring property has erected a dwarf stone wall, which highlights the non-uniformity of the area as well as an evident degree of enclosure. As such, it is considered that any refusal reason would prove unsustainable.

5.4 Residential Amenity

The wall at 0.6 metres in height is of small stature and would not impact on neighbouring residential amenity.

5.5 Transportation

While located adjacent to a road turning, the low stature of the wall is such that it would not be hazardous for motorists or pedestrians, further, no objection has been received from the Transportation officer.

Further Matters

An objection was received regarding the application on the basis that the

property is part of an open plan development and that any boundaries would be contrary to the visual amenity of the area. It is considered that the wall is low enough to retain the openness of the site and to not have a detrimental visual impact on the area. Given that dwarf walls are *in situ* to the front of neighbouring dwellings along Station Road, any refusal reason is likely to prove unsustainable.

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 Planning Permission is GRANTED subject to the following conditions.

Background Papers **PT08/2028/F**

Contact Officer: **Jonathan Ryan**
Tel. No. **01454 863538**

CONDITIONS

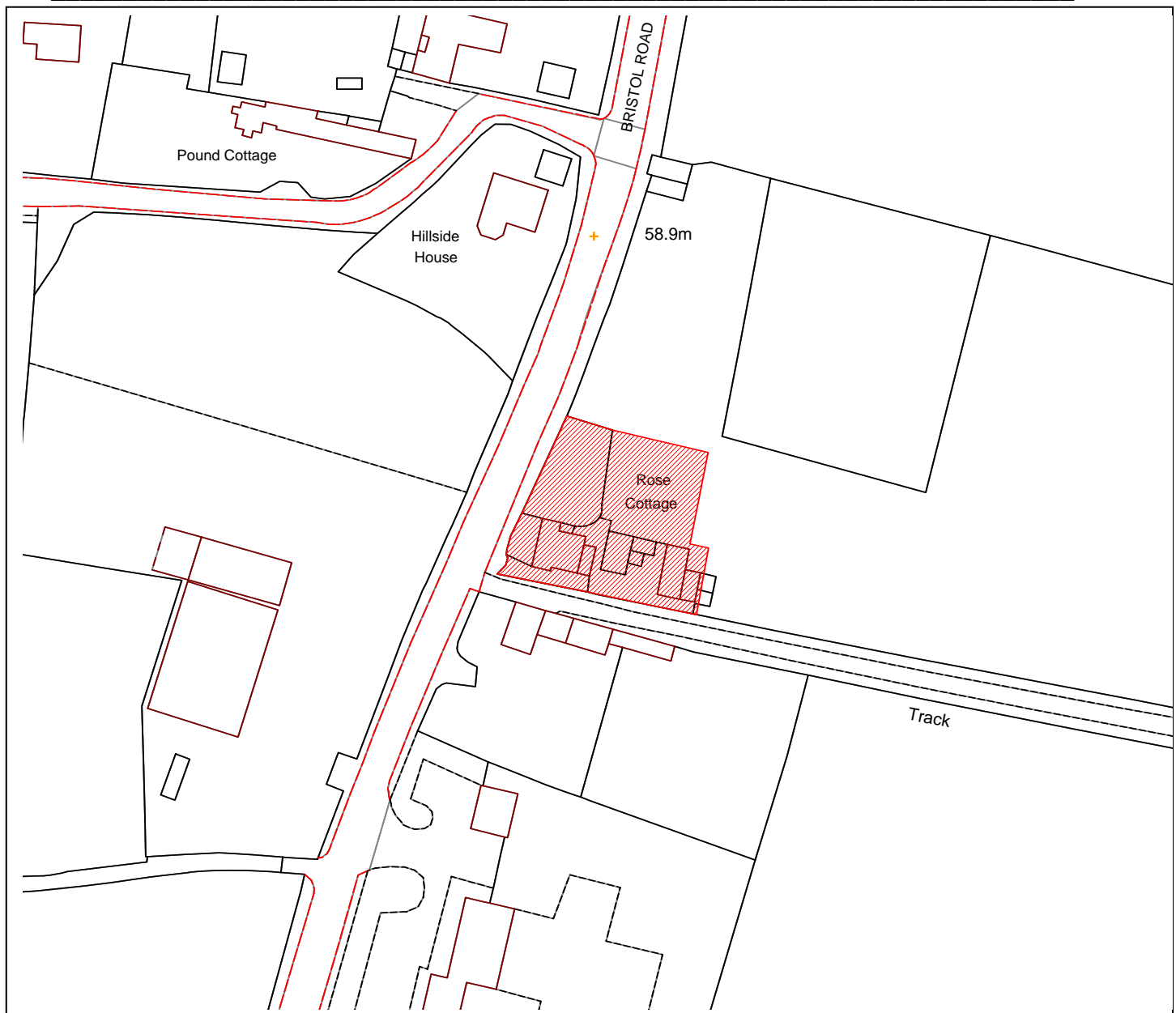
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason(s):

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.:	PT08/2076/F	Applicant:	Mr K Jackson
Site:	Rose Cottage, Bristol Road, Cromhall, South Gloucestershire, GL12 8AX	Date Reg:	23rd July 2008
Proposal:	Erection of two storey and single storey rear extensions including balcony to provide additional living accommodation (in accordance with amended plans received on 4 August 2008).	Parish:	Cromhall Parish Council
Map Ref:	69713 89373	Ward:	Charfield
Application Category:	Minor	Target Date:	8th September 2008



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100023410, 2008.

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This application has been referred to the Circulated Schedule due to a letter of support received from the parish council.

1. THE PROPOSAL

- 1.1 This full application relates to the erection of a two storey and single storey rear extension including balcony at Rose Cottage, Bristol Road, Cromhall. The proposal also involves the demolition of existing outbuildings and extensions.
- 1.2 The application site is a detached locally listed cottage in need of refurbishment located outside the settlement boundary of Cromhall and within the open countryside. It has numerous outbuildings to the rear, most of which are in a dilapidated and unsightly condition. A field access track runs along the southern boundary and provides access to the dwelling. The large property of Olveston House is also to the south. The site benefits from ample off-street parking.
- 1.3 A separate application for the conversion of stable/pig sty to ancillary accommodation was also submitted under planning reference PT08/2051/F. This was refused on 14 August 2008 on design grounds.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
L15 Buildings and Structures Which Make a Significant Contribution to the Character and Distinctiveness of the locality
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)
Local List (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/1054/F Demolition of existing outbuildings to facilitate two storey extension; erection of single storey extension and conversion of outbuildings to form double garage and self-contained annexe.
Refused on 27 July 2005 on the grounds of size, scale design and massing.
- 3.2 PT05/3152/F Demolition of existing outbuildings to facilitate erection of two storey rear extension. Erection of single storey side and rear extension and double garage. Extension to

detached outbuilding to facilitate conversion to self-contained annex. Formation of new vehicular access involving change of use of agricultural land to domestic curtilage. (Resubmission of application PT05/1045/F)
Approved 6 December 2005.

4. CONSULTATION RESPONSES

- 4.1 Cromhall Parish Council
Support the application.

Other Consultees

- 4.2 Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents
No response received.

5. ANALYSIS OF PROPOSAL

5.1 Background

As can be seen from the planning history, the principle of an extension of a similar size has already been accepted by virtue of the previous planning permission. That permission expires in December 2008. This proposal differs in that the width of the extension has increased to match that of the host dwelling and the double garage element has been omitted from the scheme.

- 5.2 However, following determination of the previous application, Rose Cottage has now been included on the list of locally listed buildings. This is now a material consideration.

5.3 Principle of Development

In assessing applications for development within existing residential curtilages, Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant. Such development is normally permitted provided it respects the massing, scale and overall design and character of the existing property and street scene, does not prejudice the amenities of nearby occupiers and is acceptable in terms of parking provision and highway safety.

- 5.4 In addition, as the property is now locally listed, Policy L15 of the adopted local plan and the adopted Local List SPD are particularly relevant. The property is considered to make a significant contribution to the character and distinctiveness of the locality. The cottage appears to date from the late 18th/early 19th Century. It is rendered on rubble stone, of a 3 bay plan. Extending from the rear eaves line of the main front range are 2 historic ranges with lean-to roofs, forming a series of cat-slide roofs.

- 5.5 The proposed development involves the demolition of the rear elements of the building, to be replaced by a much larger two storey extension, the full width of the front range, including a balcony element. Extending from this will be a single storey lean-to.

- 5.6 The proposed alterations will totally alter the existing character and appearance of this historic cottage. It will retain very little historic fabric and character and destroy any contribution it makes to the character and distinctiveness of the area. The rear extensions are vastly out of scale with the historic cottage and do not respect its proportions. In scale and plan form the extensions cannot be regarded as subservient to the historic cottage. The materials and detailing of the extension and the alterations to the frontage, in particular the uPVC windows, and balcony to the side elevations, are not appropriate to a building of this age or form. The removal of the blind window to the front elevation would also be detrimental to the character of this building.
- 5.7 While Policy L15 only relates to the demolition of locally listed buildings, the supporting Local List SPD relates to design and alterations to locally listed buildings and is a material consideration in the determination of planning applications. As such it is considered that the proposal fails policies D1, H4, the Design Checklist and Local List SPDs in terms of its size and design and is unacceptable.
- 5.8 With regard to residential amenity issues the only property in close proximity to the site is that of Olveston House, a significant sized property. The extension however is of sufficient distance away so as not to result in any overbearing impact to occupiers of this property. In addition, the proposal will not worsen existing levels of privacy/overlooking. The application is therefore acceptable in this respect.
- 5.9 In terms of transportation, no new access is proposed. The existing access allows for adequate off-street parking and turning within the curtilage of the existing house and as such the application is acceptable in this respect.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning permission be refused.

Background Papers **PT08/2076/F**

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

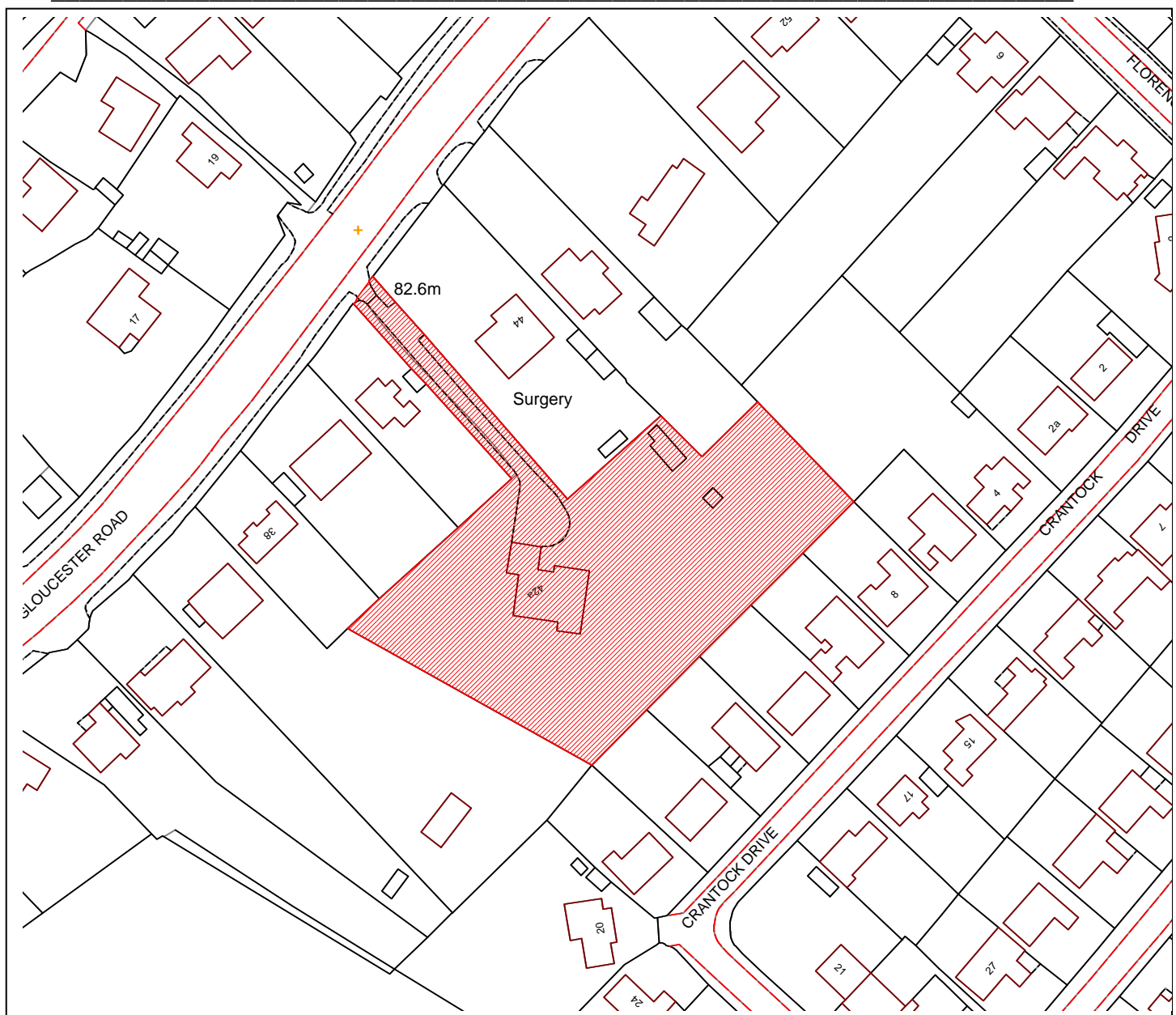
REFUSAL REASONS

1. The proposed extensions, by reason of their size, design, scale and massing would be out of keeping with the character and appearance of this historic cottage, which is a locally listed

building of modest form and proportions, and if allowed would significantly reduce the contribution it makes to the character and distinctiveness of the area, to the detriment of the visual amenities of the locality. The proposal therefore falls contrary to advice contained within PPS1, Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the Adopted South Gloucestershire Design Checklist and Local List Supplementary Planning Documents.

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.:	PT08/2089/O	Applicant:	Dr. C E Brownridge
Site:	Land adjacent to 42A, Gloucester Road, Almondsbury, South Gloucestershire, BS32 4HA	Date Reg:	24th July 2008
Proposal:	Erection of 4 no dwellings on 0.328 hectares of land. (Outline) all matters reserved.	Parish:	Almondsbury Parish Council
Map Ref:	60930 84189	Ward:	Almondsbury
Application Category:	Minor	Target Date:	15th September 2008



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 100023410, 2008.

This application appears on the Circulated Schedule due to the comments of the Parish Council and a local resident.

1. THE PROPOSAL

- 1.1 This outline application relates to the erection of 4.no detached dwellings on 0.328 hectares of garden land associated with the bungalow of 42A Gloucester Road, Almondsbury. All matters have been reserved although means of access is to be taken off Gloucester Road.
- 1.2 The site is situated within the defined settlement boundary for Almondsbury and is also within the statutory Green Belt. It is surrounded by existing residential development and well screened by mature conifer hedging. The site is served by an access that runs between 42 and 44 Gloucester Road.
- 1.3 Outline planning permission was previously granted for this development under planning application PT02/2844/O. However, this consent expired on 30 December 2006.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPS3	Housing
PPG13	Transport

2.2 Adopted Joint Replacement Structure Plan

Policy 1	Sustainable Development Objectives
Policy 2	Location of Development
Policy 16	Green Belt
Policy 33	Housing provision and distribution

2.3 South Gloucestershire Local Plan (Revised Deposit Draft)

D1	Design
GB1	Development within the Green Belt
L1	Landscape Protection and Enhancement
L4	Forest of Avon
EP1	Environmental Pollution
H2	Proposals for Residential Development within the existing Urban Area and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, including Extensions and New Dwellings
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P90/2844 Erection of detached bungalow; alterations to pedestrian and vehicular access (Outline).
Approved 10 January 1991

- 3.2 P95/1100 Erection of detached bungalow (Outline).
Approved 30 March 1995.
- 3.3 P99/2537 Erection of detached bungalow (outline).
Approved 29 October 1999.
- 3.4 PT02/2844/O Erection of 4 dwellings (outline).
Approved 30 December 2003.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Object to the proposal on the grounds of lack of detail with regard to the size and details of the proposed dwellings, and additional numbers of vehicles exiting on to the A38.
- 4.2 Sustainable Transport
No objection.
- 4.3 Local Residents
1 letter has been received raising the following comments:-
a) any housing development should be limited to bungalow type dwellings to minimise loss of privacy and outlook for adjacent dwellings.

5. ANALYSIS OF PROPOSAL

As can be seen from the planning history, the principle of residential development on this site has previously been accepted.

- 5.1 Principle of Development
The application site lies within the defined settlement boundary of Almondsbury and is also within the Bristol Green Belt. Advice contained within PPG2 and PPS3 allows for new residential development within the Green Belt provided it constitutes infilling and is within defined village development boundaries. This advice is reflected in the Adopted Joint Replacement Structure.
- 5.2 Green Belt
Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for limited infilling within the boundaries of settlements provided such development also satisfies policy H2. This policy sets out the criteria in which residential development within defined settlement boundaries is assessed. In the supporting text to policy GB1, infilling is defined as follows:- ***“acceptable ‘infilling’ is unlikely to be more than the filling of small gaps within built development, where it does not significantly impinge upon the openness of the Green Belt”***.
- 5.3 The application site is located within part of the side and rear garden associated with 42a Gloucester Road. The site itself is located to the rear of 38, 40, 42, 44 and 46 Gloucester Road and accessed via a lane that runs between 42 and 44 Gloucester Road. The site is surrounded by residential development. The properties of Gloucester Road, Crantock Drive and Florence Park lie to the north, south, east and west. Under adopted policies GB1 and H2 the proposal is considered to constitute infilling as it is within built development and any impact upon the openness of the Green Belt would be minimised by reason of the site being enveloped by existing residential development. The development

will not be visible within the street scene and would be regarded within the context of a residential area. As such the proposal complies with current planning policy advice and the adopted South Gloucestershire Local Plan in Green Belt terms.

5.4 Housing Policy

Policy H2 of the emerging Local Plan allows for residential development within the boundaries of settlements provided the following criteria are complied with:-

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

5.5 Transportation

With regard to transportation issues, no objections have been raised subject to a condition being imposed requiring that the access road be widened to 5.5m to safely allow two-way traffic. The visibility from the junction with the A38 is adequate for the scale of development proposed and the development will bring the number of dwellings served via this access to 5, which is within the Council's threshold for dwellings served off a private drive. However, as the proposed dwellings are some distance from the busy A38, a turning head suitable for service vehicles will need to be provided. This can be a condition of any planning permission.

5.6 Residential Amenity

The site is wholly visually contained within existing residential development and is well screened by a dense and 6m high conifer hedge along the entire rear boundary adjacent to the rear gardens of Crantock Drive. The access is also entirely screened by conifer hedging. Outline planning permission for two dwellings within the rear garden areas of 44 and 46 Gloucester Road was also recently granted in 2006 and these dwellings lie adjacent to part of this site's boundary. When the original 2003 outline planning consent was granted a condition was imposed requiring that Plot 1 (sited to the rear of 46 Gloucester Road) was to be a single storey bungalow. This was on the basis of loss of privacy/overlooking to occupiers of this property. This condition is no longer considered necessary or reasonable, bearing in mind the outline planning consent at 44 and 46 Gloucester Road.

5.7 It is considered that the proposal will not adversely affect the amenities of surrounding occupiers in terms of overlooking/overshadowing/loss of privacy, due to the existing boundary hedging and the size of the site. Details of the precise layout/siting will also be assessed under any reserved matters application which will further ensure that residential amenity is maintained.

5.8 No objections have been raised to the proposal by Environmental Services although it is recommended that noise from the A38 should be taken into account at reserved matters stage in terms of layout/location of habitable rooms.

As such the proposal complies with the above criteria.

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

5.9 The site has an area of some 0.235 hectares (excluding the site access) resulting in a density of 17 dwellings per hectare. Although this density is below the minimum density of 30 dwellings per hectare normally advocated under the adopted local plan, the site is accessed off a private drive where only 5 dwellings are normally permitted. The proposal therefore complies with this criterion.

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

5.10 With the exception of the noise issue previously discussed under criterion 5.7, the site is not adversely affected by any of the above.

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

5.11 The proposal relates to 4 dwellings. It is not considered to materially impact upon levels of service provision within the locality.

Within the boundaries of settlements washed over by the Green Belt, such proposals will be restricted to infilling.

5.12 The proposal complies with the above. The application site is surrounded by existing residential development and is not visible from any public viewpoint. The erection of dwellings at this location will therefore not impinge upon the openness of the Green Belt and as such will not prejudice the purposes of Green Belt designation.

5.13 Policy H4 of the emerging Local Plan is also relevant as it relates to development within existing residential curtilages. This policy specifically relates to design issues and as the application is in outline these matters will be assessed at the Reserved Matters stage.

5.14 Trees

The site has a number of mature trees that add to the landscape character of the area. The site has been visited by the Council's Tree Officer and agreement reached as to the removal of a cherry tree, plum tree, eucalyptus and silver birch. The remaining trees to the rear of the site are to be retained. As such the proposal is considered acceptable in visual amenity and landscape grounds, especially as none of the trees are covered by TPOs or are within a Conservation Area.

5.15 Design and Access Statement

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

5.16 Section 106 Requirements

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

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

6. CONCLUSION

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

7. RECOMMENDATION

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

Background Papers **PT08/2089/O**

Contact Officer: **Vivian Butt**

Tel. No. **01454 863427**

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

5. The details submitted pursuant to condition 1 shall show the access road serving the development widened to a minimum width of 5.5m and the development when carried out shall conform to the details so approved. The dwellings shall not be occupied until these works are completed.

Reason(s):

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

6. No development shall take place until a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land (including the access drive), and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting) and areas of hardsurfacing has been 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 H4/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

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

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

Reason(s):

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

9. The hours of working on site during the period of construction shall be restricted to 07.30 hours to 18.00 hours Mondays to Fridays and 07.30 hours to 13.00 hours on

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

Reason(s):

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

10. The details submitted pursuant to Condition 1 shall include details of a turning head suitable for service vehicles. The development shall be carried out in accordance with the agreed details with the turning area kept clear at all times for the manoeuvring of vehicles.

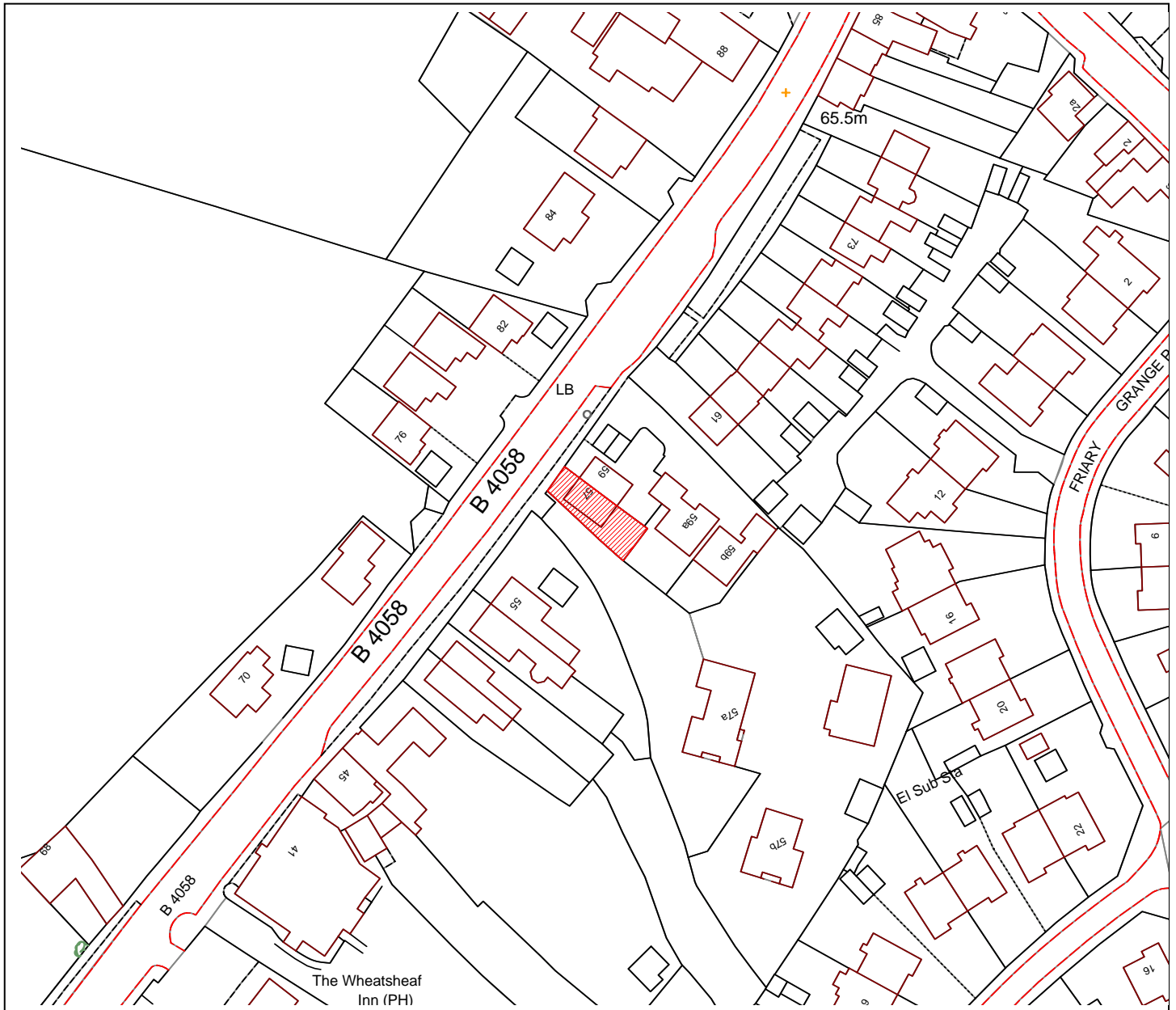
Reason(s):

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PT08/2094/F
Site: 57 High Street, Winterbourne, South Gloucestershire, BS36 1RA
Proposal: Erection of rear conservatory.
Map Ref: 65079 81015
Application Category: Minor

Applicant: Mr P Tozer
Date Reg: 24th July 2008
Parish: Winterbourne Parish Council
Ward: Winterbourne
Target Date: 10th September 2008



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N.T.S

PT08/2094/F

This application appears on the circulated schedule because of concerns expressed by a neighbouring property regarding the possible loss of light to their window.

1. THE PROPOSAL

- 1.1 This application seeks approval for the erection of a rear conservatory. The proposal would measure 4.4 metres in length, 3 metres in depth; have a ridge height of approximately 3.1 metres in height falling to approximately 2.25 metres at eaves level and encompass a hipped roof design.
- 1.2 The application site comprises a modern two storey, semi detached dwelling located within the established residential area of Winterbourne. The dwelling is situated off the High Street and stands adjacent to the main road.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT04/2331/F, Demolition of existing dwelling and outbuildings to facilitate erection of four new dwellings, 29/11/04, Approve with conditions.
- 3.2 PT06/0829/F, Erection of detached dwelling with detached double garage, access and associated works, 26/05/06, Approve with conditions.
- 3.3 Further site history is over five years old.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection

Other Representations

- 4.3 Local Residents
One comment received which expressed concern regarding the possible loss of light to his property.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extension to residential dwelling subject to there being no

adverse impact on the residential amenity.

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

5.2 Design/Visual Amenity

This application seeks approval for the erection of a rear conservatory which would be 4.4 metres in length, 3 metres in depth, stand approximately 3.1 metres in height and be encompassed by a hipped roof. The proposal would extend almost the full width of the host dwelling, while being inset from the east flank boundary by approximately 0.75 metres and 0.5 metres from the west end of the dwelling. Internal access would be through a lounge area, while outside access would be through the south elevation of the proposal. The conservatory is modern in appearance and its scale suitable for the host dwelling. Further, with materials to match the host dwelling including rendered walls, UPVC windows and doors, it is considered that the proposal would not have a detrimental visual impact on the host dwelling. As such, and given that the proposal would not be visible from the street scene by virtue of its rear location, it is considered that the proposal would not have a negative visual impact on the character of the area.

5.3 Residential Amenity

The application site is adjoined by one neighbouring property on the east elevation, while other residential occupiers are set a suitable distance away from the host dwelling so as not to cause an unreasonable impact. The garden area is well enclosed by a 1.8 metre (approx) boundary fence which would stop any overlooking or inter-visibility. Given the proposal would project a modest 3 metres into the rear garden of the host dwelling and inset slightly from the flank boundary, it is considered that it would not be overbearing on the neighbouring occupier. Further, large windows are only proposed in the western elevation of the proposal, and as such, it would not be detrimental to the privacy of the neighbouring occupier. The neighbouring residential occupier raised concerns regarding the possible loss of light to a ground floor window close to the boundary. It is considered that the modest depth of 3 metres proposed, as well as the glassed roof with a hipped design would allow for a satisfactory level of light to reach the ground floor window.

- 5.4 As such, it is considered that the proposal is acceptable and any refusal reason would be likely to prove unsustainable.

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 Planning Permission is GRANTED subject to the following conditions.

Background Papers **PT08/2094/F**

Contact Officer: **Jonathan Ryan**
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. Prior to the use or occupation of the conservatory hereby permitted, and at all times thereafter, the proposed windows on the eastern elevation shall be glazed with obscure glass only.

Reason(s):

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.:	PT08/2115/F	Applicant:	Mr R Cooksley
Site:	17 Redfield Road, Patchway, South Gloucestershire, BS34 6PJ	Date Reg:	25th July 2008
Proposal:	Erection of 1 no. detached bungalow with access and associated works.	Parish:	Patchway Town Council
Map Ref:	60713 81262	Ward:	Patchway
Application Category:	Minor	Target Date:	12th September 2008



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 100023410, 2008.

N.T.S

PT08/2115/F

This application appears on the Circulated Schedule due to the legal agreement recommended.

1. **THE PROPOSAL**

- 1.1 This full application relates to the erection of a detached 2 bed bungalow to the rear of 17 Redfield Road, Patchway. The dwelling has a maximum depth of approximately 9m, width of 9.1m and has a ridge height of 4.4m.
- 1.2 The application site is an extended semi-detached property located within the urban area of Patchway. The bungalow is to be accessed via the existing driveway which runs along the boundary between 17 and 19 Redfield Road. This will involve the driveway being extended and the removal of the existing garage.
- 1.3 The proposal provides one off-street parking space and turning area for the new dwelling and 2 spaces for the existing property within the front garden. The rear of the property backs onto an agricultural field which comprises land associated with Rolls Royce, allocated as a Safeguarded Employment Area. The site has a large rear garden area, enclosed by high hedging, walls and fencing.
- 1.4 Members may recall that a similar application for a detached bungalow at 11 Redfield Road went before the Development Control (West) Committee meeting of 3 January 2008 where it was resolved to grant planning permission subject to a Section 278 Agreement. This building has now been erected.

2. **POLICY CONTEXT**

- 2.1 **National Guidance**

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

Policy 1	Sustainable Development Objectives
Policy 2	Location of Development
Policy 33	Housing Provision and Distribution
- 2.3 **South Gloucestershire Local Plan (Adopted) January 2006**

D1	Achieving Good Quality Design in New Development
H2	Proposals for Residential Development Within the Existing Urban Area and Defined Settlement Boundaries
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
- 2.4 **Supplementary Planning Guidance**
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None relating to this application but the following is relevant due to its similar nature and proximity to the site:-
- 3.2 PT07/3192/F Erection of detached dwelling and double garage at 11 Redfield Road.
Approved 28 January 2008.

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
No response received.
- 4.2 Sustainable Transport
No objection subject to a section 278 Agreement and appropriate conditions.
- 4.3 Local Residents
No response received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application site lies within the urban area of the Bristol North Fringe and is within a highly sustainable location. Advice contained within PPS3 states that priority for new residential development should be on previously developed land. Using land efficiently is a key consideration in planning for housing. This advice is generally reflected in the Adopted Joint Replacement Structure Plan and the South Gloucestershire Local Plan (Adopted) January 2006. However, such development should achieve good design to ensure that the character of the area is not adversely affected.
- 5.2 Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant as it relates to new residential development within existing defined settlement boundaries and urban areas, setting out the policy criteria in which such applications are to be assessed. Policy H2 allows for residential development within existing defined settlement boundaries subject to the following :-
- (A) development would not have unacceptable environmental or transportation effects and would not significantly prejudice residential amenity;**
- 5.3 Transport
The proposal provides off-street parking for the existing and proposed dwellings in accordance with the Council's parking standards. No transportation objection is raised to the proposal subject to a contribution of £1,800 to offset the incremental increase in traffic associated with the proposal. This contribution will go towards the North Fringe Development Major Scheme (Transport Measures). This could be secured under a S278 agreement under the Highways Act. Subject to a condition requiring the driveway to have a bound surface rather than gravel as proposed, the proposal is acceptable in transportation terms.

5.4 Residential Amenity

The proposed dwelling is small in size and scale having an internal floor area of only 65m². Its single storey nature, location to the rear of the site and existing boundary treatment ensures that no loss of privacy or overlooking will result from the development. The nearest property to the site is that of 17 Redfield Road but a distance of 19m exists between both dwellings. No overbearing impact to surrounding occupiers will therefore result from the proposal, especially as the roof is of a hipped form and has a maximum height of 4.4m. The design of the proposal is also considered to be acceptable. There is no definite vernacular to the area with a wide range of house types and designs evident within the locality. Many of the properties along this part of Redfield Road have been significantly extended. The development is of a similar appearance and size to the bungalow permitted at 11 Redfield Road and due to its modest scale will not be overtly visible within the street scene.

5.5 It is recognised that the proposal is tandem development (one house immediately behind another), and in the past this has generally been viewed as unsatisfactory. This is largely due to the difficulties of access to the house at the rear and possible disturbance and lack of privacy suffered by the house in front. However, the current scheme by reason of its single storey nature, limited size and existing/proposed boundary treatment overcomes any privacy issues. The driveway is also acceptable in transportation terms. It is not unusual for driveways to pass close to the side of neighbouring dwellings within residential areas and in this instance the driveway is separated from the adjacent property of 19 Redfield Road by an existing 1.6m-1.8m blockwork wall/fence. A 7m distance also exists between the driveway and the existing property, as well as a 1.8m boundary fence. This will ensure that noise and disturbance will not increase to a material degree.

5.6 In terms of private garden, the proposal provides an overall garden of some 70m². This is considered to be adequate for the size of the dwelling proposed. Moreover, the garden area associated with the existing dwelling will be in excess of 210m². The application therefore complies with criterion **A** in its entirety.

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

5.7 The application site, including the existing dwelling has an area of some 0.0654 hectares, resulting in a housing density of 30 dwellings per hectare. Advice contained within the adopted local plan states that within existing urban areas a minimum density of 30 dwellings per hectare should be achieved. Although it is recognised that the density is the minimum requirement, it is considered that having regard to the access and its surroundings a greater number of dwellings is likely to adversely impact upon the character of the area and the residential amenities of the locality. The proposal therefore complies with this criterion.

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

5.8 The site lies within the residential area of Patchway and is currently not adversely affected by any of the above. Although the rear of the site is allocated as a Safeguarded Employment Area any future planning applications for this land will be assessed in residential amenity terms. The proposal therefore complies with this criterion.

(D) provision for education, leisure, recreation etc. within the vicinity of the site is adequate to meet the needs arising from the proposal.

- 5.9 The proposal is for 1 small additional dwelling. It is considered that due to the urban nature of the site and the existing level of service provision within the locality, adequate provision within the vicinity of the site is adequate to meet the needs arising from the proposal.
- 5.10 Also of relevance is policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006. This policy specifically relates to development within existing residential curtilages. Such development is normally permitted provided it respects the massing, scale, overall design and character of the existing property and street scene and would not prejudice amenities of nearby occupiers, highway safety or the retention of adequate private amenity space. These issues have already been addressed under the foregoing paragraphs and the application is also considered to accord with this policy.
- 5.11 In conclusion, the application accords with adopted policies D1, H2, H4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and is acceptable.

5.12 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.

5.13 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, having regard to the above advice, the transportation improvements are appropriately the subject of a Section 106 Agreement and would satisfy the tests set out in Circular 05/2005. However, this contribution could equally be secured through a S278 agreement under the Highways Act. The applicant's have indicated acceptance of this financial contribution.

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 (1) That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering a legal agreement to secure the following:
- (a) A financial contribution of £1,800 towards the North Fringe Development Major Scheme (Transport Matters).

Reason: To provide a contribution commensurate to the scale of the development towards the North Fringe Development Major Scheme (Transport Matters) as identified in the South Gloucestershire Local Plan (Adopted) January 2006 and to accord with policies T12 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- (2) If the legal agreement is not signed within 6 months of this determination then, in view of the length of time the application should be refused due to the failure to secure the Heads of Terms listed above under a legal agreement, for the reasons listed in section (1) a.

Background Papers **PT08/2115/F**

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

CONDITIONS

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

Reason(s):

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

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

Reason(s):

To protect the residential and visual amenity of neighbouring occupiers due to the modest size of the plot and to accord with Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The screen walls/fences shown on the approved plan shall be erected in the positions indicated before the dwelling hereby authorised is first occupied.

Reason(s):

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

4. The off-street parking facilities for the existing and proposed dwelling shown on the plan hereby approved shall be provided before the new dwelling is first occupied, and thereafter retained for that purpose.

Reason(s):

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

5. The driveway and proposed parking areas shall be constructed of a bound material.

Reason(s):

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

6. Prior to the commencement of development 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 and proposed planting (and times of planting) 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 H4 and D1 of the South Gloucestershire Local Plan (adopted) January 2006.

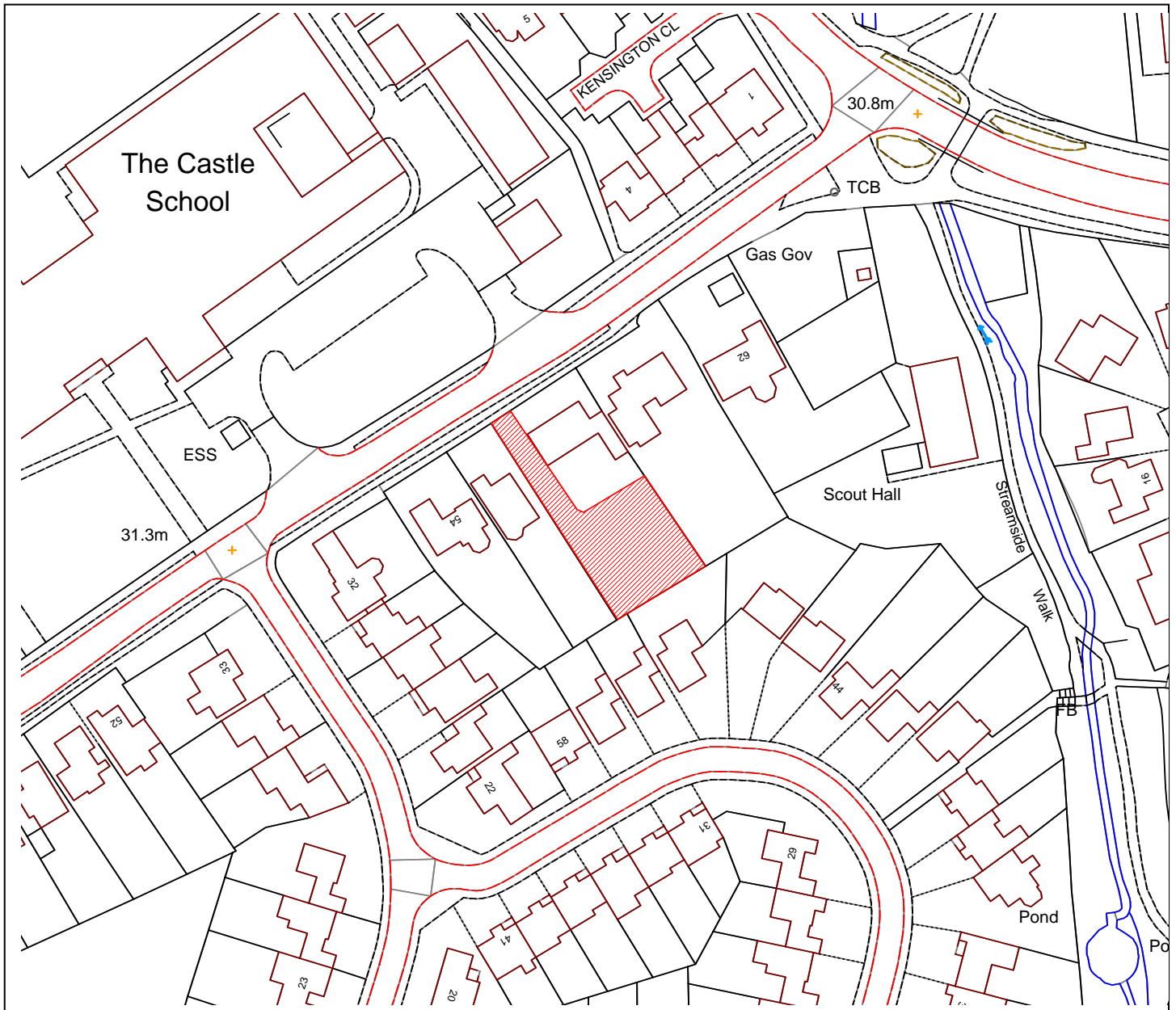
7. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours on Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason(s):

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.:	PT08/2132/O	Applicant:	Ms M Sheills
Site:	58 Park Road, Thornbury, South Gloucestershire, BS35 1HS	Date Reg:	29th July 2008
Proposal:	Erection of 1 no.dwelling (Outline) with all matters reserved.	Parish:	Thornbury Town Council
Map Ref:	63896 90813	Ward:	Thornbury North
Application Category:	Minor	Target Date:	22nd September 2008



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N.T.S

PT08/2132/O

This application has been referred to the Circulated Schedule due to objections from local residents.

1. THE PROPOSAL

- 1.1 This outline application relates to the erection of 1 dwelling on garden land to the rear of 58 Park Road, Thornbury. All matters have been reserved for future consideration although means of access is proposed off Park Road to the north of the site via a new driveway running between 56 and 58 Park Road.
- 1.2 The site has an area of approximately 0.047 hectares and lies within the settlement boundary of Thornbury. The rear garden of 56 Park Road lies to the west with the rear gardens of 50 and 52 Severn Drive to the south. A new dwelling is currently being erected to the east of the site, within the rear garden of 60 Park Road and is nearing completion.
- 1.3 The area is characterised by a wide variety of housing types and designs, ranging from bespoke two storey dwellings and bungalows in large grounds to link-detached estate properties.
- 1.4 The site is well screened by the existing dwelling to the front (north) and conifer trees to the rear. It is proposed to retain this screening as part of the development.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
- 2.2 Joint Replacement Structure Plan
Policy 1 Sustainable Development Objectives
Policy 2 Location of Development
Policy 33 Housing Provision and Distribution
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H2 Proposals for Residential Development Within the Existing Urban Area and Defined Settlement Boundaries
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
- 2.4 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

None relevant to this site but the following application relates to the adjacent property of 60 Park Road.

- 3.1 PT07/0658/F Erection of 1 no. dormer bungalow.
Approved 15 June 2007.

4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council
No objection.
- 4.2 Sustainable Transport
No objection subject to conditions.

Other Representations

- 4.3 Local Residents
5 letters have been received objecting to the proposal on the following grounds:-
- a) creation of an additional access on a very busy road;
 - b) overbearing impact;
 - c) high density development in this area of Park Road;
 - d) fire hazard;
 - e) loss of privacy;
 - f) increased noise and disturbance;
 - g) dangerous access opposite The Castle School and increased congestion;
 - h) contrary to local plan as it does not maintain and enhance environmental quality of existing residential areas;
 - i) would result in an eyesore;
 - j) visually intrusive in the area;
 - l) out of keeping with the area;
 - m) site is a back garden.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Advice contained within PPS3 states that Local Planning Authorities should make effective use of land by re-using land that has been previously developed. Using land efficiently is a key consideration in planning for housing. Additional housing on previously developed land within existing towns and cities promotes more sustainable patterns of development. This policy stance is reflected in policies contained with the Adopted Joint Replacement Structure Plan and the South Gloucestershire Local Plan (Adopted) January 2006.
- 5.2 Policy H2 of the adopted Local Plan specifically relates to new residential development within the boundaries of settlements. Such development will be permitted provided the following criteria are complied with:-
- A. Development would not have unacceptable environmental or transportation effects and would not significantly prejudice residential amenity;**
- 5.3 Transportation Issues
The site is located off Park Road, an unclassified road which serves a largely residential area including the Castle School. The posted speed limit is 30mph and observations indicate that traffic is travelling near to this speed. No objection is raised to the application subject to conditions covering details of the

means of access and parking/turing area. Emergency access for fire brigade vehicles requires access at 3.2m wide. This will be a matter for any reserved matters application.

5.4 Residential Amenity

The application is in outline with all matters reserved. Details of access, layout, scale, appearance and landscaping will therefore be considered under a reserved matters application. However, in terms of the principle of development, it is considered that with careful design and siting, the application site is large enough to accommodate a dwelling without adversely impacting upon the amenities of surrounding occupiers in terms of overbearing impact/loss of light/overlooking, especially considering the existing degree of boundary treatment. A chalet type bungalow or similar would be appropriate at this location.

5.5 Also material to the determination of this application is the planning permission for the adjacent property of 60 Park Road (PT07/0658/F) granted permission in June 2007. The characteristics of that site are comparable to this although the current application site is larger.

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

5.6 The application site (excluding the driveway) has an area of some 0.047 hectares resulting in a density of just over 21 dwellings per hectare. Although this is below the minimum density of 30 dwellings per hectare as advocated within the Local Plan, it is considered that due to the site's characteristics and surrounding development the site can only accommodate one additional dwelling. The application therefore accords with this criterion.

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

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

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

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

5.9 Policy H4 of the emerging local plan is also relevant as it relates to residential development within existing residential curtilages and is concerned with more detailed design issues. These matters will be assessed under any future reserved matters application. However, the site is large enough to satisfactorily accommodate a dwelling without adverse impact to residential/visual amenity or highway safety.

5.10 Design and Access Statement

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

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

7. RECOMMENDATION

7.1 Outline planning permission be granted subject to the following conditions:-

Background Papers **PT08/2132/O**

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

CONDITIONS

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

Reason(s):

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

2. Plans and particulars of the reserved matters referred to in the condition above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. The reserved matters shall accord with the parameters set out in the submitted Design & Access Statement.

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

Due to the location of surrounding properties and limited size of the plot, any further extensions will require the further consideration of the Local Planning Authority, to accord with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The hours of working on site during the period of construction shall be restricted to 07.30 hours to 18.00 hours Monday to Friday and 08.00 hours to 13.00 hours on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason(s):

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

6. Prior to the commencement of development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to the local planning authority for approval. The boundary treatment shall be completed before the building is occupied and the development shall be carried out in accordance with the approved details.

Reason(s):

To protect the character and appearance of the area to accord with Policies H2/H4/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The landscaping scheme submitted pursuant to Condition 1 shall retain the existing boundary hedging and shall include details of measures for its protection during the course of the development and any supplementary planting, the details of which shall be submitted to an approved in writing by the Local Planning Authority. The development when carried out shall conform to the details so approved.

Reason(s):

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

CIRCULATED SCHEDULE NO. 34/08 – 21 AUGUST 2008

App No.: PT08/2143/F
Site: 60 Little Croft, Over Lane, Almondsbury, South Gloucestershire, BS32 4BW

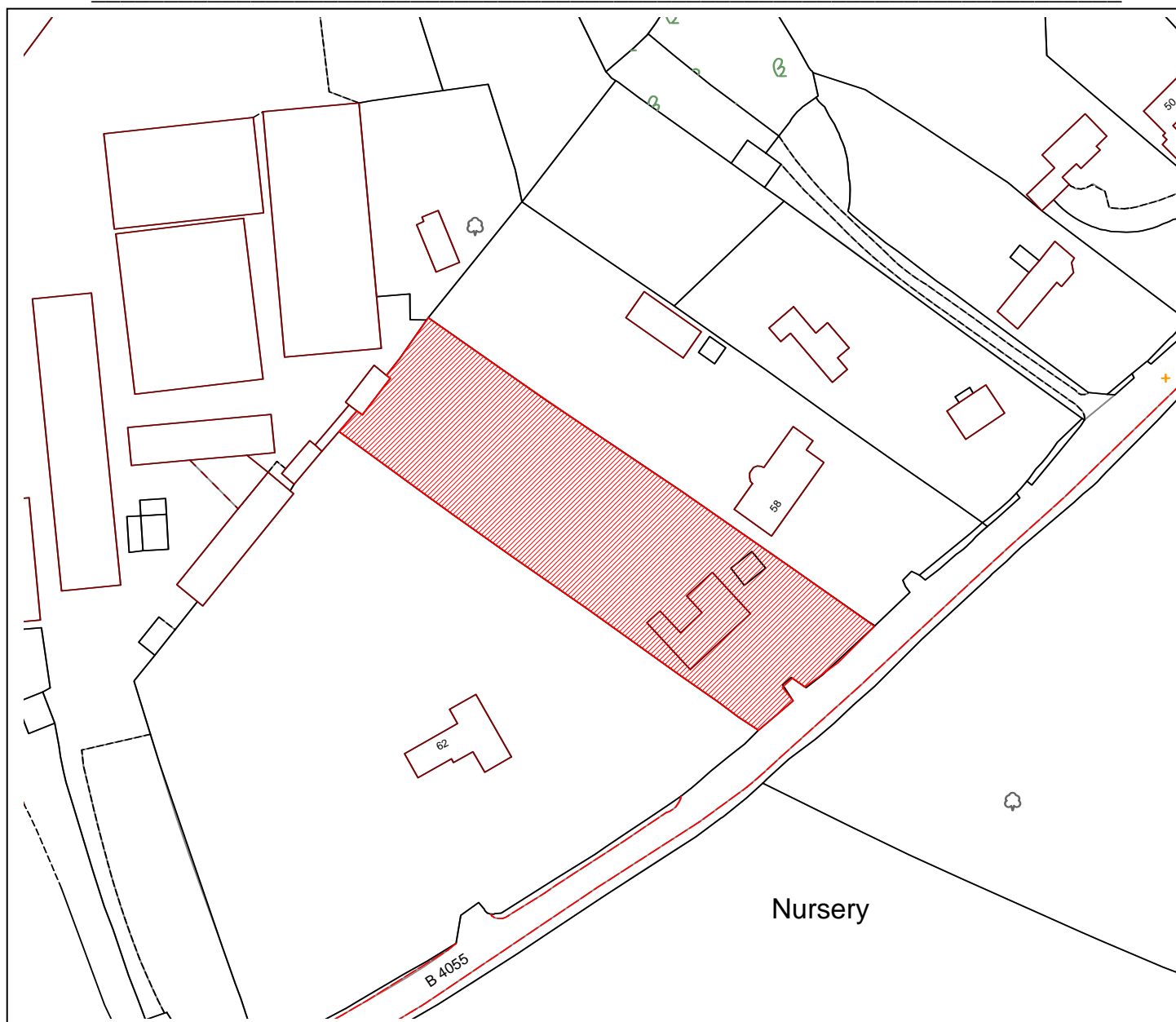
Applicant: Mr T McCarthy
Date Reg: 30th July 2008

Proposal: Raising of roofline to facilitate insertion of 7 no. dormer windows. Erection of single storey front rear and side extensions to provide additional living accommodation and front porch.

Parish: Almondsbury Parish Council

Map Ref: 59488 83100
Application Category: Minor

Ward: Almondsbury
Target Date: 29th September 2008



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DC09011MW

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

1. THE PROPOSAL

- 1.1 This full application relates to the raising of ridge line from 5.4m to 6.7m to provide first floor accommodation including the insertion of 4 no. dormer windows to the front elevation and 3 no. to the rear; erection of front porch and single storey rear extension at 60 Little Croft, Over Lane, Almondsbury.
- 1.2 The application site is a vacant, detached bungalow located within a substantial curtilage. It lies outside the settlement boundary of Almondsbury and is also within the Green Belt. The immediate locality is characterised by large detached dwellings of bespoke design in very large curtilages. Access to the site is to the front, off Over Lane.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L4	Forest of Avon
GB1	Development Within the Green Belt
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12	Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 P84/1636 Erection of single storey rear extension and conservatory. Approved 6 June 1984.
- 3.2 PT07/0535/F Demolition of existing bungalow to facilitate erection of one detached dwelling with garages. Construction of new access and associated works. Dismissed on appeal 8 November 2007 on the following grounds:-
- a) increased size of the dwelling is significant and would constitute inappropriate development within the Green Belt;
 - b) adverse impact upon openness of Green Belt and fails to accord with Policy H11;
 - c) no very special circumstances submitted.
- 3.3 PT08/1217/F Erection of two storey front and rear extensions to include

rear balcony and 4 no. front dormer windows.
Withdrawn 26 June 2008.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Object to the proposal on the following grounds:-
a) visual effect on the openness of the Green Belt.

Other Consultees

- 4.2 Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents
No response received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
In assessing applications for residential extensions, policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is particularly relevant. Extensions are normally permitted provided they respect the massing, scale, overall design and character of the existing property and street scene and would not prejudice amenities of nearby occupiers, highway safety or the retention of adequate private amenity space. In addition, as the site lies within the Green Belt any extension must be limited and must not result in a disproportionate addition over and above the size of the original dwelling.
- 5.2 It is considered that the application, on balance, accords with the above policy criteria. The design of the proposal improves the appearance of the existing bungalow which is tired in appearance and of no architectural merit whatsoever. Although the proposal raises the ridge height, it is only by a marginal amount at some 1.3m. Due to the significant size of garden surrounding the dwelling, its set back from the road and the topography of the site, the increased ridge height easily integrates within the street scene, especially when one considers the significant size and scale of the neighbouring property of 58 Over Lane. The width of the property is not increased and the existing extensions to the rear, which are poor in design, are consolidated by the scheme allowing for a much simpler form of development. Although the hipped form of the existing bungalow is replaced by a gabled roof form it is considered that in visual terms the proposal is acceptable. Views through the site are still maintained and the scale of the original dwelling is still largely respected.
- 5.3 With regard to the dormer windows, these are small in scale and set well below the ridge line. They will therefore be read as part of the roofscape rather than a dominant feature of it, whilst also reducing the overall massing to the front and rear elevations in visual terms. The two storey gabled extension, due to its limited width and proportions also reduces the massing to the rear elevation, further reduced by the degree of glazing at first floor level.

5.4 In terms of residential amenity, the proposal will have no adverse impact to adjacent occupiers by virtue of the size of the site, its relationship with adjacent properties and the limited height of the proposal. In addition, no windows are proposed at first floor level in either side elevation. The proposal will therefore result in no overbearing impact or loss of privacy. Access/parking arrangements are also unaffected by the development.

5.5 Green Belt Issues

It is recognised that the proposal involves the increase in ridge height to allow for first floor accommodation. The bungalow has also previously been extended by a single storey rear extension and conservatory. The proposed development increases the overall volume of the property by some 60%. Whilst this may appear as a disproportionate addition in terms of volume, the test for proportionality cannot be solely related to percentage figures but rather how the extension compares in visual terms with the existing building. The appearance of the development does not appear disproportionate to the existing building. The limited increase in ridge height and dormer extensions are not out of scale or massing to the existing building. The form of the original dwelling is largely maintained – the width is not increased and the overall depth of the dwelling has been reduced. The proposed extensions will not impinge upon or harm the appearance of the openness of the Green Belt at this location due to the characteristics of the site and the surrounding development. In this instance, the proposal is, on balance, acceptable in Green Belt terms.

5.6 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission be granted.

Background Papers **PT08/2143/F**

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

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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