



**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. 24/08

Date to Members: 13/06/08

Member's Deadline: 20/06/08

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by the Planning and Transportation Committee on 21 November 1996. The procedure is designed to increase the effectiveness and efficiency of the Development Control Service. Under the arrangement reports are circulated on a weekly basis.

The reports assess the application, consider representations which have been received, and make a recommendation regarding the proposal. The procedure is designed to ensure that Members are aware of any concern expressed by interested parties in their ward and indicate a recommendation.

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **within five working days of the publication of the schedule (by 12 noon)**. If there has been no member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule. **Before referring an item to the Committee, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Area Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (by 12 noon) (see cover page for the date). A proforma is attached for your use and should be forwarded by fax to the appropriate Development Control Support Team, or by sending an email with the appropriate details to PlanningApplications@southglos.gov.uk

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

CIRCULATED SCHEDULE

DATE: 13/06/08

SCHEDULE NO. 24/08

If you wish any of the applications to be considered by the appropriate Area Committee you should return the attached pro forma not later than 5 working days from the date of the appropriate schedule (by 12 noon), to the appropriate Development Control Support Team. For the Kingswood area, extension 3544 (fax no. 3545), or the Development Control Support Team at the Thornbury office, on extension 3419 (fax no. 3440), or email Planningapplications@southglos.gov.uk.

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

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

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

Please note: - Reason for Referral

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

SIGNATURE

DATE

Circulated Schedule 13 June 2008

| ITEM NO. | APPLICATION NO | RECOMMENDATION | LOCATION | WARD | PARISH |
|-----------------|-----------------------|-------------------------|---|-------------------------|-----------------------------------|
| 1 | PK08/0942/F | Approve with conditions | 36 The Park, Kingswood, South Gloucestershire, BS15 4BL | Kings Chase | |
| 2 | PK08/1110/RVC | Refusal | Soundwell Cafe, 169 Soundwell Road, Soundwell, South Gloucestershire, BS16 4RP | Kings Chase | |
| 3 | PK08/1127/F | Approve with conditions | 38 Counterpool Road, Kingswood, South Gloucestershire, BS15 8DQ | Woodstock | |
| 4 | PK08/1321/F | Approve with conditions | 38 Counterpool Road, Kingswood, South Gloucestershire, BS15 8DQ | Woodstock | |
| 5 | PK08/1205/F | Approve with conditions | 54 Riverside Way, Hanham, South Gloucestershire, BS15 3TF | Hanham | Hanham Abbots Parish Council |
| 6 | PK08/1239/F | Approve with conditions | Land adjacent to 10 Goose Green, Yate, South Gloucestershire, BS37 5BJ | Yate North | Yate Town Council |
| 7 | PK08/1254/F | Approve with conditions | 15-17 High Street, Kingswood, Bristol, South Gloucestershire, BS15 4AA | Kings Chase | |
| 8 | PK08/1260/F | Approve with conditions | 6 Applin Green, Emersons Green, South Gloucestershire, BS16 7ES | Emersons Green | Mangotsfield Rural Parish Council |
| 9 | PK08/1292/F | Approve with conditions | 1 Cleeve Court, Downend, South Gloucestershire, BS16 6DL | Downend | Downend and Bromley Heath |
| 10 | PK08/1313/F | Approve with conditions | 329 Witcombe, Yate, South Gloucestershire, BS37 8SA | Dodington | Dodington Parish Council |
| 11 | PK08/1342/F | Approve with conditions | 25 Lilliput Court, Chipping Sodbury, South Gloucestershire, BS37 6EB | Chipping Sodbury | Sodbury Town Council |
| 12 | PT07/3132/F | Approve with conditions | T H White Ltd Newton Thornbury South Gloucestershire BS35 1LG | Severn | Rockhampton Parish Council |
| 13 | PT08/0708/RVC | Approve with conditions | Viaduct Nurseries, 114a Badminton Rd, Coalpit Heath, South Gloucestershire, BS36 2TB | Westerleigh | Westerleigh Parish Council |
| 14 | PT08/0892/F | Approve with conditions | 379 Church Road, Frampton Cotterell, South Gloucestershire, BS36 2AH | Frampton Cotterell | Frampton Cotterell Parish Council |
| 15 | PT08/1141/F | Approve with conditions | The Lawns Old Colstonians New Road Filton South Gloucestershire | Frenchay and Stoke Park | Stoke Gifford Parish Council |
| 16 | PT08/1198/RTC | Approve with conditions | University Of West Of England, Coldharbour Lane, Stoke Gifford, South Gloucestershire, BS16 1QY | Frenchay and Stoke Park | Stoke Gifford Parish Council |
| 17 | PT08/1218/F | Approve with conditions | 136 Badminton Road, Coalpit Heath, South Gloucestershire, BS36 2SZ | Westerleigh | Westerleigh Parish Council |

| ITEM NO. | APPLICATION NO | RECOMMENDATION | LOCATION | WARD | PARISH |
|-----------------|-----------------------|-------------------------|---|---------------------|-----------------------------------|
| 18 | PT08/1221/F | Approve with conditions | 52 Clyde Road, Frampton Cotterell, South Gloucestershire, BS36 2EF | Frampton Cotterell | Frampton Cotterell Parish Council |
| 19 | PT08/1223/F | Approve with conditions | Rose Cottage, Knapp Road, Thornbury, South Gloucestershire, BS35 2HJ | Thornbury North | Thornbury Town Council |
| 20 | PT08/1224/ADV | Approve | Laurel Court, Cribbs Causeway, Almondsbury, South Gloucestershire, BS10 7TU | Patchway | Almondsbury Parish Council |
| 21 | PT08/1238/F | Approve with conditions | 48 The Bluebells, Bradley Stoke, South Gloucestershire, BS32 8BE | Bradley Stoke South | Bradley Stoke Town Council |

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|------------------|
| App No.: | PK08/0942/F | Applicant: | Mr & Mrs Johnson |
| Site: | 36 The Park, Kingswood, South Gloucestershire, BS15 4BL | Date Reg: | 7th April 2008 |
| Proposal: | Erection of 3 storey side extension to provide additional living accommodation. (Resubmission of PK08/0383/F) | Parish: | |
| Map Ref: | 65120 74015 | Ward: | Kings Chase |
| Application Category: | Minor | Target Date: | 26th May 2008 |



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 100023410, 2008.

This application has been placed upon the Circulated Schedule due to the receipt of one letter of objection contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 This application relates to a post-war two-storey semi-detached property, located on a relatively steep hill in a suburban part of Kingswood. The effect of the hill on-site allows for a three-storey extension to be proposed that includes a 'lower-ground floor' garage, ground floor playroom and first floor bedroom.
- 1.2 A previous planning application was refused in 2008 because of the design and appearance of the proposed three storey extension, and in particular because of a proposed projection at ground floor level.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG13 Transport
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within Existing Residential Curtilages
T8 Parking Standards
- 2.3 Supplementary Planning Guidance/Documents
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/0383/F Erection of a 3 storey side extension to provide additional living accommodation. Refused. 19th March 2008.

4. CONSULTATION RESPONSES

- 4.1 Parish Council

N/A
- 4.2 Other Consultees

N/A

Other Representations

- 4.3 Local Residents

The occupiers of no. 41 The Park support the application because it will make good use of space and appear pleasing.

One letter of objection has also been received raising the following issues:

- 1) The garage and extension is level with the main structure of the house which does not follow current guidelines

- 2) Drainage problems will result due to the excavations
- 3) Damage to foundations
- 4) Loss of light

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

5.2 Design

Policy D1 of the Local Plan requires all new development to be well-designed; it lists eight criteria to be considered.

The proposed side extension appears mostly suitable, insofar as its ridge height is lower than the existing dwelling's. The front elevation of the extension is flush with the adjacent original building at the upper floor levels, but appears subservient because the original dwelling has bay windows. However, the submitted plans contain a discrepancy at lower-ground floor level. The block plan and side elevation depict a protruding mono-pitched extension over the garage. This had been proposed as part of the previous application, and was actually discussed as one of the reasons for refusing that application. However, this protrusion is not depicted on the submitted front elevation, roof plan or floor plans. It is considered that the application would accord with the relevant planning policies if this front protrusion was omitted and hence the block and side elevation plans will not form part of the approved plans schedule.

5.3 Residential Amenity

The previous planning application was considered by Officers in relation to residential amenity, and was found to accord with Policy H4 of the Local Plan. There is no material difference between the two proposals to alter this conclusion. Concern has been raised with regard to the impact of the proposal upon drainage, light and damage to property. The drainage implications of the proposal will be controlled through the Building Regulation process with the issues relating to the loss of light and damage are not material in the determination of this application.

5.4 Design and Access Statement

N/A

5.5 Section 106 Requirements

N/A

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 Consent is GRANTED subject to the following conditions

Background Papers **PK08/0942/F**

Contact Officer: **Donna Whinham**
Tel. No. **01454 865204**

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. 24/08 – 13 JUNE 2008

App No.: PK08/1110/RVC

Applicant: Mr F Woodman
Soundwell Cafe

Site: Soundwell Cafe, 169 Soundwell Road, Soundwell, South Gloucestershire, BS16 4RP

Date Reg: 23rd April 2008

Proposal: Variation of Condition 3 attached to planning permission K1566/1 dated 6 October 1989 to allow Sunday and Bank Holiday opening from 9.00 am to 2.00 pm.

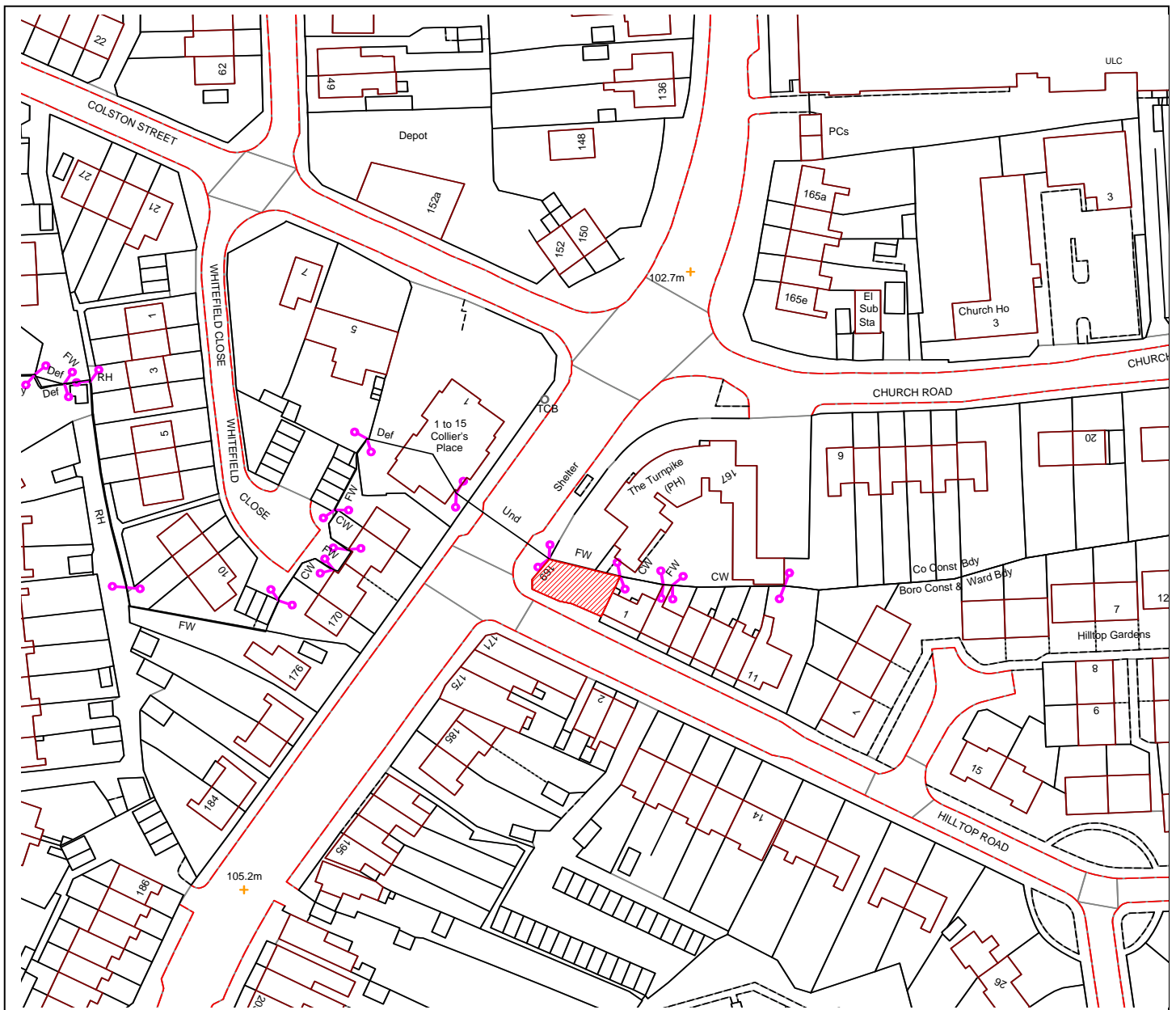
Parish:

Map Ref: 64774 74958

Ward: Kings Chase

Application Category: Minor

Target Date: 9th June 2008



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100023410, 2008.
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INTRODUCTION

This application has been referred to the Circulated Schedule because representations have been made in support of the application, which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a small corner Café, located at the junction of Soundwell Road and Hilltop Road, Soundwell. The location is generally residential in character, although non-residential uses include The Turnpike Public House immediately to the north of the site, a Fish & Chip Shop/Indian Takeaway close by on Soundwell Road, and an Electrical Contractors who occupy the offices above the Café and ground floor area to the side.
- 1.2 The Café currently operates under a planning permission (K1566/1) issued in December 1989. Condition 3 of the planning permission restricts opening hours of the Café to 7.30a.m. – 3.30 p.m. Mondays to Saturdays with no opening on Sundays or Bank Holidays. The Café has however been recently operating on a Sunday morning in breach of this condition. The application seeks to vary the condition to allow Sunday and Bank Holiday opening from 9.00 a.m. to 2.00 p.m.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 - Delivering Sustainable Development
PPS6 - Planning for Town Centres
PPS23 - Planning and Pollution Control
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
EP1 - Environmental Pollution
T8 - Parking Standards
T12 - Transportation Development Control Policy for New Development
RT11 – Retention of Local Shops, Parades, Village Shops and Public Houses.

3. RELEVANT PLANNING HISTORY

- 3.1 P89/4724 - Change of Use of Existing Shop to Café
Approved 11th December 1989
- 3.2 P96/4143 - Change of Use of First Floor from Residential to Office (B1).
Erection of first floor Stairwell Extension. Lettering to front elevation.
Approved 11th July 1996
- 3.3 PK06/1837/RVC - Variation of Condition 3 attached to planning permission K1566/1 dated 6th October 1989 (to allow Sunday opening hours of 9.00am to 1.00pm).
Refused 8th August 2006

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not a parished area.

4.2 Other Consultees

4.3 Police Community Safety Officer
No response.

Other Representations

4.4 Local Residents

3no letters of objection were received from occupants of nos. 3, 6 and 14 Hilltop Road. The concerns raised are summarised as follows:

- Sunday opening will increase parking in Hilltop Road, which is already congested.
- Since planning permission for the Café was granted in 1989 the Chip Shop now opens on Sunday Evening and the Turnpike Pub serves meals all day, every day.
- Since 2006 the amount of residential property close to the café has increased thus increasing on-street parking.
- There should be a break from fast food preparation and the associated smells, litter, parking and people generally using Hilltop Road.
- Soundwell Road is adequately provided with fast food outlets.

4.5 Councillor Terry Walker

Gives full support to any misgivings/points residents have made regarding this application.

4.6 Councillor Geoff King

Supports the application. Extractors have been fitted to mitigate against smells. No take-away service is proposed. There is a take-away in close proximity which opens on a Sunday but the Café would not compete with this business. There would not be disturbance from the Café.

4.7 Petition in Support of the Proposal

A petition of 233 signatures has been submitted in support of the proposal. The petition reads:

"We the undersigned wish to lend our support to the above planning application and feel very strongly that Soundwell Café does not present a nuisance problem in terms of noise or parking, to the immediate area and does not have an adverse effect on the amenity of nearby residents.

Soundwell Café is not a Fast Food Take-Away and therefore does not create litter problems in the area.

Indeed, there is considerable demand for Soundwell Café to open on Sundays and Bank Holidays, in order to provide a valuable service for local residents and customers from the wider area."

4.8 Information Submitted In Support

The current proprietor of the Café (Mr F.W.Woodman) has submitted a statement in support of the application, the main points of which are summarised as follows:-

- Other hot food establishments on Soundwell Road can open on Sundays
- The Café does not adversely affect residential amenity by disturbance or smell of cooking.

- Nearby residents are very supportive of the application.
- The Café is not a take-away and therefore does not generate litter.
- A new extractor system takes cooking smells outwards and upwards to the satisfaction of the Council's Food Safety Officer.
- The Café is not adjacent to any residential building.
- The Café does not cause parking problems. A pedestrian crossing and double yellow lines prevent parking directly in front of the café.
- The owner is not being afforded an equal opportunity to trade competitively with neighbouring establishments which can all open on a Sunday, these include The Turnpike Public House, Soundwell Road Fish and Chip Shop, Soundwell Road Tesco Express and Top Nosh Café, Soundwell Road.
- Numerous local residents and customers support the proposal.
- A Site Inspection would be welcomed.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning permission P89/4724 (previous identity K1566/1) allowed the change of use of what was previously a local shop to a café. Condition 2 prevented the sale of food for consumption off the premises and it should be noted that there is no proposal to relax this condition. Condition 3 restricted the opening hours and reads as follows:

"The use of the premises shall be limited to the hours of 7.30 a.m. – 3.30 p.m. Mondays to Saturdays and the premises shall not be used on Sundays or Bank Holidays."

5.2 The reason given for condition 3 was:

"To safeguard the residential amenities of the occupiers of nearby houses."

5.3 Policy RT11 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 criterion D seeks to protect residential amenity as does Policy EP1. Officers must consider whether or not anything has changed since the planning permission was granted, that might justify an extension of the opening hours as proposed.

5.4 Impact Upon Residential Amenity

Officers consider that the key issue to consider is whether or not the amenity of local residents would be significantly affected by the extended opening hours. Clearly the Council considered that this was an issue in 1989 and in order to protect amenity on Sundays and Bank Holidays, imposed condition 3.

5.5 Since its' conception the Café has not changed in size and still appears to cater for a local clientele or people passing on their way to work, such as those in the building trade or working at the nearby Care Home. Officers have visited the site both on a weekday at around mid-day, when the Café was open, and on a Sunday morning at 10.00am when the Café was closed.

5.6 During the weekday site visit officers noted that there was no evidence of litter around the café and there was no smell of cooking in the air. Parking spaces were available in both Soundwell Road and Hilltop Road. Noise from the traffic along Soundwell Road was quite audible in Hilltop Road.

- 5.7 During the Sunday site visit parking spaces were freely available in Hilltop Road but the traffic noise from Soundwell Road was noticeably less. The fish and chip shop operates under an old planning permission SG.10169/1 which puts no restriction on opening hours, it was noticed however that it only opens between 5.00 p.m. – 10.00 p.m. on a Sunday, well outside the proposed opening hours for the Café i.e. 9.00am to 2.00pm.
- 5.8 No.171 Soundwell Road lies directly opposite the café. Since the Café opened, this former print shop with office above has been converted to two self-contained flats (see planning permissions PK02/2954/F and PK04/3536/F). Furthermore planning permission PK04/3742/F allowed the erection of a first floor flat above the store adjoining the café and this permission has now been implemented. The workshop next to no.171 has recently been demolished prior to the erection of more flats. All of these developments have intensified the amount of residential occupation in close proximity to the café. This to some extent has been off-set by planning permission P96/4143, which allowed the change of use of the first floor flat above the café to an office.
- 5.9 Having considered the above, officers have concluded that on balance there is nothing to justify the proposed extension of opening hours. Whilst the café has been opening on Sunday mornings in breach of condition 3, this has generated complaints to the Council's Enforcement Section. It is considered inevitable that if the café were allowed to open on a Sunday morning, that local residents would be subjected to disturbance from the comings and goings of customers during an erstwhile tranquil period. Officers conclude that it is not unreasonable for local residents to expect some respite from such activities on a Sunday morning, especially having regard to the close proximity of the residential dwellings to the site and the increased density of nearby residential occupation since the café first opened.
- 5.10 Highway Issues
The Council's Highways Officer has considered the proposal and concluded that the proposed extension of the opening hours is unlikely to have any undue effect on the existing situation. Since there would be no detrimental impact in transportation terms there is no highway objection.
- 5.11 Environmental Issues
The Council's Environmental Health Officer did not raise any objection to the proposal.
- 5.12 Security Issues
The Police Community Safety Officer has made no comment on the current proposal but previously raised no objection to a similar proposal (PK06/1837/RVC).

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 refuse 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 permission to vary condition 3 attached to planning permission K1566/1 is REFUSED for the following reasons:

Background Papers **PK08/1110/RVC**

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

REFUSAL REASONS

1. The proposed variation of condition 3 attached to planning permission K1566/1 to allow an extension of opening hours to include Sunday and Bank Holiday opening between 09.00 a.m. to 02.00 p.m. would, due to increased disturbance, have an adverse impact for the amenity of nearby local residents, which would be contrary to Policy RT11 (D) and Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 6th 2006.

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

App No.: PK08/1127/F
Site: 38 Counterpool Road, Kingswood,
 South Gloucestershire, BS15 8DQ

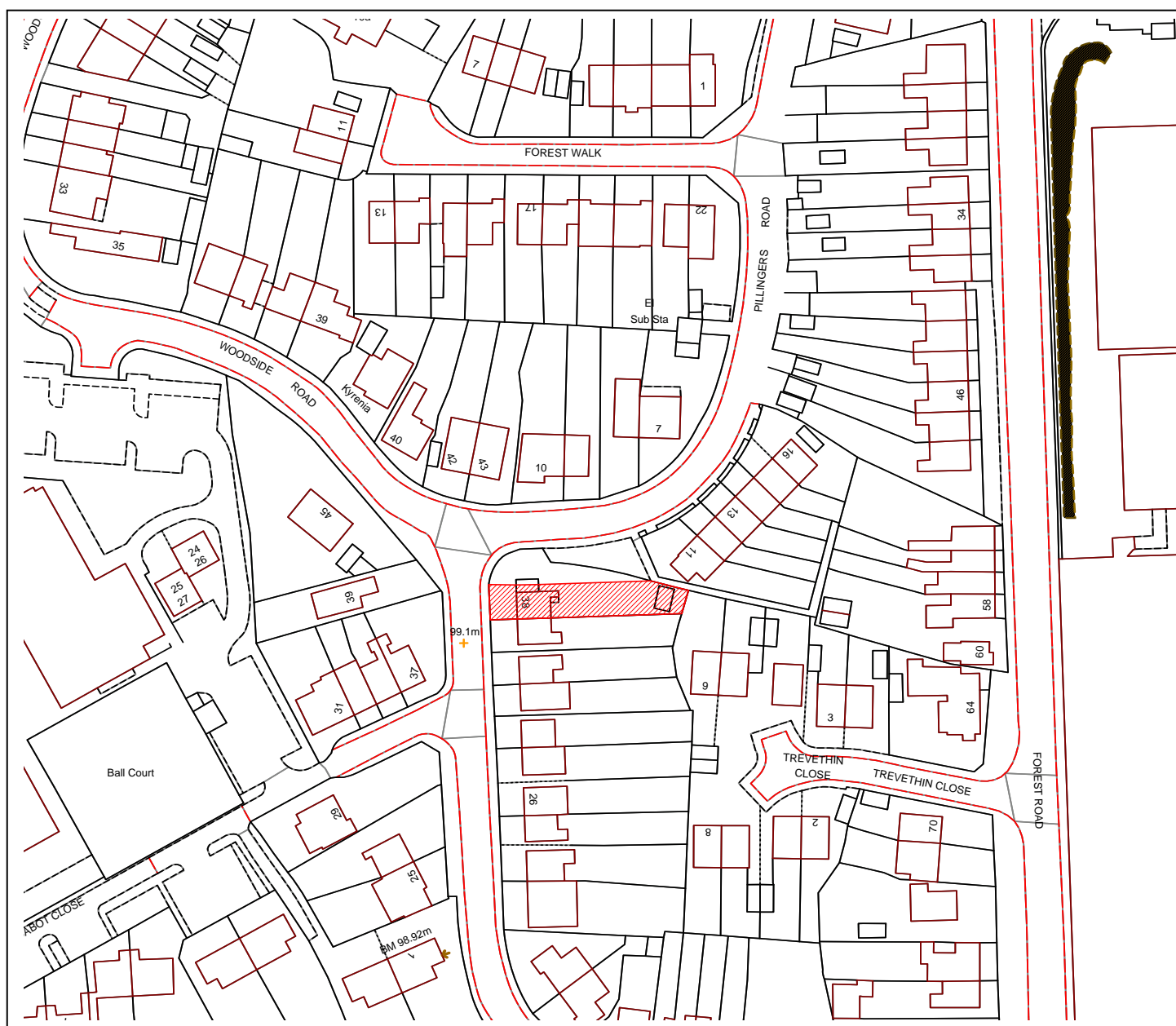
Applicant: Tearmallet Ltd
Date Reg: 25th April 2008

Proposal: Erection of single storey rear extension to facilitate conversion into two separate flats with 2no. cycle sheds, bin store and associated works. (Amendment to previously approved scheme PK07/1392/F).

Parish:

Map Ref: 64445 73297
Application Category: Minor

Ward: Woodstock
Target Date: 27th June 2008



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100023410, 2008.

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of a number of neighbour objections contrary to the officer recommendation.

1. INTRODUCTION

- 1.1 This application is to erect a single storey extension at the rear of No. 38 Counterpool Road, Kingswood and to facilitate conversion into two flats with cycle sheds, bin stores and associated works. This is an amendment to the scheme previously approved under ref. no. PK07/1392/F. The proposed rear extension would measure 3 metres deep by 5.3 metres wide. The proposed bin storage would be in a communal area to the rear of the property and separate secure cycle storage would be provided for each flat in their respective garden areas at the rear.
- 1.2 The host building is a two-storey semi-detached dwelling and is located at the junction of Counterpool Road, Woodside Road and Pillingers Road. Most of the neighbouring properties in the vicinity are two-storey semi-detached dwellings.
- 1.3 The application is similar to the previously approved scheme which showed three parking spaces to serve the development, one to be on adjoining land. The current proposal is for two car parking spaces to serve the proposed flats, both to be contained within the existing front garden.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
L1 Landscape
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
H4 Development within existing residential curtilages
H5 Residential Conversions, Houses In Multiple Occupation and Re-use of Buildings for Residential Purposes

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/0185/F Erection of two storey side and rear extensions, extend existing front canopy and erection of front porch with ramp to facilitate conversion to 4 flats: Refused 17/02/2007
- 3.2 PK06/1127/F Erection of two storey side and single storey rear extension, extend existing front canopy and erection of front porch with ramp to facilitate conversion to 4 flats with associated works: Refused 16/06/2006

- 3.3 PK06/3493/F Erection of single storey rear extension to facilitate conversion into two separate flats with 2no. cycle sheds, bin store and associated works: Refused 09/02/2007. Appeal withdrawn. One of the refusal reasons was as follows:

The proposal would lead to additional congestion on the adjoining road network, in close proximity to a school, thus increasing the hazards faced by all road users but especially child pedestrians contrary to Policy T12 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 3.4 PK07/1392/F Erection of single storey rear extension to facilitate conversion into two separate flats with 2no. cycle sheds, bin store and associated works: Approved

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Unparished

- 4.2 Other Consultees
This planning application seeks to amend the previous planning permission granted for this site to convert the existing dwelling into two flats (PK07/1392/F). There appears to be some discrepancy with the plans and the design and access statement that have been submitted. The design and access statement indicates that there are two one-bed flats but the plan show a one-bed flat to the first floor with a two-bed flat to the ground floor. That being said, the two parking spaces being proposed are within the maximum standards set out in Policy T8 of the SGLP ie one space for a one-bed dwelling and 1.5 spaces for a two-bed dwelling. On that basis, there is no reason for a transportation objection to this proposal.

Other Representations

- 4.3 Local Residents

The Council received 8 letters of objection. The local residents' concerns are summarised as follows:

- The highway hazards to pedestrian, particularly to children and the elderly, would increase.
- The proposal does not provide sufficient off-street parking.
- The junction by this proposal is hazardous, particularly the congestion caused by the traffic for the School.
- The area is suffering parking and traffic problems due to the close proximity of the School.
- The lane to the rear of the site is in private ownership, so access could only be achieved from the front
- Soundproofing of the flats where they abut adjoining bedrooms
- Plans show a one and a two bedroom flat, other details refer to two one beds
- Effect on the character of the area
- The house is in a poor condition at present

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows proposals for new dwellings and development within existing built-up areas subject to a number of criteria including satisfactory site layout, scale and design, and not prejudicing residential amenity and highway safety. Policy H5 allows proposals for conversion of existing residential properties into smaller units of self-contained residential accommodation subject to similar criteria. The following analysed will focus particularly on the difference between the previously approved scheme and this proposal, namely the reduction in parking provision from three spaces at the front of the site (and spilling over onto adjacent land in the same ownership) to two spaces within the existing front garden of the site.

5.2 Density

A density calculation of this proposal provides a density of approximately 52.6 units per hectare. PPS3 encourages a density of residential development within established residential areas appropriate to the context and in order to make efficient use of the land, provided that it does not prejudice the residential and visual amenity. With regard to the type of housing provision, it is national government policy to provide a variety of housing and a mix of different households.

5.3 Visual Amenity

The area is characterised by a group of two-storey dwellings, and there are groups of semi-detached and terraced dwellings in close proximity to the site. The proposal is to erect a single storey rear extension. The proposed extension would have a lean-to roof and would be finished with matching materials. It is considered that the proposed extension would be subservient to the principal building and would not be harmful to the character and appearance of the street scene.

With regard to the proposed cycle-sheds, officers consider that the sheds are modest in scale and their location, design and timber material would be acceptable.

A bin store area would be located to the side and rear of the building. This location is considered acceptable and further details of acceptable boundary treatments and landscaping on the northern boundary should be required by condition should the application be approved.

5.4 Residential Amenity

Overlooking and inter-visibility:

No windows are proposed in either side elevations of the proposed rear extension. On the proposed rear extension, a bedroom window and a living room patio door would look over its rear garden. These windows/doors would be approximately 20 metres from the rear boundary of the nearest property, No. 9 Trevethin Close.

It is therefore not considered that the proposal would cause significant overlooking issues in the vicinity.

Overbearing:

The proposed rear extension would be approximately 3 metres deep and it is considered that the proposal would not cause significant overbearing impact to the adjacent properties.

Noise nuisance:

Noise and disturbance to adjoining properties can be minimised by careful interior planning of rooms. The two flats would not have a conflict of living areas and bedrooms with each other. The first floor flat would have a living room adjacent to a rear bedroom of the adjoining dwelling and similarly the ground floor flats master bedroom would be adjacent to the living room of the adjoining house. This situation commonly arises with conversions of this nature and is adequately dealt with by robust soundproofing requirements of Building Control regulations. It is recommended that a condition requiring the submission and approval of a scheme of noise protection and sound insulation prior to development should be attached to any permission.

Amenity space:

The proposal demonstrates that there is sufficient amenity spaces provided for each flat.

5.5 Highway Issues

Two parking spaces are proposed for this development, located to the front of the site onto Counterpool Road. The Highway Officer states that two parking spaces would comply with the (minimum) parking standards in the adopted Local Plan. It should be noted that the 2006 application was refused on the effect of that proposal on the local road network, (see 3.3 above) and not specifically due to inadequate parking, although that proposal also showed that there would be two parking spaces to serve the development.

Bin and cycle stores have been proposed to the rear of the dwelling as part of this proposal.

In light of the above, there is no basis for a transportation objection to this proposal.

5.6 Design and Access Statement

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers PK08/1127/F

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

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

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

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No development shall take place until details of a scheme of noise protection and sound insulation has been submitted to and agreed in writing with the Local Planning Authority. The residential units hereby approved shall not be occupied until the noise protection and sound insulation measures have been provided in accordance with the agreed scheme.

Reason

To ensure a satisfactory standard of noise protection for the residential units to accord with policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason 1

To protect the character and appearance of the area to accord with Policies H5/D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

Reason 2

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.

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

Reason

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|--|---------------------|----------------|
| App No.: | PK08/1321/F | Applicant: | Tearmallet Ltd |
| Site: | 38 Counterpool Road, Kingswood, South Gloucestershire, BS15 8DQ | Date Reg: | 15th May 2008 |
| Proposal: | Erection of 1no. detached dwelling with new access, car parking and associated works. Erection of 1.8m high timber fence. (Resubmission of PK07/3643/F). | Parish: | |
| Map Ref: | 64441 73305 | Ward: | Woodstock |
| Application Category: | Minor | Target Date: | 27th June 2008 |



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N.T.S

PK08/1321/F

INTRODUCTION

This application is reported on the Circulated Schedule due to the receipt of objections contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a detached dwelling with new access, car parking and associated works.
- 1.2 The site consists of the side garden of a semi-detached property, within the urban area of Kingswood, which has planning permission for two flats (see planning history below). The proposed house is 8m deep, 5m wide and 7.5m high, in brick (as a plinth) and render with a hipped roof. Parking is proposed at the rear of the site.
- 1.3 This application follows the refusal of a similar application in February for two reasons: (1) Inadequate vehicular parking and the removal of parking for No. 38 Counterpool Road, with the combined effect on congestion on the surrounding road network and (2) Insufficient information to assess the effect on TPO'd trees on the site. A separate application, now approved and noted below in the planning history, grants permission for the removal of these trees.

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 |
| L1 | Landscape Protection and Enhancement |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy |
| H2 | Proposals for Residential Development within the Urban Areas |
| H4 | Development within Existing Residential Curtilages, including Extensions and New Dwellings |

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/1127/F Erection of two storey and single storey rear extension, extend existing front canopy and erection of front porch with ramp to facilitate conversion to 4 flats with associated works. Refused 2006
- 3.2 PK06/3493/F Erection of single storey rear extension to facilitate conversion into two separate flats with 2 no. cycle sheds, bin store and associated works. Refused 2007
- 3.3 Erection of single storey rear extension to facilitate conversion into two separate flats with 2no. with 2no.cycle sheds, bin store and associated works. (Resubmission of Pk06/3493/F) Approved with conditions 2007

- 3.4 PK07/3643/F Erection of detached dwelling, with new access and car parking
Refused 2008
- 3.5 PK08/ /TRE Felling of two TPO trees Approved 2008

4. **CONSULTATION RESPONSES**

4.1 Parish/Town Council
Unparished area

4.2 Transportation

This proposal is a resubmission of PK07/3643/F which was refused planning permission to erect a dwelling on land adjacent to No 38 Counterpool Road. Transportation objection was raised on the inadequate vehicular parking proposed.

Planning permission has been granted to convert No 38 into two flats (PK07/1392/F) with three parking spaces. Planning permission is currently being sought to amend this permission to reduce the level of parking to two spaces (PK08/1127/F). No transportation objection is raised as the level of parking is within the maximum standards set out in Policy T8 of the SGLP.

Two parking spaces are proposed for this development, located to the rear of the site off Pillingers Road. Although this level of parking is acceptable, from the plans submitted it would appear that these spaces are encroaching on to the existing footway that runs along this side of Pillingers Road. This is clearly unacceptable and the Applicant is requested to submit an accurate revised drawing for approval by the Council. Subject to the following conditions, there is no transportation objection to this proposal.

CONDITIONS

1. To ensure that the vehicular parking does not encroach on the existing footway, a revised drawing needs to be submitted for approval by the Council, accurately showing the vehicular parking proposed to the rear of the site.
2. The new vehicular crossover onto Pillingers Road to be constructed to the full satisfaction of the Council's Streetcare Manager.
3. All vehicular parking to have a permeable bound surface and be satisfactorily maintained as such.

Tree Officer

Tree issues dealt with through TPO application.

Other Representations

4.3 Local Residents

14 objections have been received to the proposal, citing the following concerns:

- road used as access to school, including commercial vehicles, which often park up in local roads
- large cherry tree should not be removed
- visibility poor on corner
- Pleased to see this patch of land will be used for something other than a dumping ground
- The lane to the rear is in private ownership

- Seeking a guarantee that there will be no parking in the vicinity of 9 Pillingers Road
- The site will reduce parking for the approved scheme to convert 38 Counterpool Road into 2 flats
- Pedestrian and cyclist safety issues
- Inadequate parking provision. Three spaces are essential in this location.
- This development would set a precedent
- The site is too small for a house
- The design of the proposed house will be bland, particularly the side elevation. It would not respect massing or scale
- Bats roost in the tree on site, newts and slow worms live in nearby gardens and could use this site
- The previous owner of the site found roman coins, which means that the site could be archaeologically significant
- The proposal will increase traffic on the local roads
- Parking restrictions in the area are not enforced
- Use of local roads by construction vehicles during the construction phase

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policies H2 and H4 allow for the development of new dwellings in urban areas, subject to various criteria. The proposal is therefore acceptable in principle subject to the following detailed analysis. The task of this application is to overcome the two refusal reasons on the previous submission. With respect to the tree refusal reason, as detailed above, permission has now been granted for the felling of the trees. The remaining refusal reason, regarding the adequacy of off-street car parking provision, is analysed below.

5.2 Visual Amenity

The proposed house is an appropriate scale and design for the location and will not look out of place on this corner plot. No changes are proposed to the previous scheme which was not refused on design grounds. Accordingly it would be unreasonable of the Council to advance a design refusal reason for the same building as a result of this application. It is considered that either turning the semi detached properties into a row of three or having the proposed dwelling detached would be equally valid approaches on this corner site. The spacing between the proposed dwelling and the adjacent semi detached property respects the spacing between other semis in the street scene.

5.3 Residential Amenity

There are no residential amenity issues arising as a result of the proposal- there will be no overlooking or privacy issues with regard to the existing property or the proposed flats. In addition, there is no overbearing issue.

5.4 Transportation

It is proposed to erect a three-bed detached dwelling on land adjacent to no 38 Counterpool Road. Two parking spaces will be provided to the rear for the new dwelling as shown on the plans submitted. Part of the new dwelling will be erected on land currently allocated as vehicular parking for the permitted flat conversion at no 38.

However, although that proposal could still be implemented, another planning application, recommended for approval on this Schedule would provide two spaces for No. 38, which is considered adequate in this location and accords with policy T8.

This site is close to the CTC school and as a result there are significant levels of child pedestrians. Parents also use this part of Counterpool Road to drop off and pick up their children and as a result on-street congestion is an ongoing issue. It is therefore important that any new development in the vicinity of the school does not further exacerbating the current congestion and thus increase the risk of accidents to the travelling public and especially to child pedestrians. It is considered that, subject to control through the conditions shown below, the development would provide adequate off street car parking which would not exacerbate current parking problems or highway safety problems in the vicinity. The proposal is considered to comply with policy in this respect.

5.5 Other Issues

Some other issues not covered above were raised through the consultation process: Wildlife issues over bats, slowworms and newts are not likely to be borne out on this site in an urban location. In any event, only great crested newts are a protected species. Construction traffic is not a valid planning concern. Neither is the issue over enforcement of parking restrictions in the locality. The alleged find of a roman coin is not in itself considered to denote the likelihood of any particular archaeological significance of the site.

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

7. RECOMMENDATION

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

Background Papers **PK08/1321/F**

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

CONDITIONS

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

Reason

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

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

Reason

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

3. Within 3 months from the date of the decision, detailed plans showing the provision of car parking facilities, using a permeable bound surface in accordance with the standards set out in Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the dwelling; and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities without allowing vehicles to overhang the footway in the interest of highway safety and the amenity of the area, and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. 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.

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

Reason

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|------------------------------|
| App No.: | PK08/1205/F | Applicant: | Mr D Ramsey |
| Site: | 54 Riverside Way, Hanham, South Gloucestershire, BS15 3TF | Date Reg: | 6th May 2008 |
| Proposal: | Erection of single storey rear extension to form sunroom. | Parish: | Hanham Abbots Parish Council |
| Map Ref: | 64039 71130 | Ward: | Hanham |
| Application Category: | Minor | Target Date: | 17th June 2008 |



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N.T.S

PK08/1205/F

This application has been placed upon the Circulated Schedule due to the receipt of an objection from the Parish Council.

1. **THE PROPOSAL**

- 1.1 This planning application proposes to erect a single storey rear extension to form a sun room. The existing conservatory extension is proposed to be replaced by the sun room which is of a larger footprint measuring 3650mm x 6075mm. The existing dwelling is detached and of brick construction.

2. **POLICY CONTEXT**

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 N/A

4. **CONSULTATION RESPONSES**

- 4.1 Hanham Abbots Parish Council

“Objections. The proposed development would have an overbearing effect on the neighbouring property, and, in the materials proposed, be out of keeping with the original and neighbouring property.”

- 4.2 Other Consultees

No comments received.

Other Representations

- 4.3 Local Residents

No comments received.

5. **ANALYSIS OF PROPOSAL**

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

5.2 Design

Policy D1 of the Local Plan requires all new development to be well-designed; it lists eight criteria to be considered.

The scale of the proposed extension as well as the choice of materials (to match the existing house) is acceptable.

5.3 Residential Amenity

The proposed sun room would be set back from the north western boundary by approximately 1.5m and the south eastern boundary between 1m to 1.5m given that the south boundary is at a different angle to the side elevation of the application dwelling. The extension, at a depth of a little more than 3.5 metres and being only single storey in height, would not harm the living conditions of the neighbouring occupier to the north west, no. 56 Riverside Way.

5.4 The extension would also not harm the living conditions of the neighbouring occupiers at no. 52 Riverside Way to the south east despite a 3m difference between the rear building lines of the dwellings being increased to more than 6 metres. The sun room will be set away from the boundary, and is only single storey in height. It will also be located to the north west of no. 52. As such, there would not be a harmful impact by way of loss of light or overbearing impact.

5.5 A condition should be appended to any approval requiring the written consent of the local planning authority for any future proposals for windows in the south western elevation or north western elevation of the proposed sun room in the interests of protecting the privacy of both adjoining residential occupiers.

5.6 Design and Access Statement

N/A

5.7 Section 106 Requirements

N/A

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 conditions

Background Papers **PK08/1205/F**

Contact Officer: **Donna Whinham**
Tel. No. **01454 865204**

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. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north western or south eastern elevations of the extension.

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. 24/08 – 13 JUNE 2008

App No.: PK08/1239/F

Applicant: H & A J
Developments Ltd

Site: Land adjacent to 10 Goose Green,
Yate, South Gloucestershire, BS37 5BJ

Date Reg: 8th May 2008

Proposal: Erection of 1no. detached dwelling with
associated works. (Amendment to
previously approved scheme
PK06/3310/F).

Parish: Yate Town Council

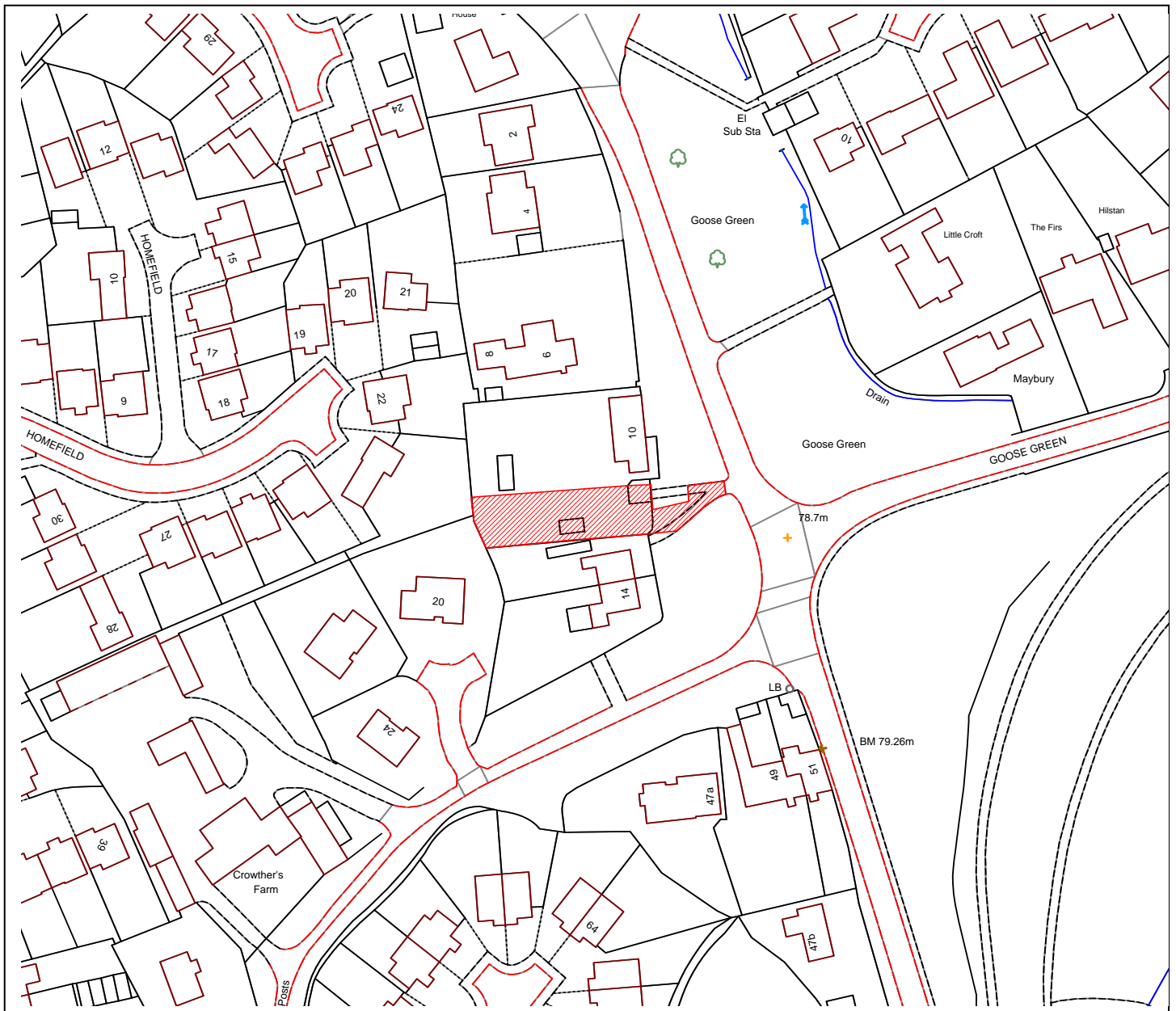
Map Ref: 71360 83457

Ward: Yate North

Application Category: Minor

Target Date: 20th June 2008

Category:



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PK08/1239/F

INTRODUCTION

This application appears on the circulated schedule due to the receipt of letters of objection from local residents and Yate Town Council.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission to amend the previous approved scheme for the erection of 1 no. four bedroom detached dwelling with access, integral garage, and other associated works at No. 10 Goose Green. The differences of the current proposal are:
- The design of the new dwelling and rear addition is slightly changed,
 - The single storey rear addition is in line with the north side elevation of the new dwelling,
 - The single storey storage is omitted,
 - The detached garage and parking space for the existing dwelling are omitted, and
 - The new dwelling is slightly longer,
 - The boundary for the new dwelling has changed.
- 1.2 The application site concerns an area of land approximately 0.0348 ha. The site is currently in use as residential curtilage and is surrounded by group of residential properties.
- 1.3 There are single storey extensions to the side of the existing outbuilding that will have to be demolished to make way for the erection of the dwelling. Consent is not however required for the demolition of the outbuilding, it is not part of a listed building nor within a conservation area.

2. POLICY CONTEXT

2.1 National Guidance

| | |
|-------|-------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPG13 | Transport: Guide to Better Practice |

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

| | |
|-----|--|
| D1 | Design |
| L1 | Landscape Protection and Enhancement |
| H2 | Proposals for Residential Development within Existing Urban Area and Defined Settlement Boundaries |
| H4 | Development with Existing Residential Curtilages, including Extensions and New Dwellings |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy for New Development |

3. RELEVANT PLANNING HISTORY

- 3.1 N2052 Use of land and buildings as a bird farm (renewal of temporary consent) Approved 13.11.75

- 3.2 N2052/1 Use of land and buildings as a bird farm
Approved 15.02.79
- 3.3 P88/3376 Erection of two single storey rear extensions to provide lounge /
sun room.
Approved 11.01.89
- 3.4 PK06/3310/F Erection of 1 no. dwelling with integral garage and additional
detached garage for use by No. 10 Goose Green.
Approved 05.04.07

4. **CONSULTATION RESPONSES**

(a) Statutory Consultees

4.1 Yate Town Council

The Town Council objected the proposal and raised the following concerns:

- Lack of access and increase in size of property will cause overdevelopment of site.
- Inadequate parking
- Overdevelopment of locality
- There is only one legal right of vehicle access to the site for one property, therefore the other properties do not have vehicular access. This will mean they will have to park on the public highway which will have a detrimental effect on Goose Green Common.
- The impact from the build from all these properties on the amenity of Goose Green.
- The cottage dated from 18th Century and is an important building in the town. Inspection for listing purpose is requested by Yate Town Council.

4.2 Technical Services Unit - Drainage

The Unit has no objections in principle.

(b) Other Representations

4.3 Local Residents

Six local residents object the proposal and the following concerns are raised:

- Loss of privacy
- Over development
- Devaluation of neighbouring property
- Loss of amenity
- Out of character
- No legal vehicular access
- Loss of light
- parking problems
- highway safety issues

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

PPG3 – Housing encourages the erection of dwellings of brownfield land wherever possible and encourages the use of higher housing densities where appropriate.

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for development within existing residential curtilages including new dwellings subject to there being no adverse impact on the existing visual and residential amenities within the immediate area. Therefore subject to these constraints, the proposal is considered acceptable in principle.

The South Gloucestershire Local Plan (Adopted) identifies the site as being within the settlement boundary. Policy H4 allows for new residential development providing that the following criteria are complied with:-

5.2 Density

There would be one unit on the approximately 0.034 ha site, which equates to a density of 29 units per hectare.

Paragraph 58 of Planning Policy Guidance Note 3 – Housing encourages housing development that makes more efficient use of land (between 30 and 50 dwellings per hectare). The proposed density would be slightly fall outside the recommend density, officers consider that a higher density in this location may have an adverse impact upon the residential and visual amenity, and would be out of keeping with the character of the area. It is therefore considered that the proposed density would be acceptable in principle.

5.3 Scale and Design

There is a mix of house types and ages in the vicinity, which results in a mix of architectural vernacular. The proposed dwelling would have a pitched roof and finished in natural stone / render under a red clay tile. The new dwelling would be of similar architectural design and officers consider that it would be in harmony with the character and appearance of the area.

With regard to the provision amenity space, the new dwelling would have approximately 122 square metres rear garden. The officers considered that the proposal would provide adequate private amenity space for both properties.

5.4 Impact upon Residential Amenity

No windows are proposed on the first floor in the side elevation, it is therefore considered that the proposal would not cause significant loss of privacy to the neighbouring property, No.12 and the existing dwelling No. 10.

The proposed new dwelling would be adjacent to a single storey building of No. 12, and would not be adjacent to any habitable windows. Officers therefore consider that the proposal would not cause significant overbearing impact upon the neighbouring property.

The new dwelling would be approximately 3.5 metres away from the existing dwelling and would be significantly set back from the new rear extensions of the existing dwelling. It is therefore considered that the new dwelling would not cause significant adverse impact upon the host dwelling.

Local residents in Homefield are concerned that the new dwelling would look over their properties. The proposed dwelling would be approximately 14 metres away from rear boundary and the dwelling would be sited at an angle to these neighbouring properties. Officers consider that the proposal would not cause loss of privacy to such an extent to warrant a refusal of this planning application on these grounds.

5.5 Transportation Issues

This is one of three planning applications that have been submitted for this site (PK08/1236/F & PK08/1242/F).

This proposal seeks to amend a previous planning application which has been granted on this site to erect a four-bed dwelling.

Planning permission is now sought to amend the approved design. This will include changes to the dwelling layout and removal of the detached garage proposed for the existing dwelling (No 10). As the vehicular parking for the existing dwelling is being dealt with under an alternative planning application no objection will be raised to the removal of this parking.

The proposed integral garage is considered substandard in size and needs to be enlarged to give an internal dimension of 3m wide x 6m deep.

Subject to the suggested conditions, there is no transportation objection to this proposal.

5.6 Tree Issues

The Council Tree Officer has the following comments on the previously approved scheme. The officers considered that there is no circumstance changed and therefore the comments are still relevant to this application.

There are no significant trees in the rear garden that would be affected by the proposed development. At the front of the property there is a young sycamore tree standing on the existing driveway; this is a good tree with the potential to become a significant tree contributing to the character of the locality therefore it should be retained, protected and managed in a way that ensures their long-term viability in accordance with South Gloucestershire Council adopted policy L1.

There is a row of mature Lime trees growing along the edge of the road in front of the property; these are significant trees contributing to the character of the locality therefore they should be retained, protected and managed in a way that ensures their long-term viability in accordance with South Gloucestershire Council adopted policy L1.

Access to the site for development traffic and storage of materials near the trees should be avoided, protective fencing inline with BS5837: (2005) should be erected around the Sycamore and the Limes either side of the driveway before the development commences and maintained until its completion. A planning condition is suggested to ensure that this is the case.

5.7 Drainage

The Council's Drainage Engineer raised no objection to the principle of the development.

5.8 Other Issues

A number of local residents raised concerns with regard to the devaluation of properties and speculative development, this is however would not material consideration of this application.

With regard to the legal right of access, it would be an onus for the application to resolve the issue with the land owner.

5.9 Design and Access Statement

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

5.10 Section 106 Requirements

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

6. CONCLUSION

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

The recommendation to grant 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 PK08/1239/F

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

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

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north and south elevations 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.

4. The existing Sycamore tree standing / overhanging the driveway shall be retained.

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the same place and that tree shall be of such size, species and shall be planted at such times, as may be specified in writing by the Local Planning Authority.

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, material and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason

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

5. Prior to commencement of the development, a revised plan to be submitted showing the internal dimensions of 3 metres by 6 metres for the integral garage.

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.

6. The vehicular parking area and turning space to have a permeable bound surface and be satisfactorily maintained as such.

Reason

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

App No.: PK08/1254/F

Applicant: Mr H Chana Tower Pharmacy

Site: 15-17 High Street, Kingswood, Bristol, South Gloucestershire, BS15 4AA

Date Reg: 9th May 2008

Proposal: Change of use of first floor office area (Class B1) to 2no. self contained flats (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of single storey rear extension to form additional office space. (Resubmission of PK07/1100/F).

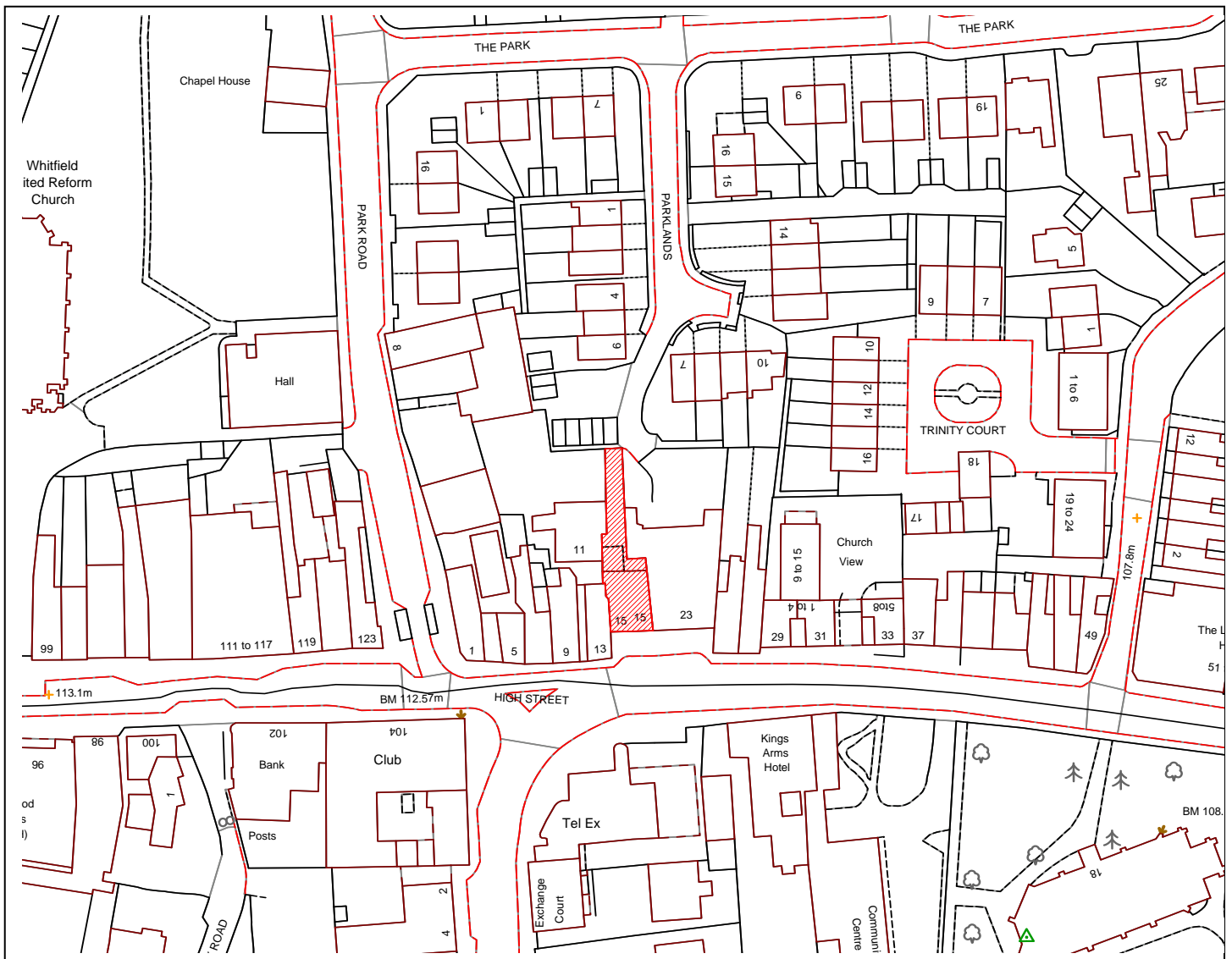
Parish:

Map Ref: 64999 73872

Ward: Kings Chase
Target Date: 23rd June 2008

Application Category: Minor

Date:



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N.T.S

PK08/1254/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the change of use of a first floor office to 2 no. 1 bed self contained flats and the erection of a single storey rear extension for additional office space.
- 1.2 The application site is situated within the secondary shopping frontage of Kingswood.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Design
PPG3 Housing

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Design
- H5 Residential Conversions
- T8 Car Parking Standards
- T12 Transportation Development Control
- RT12 Use of Upper Floors

3. RELEVANT PLANNING HISTORY

- 3.1 The following planning history relates to the application site:
- 3.2 PK07/1100/F Change of use of first floor office area (Class B1) to 2no. self contained flats (Class C3) and erection of single storey rear extension to form additional office space. Refused May 2007 on grounds of residential and visual amenity and incorrect plans.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
The application site does not come under a Parish/Town Council

Other Representations

- 4.2 Local Residents
1 letter has been received from a local resident raising the following objections regarding the proposed development:
 - Lack of parking
 - Vehicular access in place
 - Fly tipping.
 - Residents of recently completed flats park in Parklands
 - Damage to cars during construction works

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H5 of the South Gloucestershire Local Plan (January 2006) allows for the conversion of existing residential properties subject to a number of criteria relating to residential and visual amenity and transportation issues being satisfied. In addition Policy RT12 supports the use of upper floors for residential use within town centres.

5.2 Members are advised to consider that as planning permission has recently been refused for a similar scheme (PK07/1100/F) on this site, the key considerations with regards the assessment of this application is whether or not this revised scheme has addressed those objections, which will be discussed in detail below.

5.3 Visual Amenity

The proposed conversion involves a number of external alterations to the fabric of the existing building on the front and rear elevations. Significant re-development has and is continuing to take place at this end of the High Street, which comprises of new build and conversions. It is considered that all of these works too date are enhancing the visual amenities of this particular locality.

5.4 The application site property relates to a unit that is considered to have little architectural merit, and it is therefore considered that there is an opportunity to “enhance” this site. A planning objection was raised with regards the previous application on the grounds that the scheme by reason of the proposed alterations in terms of the large scale first floor windows and extension of existing white upvc cladding failed to enhance the character of the existing building and indeed the immediate locality.

5.5 This revised scheme has sought to address that objection by removing the existing cladding and proposes to re-render the front elevation which is a characteristic of those nearby properties. The revised windows are also of a scale and design in keeping with surrounding properties. The design of the proposed entrance to the new flats at ground floor level has also been enhanced.

5.6 The application also proposes the erection of a single storey flat roof rear extension to provide additional office accommodation. An objection was raised with regards the previous application on the grounds that an extension measuring 12.0m in length with a flat roof design would fail to be in keeping. This application has sought to address that objection by introducing a pitched roof. Whilst it is accepted that the length will remain the same, it is considered that the introduction of a pitched roof would overcome the planning objection raised, especially as the extension will act as infill between adjoining buildings on either side of the application site.

5.7 The application also proposes alterations to the rear of the property in terms of creating a vehicular access and erecting a retaining wall with gates. It should be noted that these works have already taken place and are considered acceptable.

- 5.8 Residential Amenity: Private Amenity Space
This application proposes 2 no. 1 bed flats. A small terrace roof garden is proposed for one of the flats. A planning objection was raised with regards the previous scheme on the grounds that the proposed internal layout of the flats would result in a poor outlook for the future occupiers of the development. This revised scheme has sought to address that objection by amending the internal layout and by reducing the number of bedrooms from 2 to 1. It is considered that this current application has addressed the previous planning objection.
- 5.9 Bin Storage
Policy D1 of the SGLP advises “*that adequate provision must be provided for storage and collection of waste and recyclable materials within the new development. This should be easily accessible top the public and should not give rise to a highway safety hazard.*”
- 5.10 Due to the layout of the application site, it is not be possible to provide bin storage at the rear. The scheme however proposes the provision of bin storage within a lobby area at the front of the building, which is considered acceptable as two bins can be provided for each flat.
- 5.11 Transportation Issues
Objections have been received from local residents raising concerns regarding lack of parking and current problems and also that the submitted plans imply that there is an existing vehicular access in place at the rear of the building. The Council’s Highway Officer has confirmed the following. There are two parts to this proposal.
- 5.12 Part one of proposal involves construction of a single storey ground floor extension to the rear of the property to create additional office space.
It is considered that additional office space at this location would not change travelling pattern to and from the site. The site is in proximity to Kingswood High Street and as such, this location is considered sustainable particularly for business use.
- 5.13 Part two of the proposal includes conversion of first floor into two self-contained flats. There is currently no off-street parking with the existing building. As part of the proposal, the applicant suggests construction of a new access to the rear from Parklands and therefore, it is possible to provide one parking space on site.
- 5.14 In view of all the above therefore, there are no highway objections to the proposal.
- 5.15 Other issues
Concerns have been raised regard possible damage to properties and cars during construction period and also concern regarding the tipping of soil behind existing garages which is causing damage. Members are advised to consider that such issues are civil matters between the applicant and neighbour and not relevant planning considerations with regards the determination of this application.

5.16 The plans as submitted are incorrect and do not show the true situation on site. To the rear of the site the submitted plans propose a new retaining wall along the western boundary of the site. The Case Officer agrees that the submitted plans have failed to show a set of steps that have been constructed leading from the application site to the neighbouring property no.11. Members are advised to consider that revised plans have been submitted to be accurate and that such works are considered to be permitted development.

5.17 Design and Access Statement

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

5.18 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 **PK08/1254/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. The residential units hereby approved shall not be occupied until the storage areas have been provided in accordance with the approved details.

Reason

In the interests of the future occupiers of the development and to accord with Policy D1 of the South Gloucestershire Local Plan.

3. Within 3 months of the date of the decision details of the proposed rear access gate shall be submitted to and approved in writing by the Local planning Authority and all works shall be carried out in accordance with those 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.

4. The off-street parking space shown on the plan hereby approved shall be provided solely for the office use before any of the flats are 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 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Within 3 months from the date of the decision, detailed plans showing the provision of cycle parking facilities in accordance with the standards set out in Policies (T7 and T8) of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

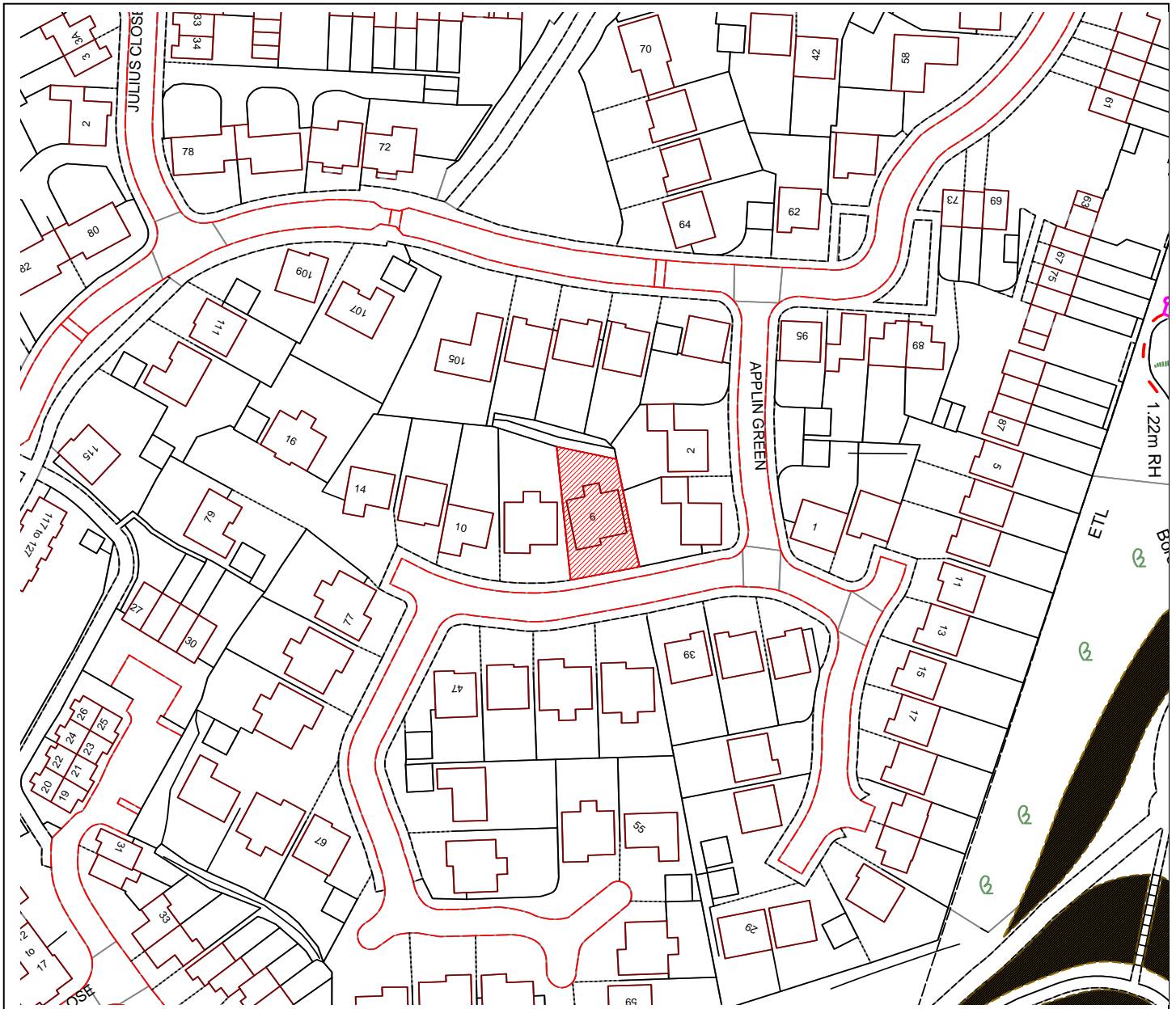
Reason

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

App No.: PK08/1260/F
Site: 6 Applin Green, Emersons Green,
 South Gloucestershire, BS16 7ES
Proposal: Erection of rear conservatory.
Map Ref: 67289 76592
Application Category: Minor

Applicant: Mr Painter
Date Reg: 10th May 2008
Parish: Mangotsfield Rural
 Parish Council
Ward: Emersons Green
Target Date: 19th June 2008



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N.T.S

PK08/1260/F

This application has been placed upon the Circulated Schedule due to the receipt of one letter of objection to the scheme.

1. THE PROPOSAL

- 1.1 This planning application proposes to erect a conservatory extension to the rear of a two storey detached dwelling in Emersons Green. The conservatory would measure 4200mm x 3700mm. The proposed materials are to be a brick and uPVC to match that of the existing dwelling.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 N/A

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council

No comments received.

- 4.2 Other Consultees

N/A.

Other Representations

- 4.3 Local Residents

One representation has been received from no. 99 Pinkers Mead to the rear objecting to the proposal on the grounds of a concern of loss of hedgerow and resulting loss of privacy.

5. ANALYSIS OF PROPOSAL

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

- 5.2 Design
Policy D1 of the Local Plan requires all new development to be well-designed; it lists eight criteria to be considered.
- 5.3 The scale of the proposed extension as well as the choice of materials (to match the existing house) is acceptable.
- 5.4 Residential Amenity
The extension does not prejudice the amenity of the occupiers of neighbouring properties given its siting and scale. There is 1800mm high fencing immediately adjacent to the proposed conservatory along the boundary with the neighbouring dwelling to the west and a substantial hedgerow further along the boundary.
- 5.5 Nevertheless, given the proximity of the conservatory to the boundary and that the internal floor of the conservatory would be higher than the existing garden level, it is recommended that the high level windows on the west elevation of the conservatory be obscurely glazed so as to protect the privacy of the occupiers of the adjacent dwelling, no. 8 Applin Green. The proposal has no impact upon the existing hedgerow located to the rear of the application site.
- 5.6 Design and Access Statement
N/A
- 5.7 Section 106 Requirements
N/A

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 conditions

Background Papers **PK08/1260/F**

Contact Officer: **Donna Whinham**
Tel. No. **01454 865204**

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed high level windows along the west elevation of the conservatory shall be glazed with obscure glass only.

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. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|------------------------------|
| App No.: | PK08/1292/F | Applicant: | Miss C Poole |
| Site: | 1 Cleeve Court, Downend, South Gloucestershire, BS16 6DL | Date Reg: | 14th May 2008 |
| Proposal: | Erection of single storey side extension to form additional living accommodation. Erection of detached garage and store. (Resubmission of PK08/0725/F). | Parish: | Downend and Bromley Heath |
| Map Ref: | 64992 77263 | Ward: | Downend |
| Application Category: | Minor | Target Date: | 27th June 2008 |



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N.T.S

PK08/1292/F

INTRODUCTION

This application appears on the circulated schedule due to the receipt of letters of objections from local residents.

1. THE PROPOSAL

- 1.1 This is a re-submitted planning application seeking full planning permission for the erection of a single storey side extension and a detached garage at No. 1 Cleeve Court, Downend. The proposed extension would measure 2.7 metres wide by 6.8 metres long and 4.2 metres high. The proposed garage would measure 9.4 metres wide by 7 metres deep and 4.5 metres high.
- 1.2 The property is a bungalow and is located within a residential area of Downend. 1 Cleeve Court is a modern detached house located on land which was formerly the grounds of Cleeve House. Cleeve House has been demolished and the grounds developed with modern housing. Number 1 Cleeve Court is built within two histories walls which extend from the north east to the south west. The wall to the east of 1 Cleeve Court is a locally listed whereas that to the west is grade II. The grade II listed wall is eighteenth century and of rubble stone to the west elevation and brick to the east face. The coping is moulded stone. The west face of the wall (that which does not face 1 Cleeve Court) has fireplaces and chimneys, which were historically used to heat the wall in order that exotic fruits could be grown on the other side (the brick face).
- 1.3 The proposal is to provide accommodation for a severe disabled child and her family.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS 1 Delivering Sustainable Development
PPG15 Planning and Historic Environment
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within existing residential curtilages
L13 Listed Buildings
L15 Buildings and Structures which make a significant contribution to the Character and Distinctiveness of the Locality
- 2.3 Supplementary Planning Guidance
Kingswood Borough Council Advice Note No 1 Altering you home
South Gloucestershire Council Advice Note No 2 Extension

3. RELEVANT PLANNING HISTORY

- 3.1 P93/4349 (Previous ID: K7498) Erection of pitched roof to existing dwelling. Approved 20.08.93

- 3.2 PK05/0209/F Erection of single storey front and side extension to form additional living accommodation. Erection of front conservatory.
Approved 22.02.05
- 3.3 PK08/0725/F Erection of single storey side extension to form additional living accommodation. Erection of detached garage and store.
Withdrawn 24.04.08

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection.

Other Representations

- 4.2 Local Residents
Two letters of objection have been received from local residents. A summary of the points of concern is as follows:

- Loss of light to ground floor neighbour's bedroom
- The new extension cannot be built and the existing wall cannot be maintained without access to neighbouring property
- Overbearing impact upon the neighbouring property, particularly the garden
- Affecting the view

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extension to existing dwellings and development within existing curtilages, subject to there being no adverse impact on existing visual and residential amenity.

- 5.2 Visual Amenity
The property is a bungalow and is surrounded by a group of residential properties. The proposal is to demolish a storage building and a detached garage and to erect a single storey side extension and a detached timber frame garage.

The existing building and garage are of no aesthetic merit and the officers therefore have no objection to its removal.

It is accepted that the extension is large in scale and is of considerable depth. It is also accepted that the extension would have a different roof shape. It is however considered notwithstanding the above that the extension has been suitably designed and is sympathetic to the original dwelling.

The ridge height of the proposed extension would be lower than host dwelling, and the extension is therefore considered to be subservient to the host dwelling.

The proposed detached garage would have a hipped roof and would be constructed of oak timber frame under a concrete plain tile roof. The officers consider that the design and the proposed materials would be acceptable.

The proposed extension and the detached garage would be well screened by the existing boundary walls and other neighbouring properties. It is therefore considered that the proposal would not be harmful to the character and appearance of area.

5.3 Residential Amenity

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

The proposed side extension would be set down from the ridge of the host dwelling by approximately one metre. In addition, the extension would have a hipped roof. The officers therefore consider that the proposed extension would not cause significant overbearing impact upon the neighbouring boundaries to warrant a refusal of this application.

The proposed detached garage is set back from the western boundary wall and southern boundary wall by approximately 1 metre and 1.8 metres respectively. The officers therefore consider that the proposed garage would not cause unacceptable adverse impact upon the residential amenity of the neighbouring properties.

5.4 Highway Issues

This proposal to extend the existing property would have de minimus impact on the highway network. Adequate parking is provided. Therefore there is no adverse comment made regarding this application.

5.5 Impact upon historic structures

The extension as proposed would abut a section of the historic wall to the east of the site. This wall is not statutory listed, but it is a feature of historic interest and enhances the surrounding environment. Therefore this wall should be retained in situ. The applicant submitted a method statement to give details of the construction of the extension. It is also stated that the wall will be retained, however it is considered that a number of conditions should be attached to ensure that appropriate measures are taken to protect the wall and preserve its architectural and historic interest.

With regard to the grade II listed wall, it is not proposed to alter this, but to build a new garage approximately one metre away from the wall. The officers consider that this is a sufficient distance away from the wall to ensure that the structural integrity of the wall would not be compromised, however it is considered that a condition is attached to any permission to ensure that appropriate measures are taken to protect the wall, thereby preserving its architectural and historic interest.

5.6 Other issues

The local residents are concerned that the proposal would cause significant loss of view and light, it is however considered that these issues would not be material consideration to warrant a refusal of this application.

With regard to the accessibility upon neighbouring property for carrying out the construction and maintenance works, this would be a private civil matter. It would be an onus for the applicant to resolve the issues with the adjacent owners prior to the commencement of works.

5.7 Design and Access Statement

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

5.8 Section 106 Requirements

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

6. CONCLUSION

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

The recommendation to 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 **PK08/1292/F**

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

CONDITIONS

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

Reason

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

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

Reason

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

3. Notwithstanding the previously submitted details, prior to the commencement of the development of the proposed new garage, a detailed method statement and specification outlining the proposed methods of protection of the existing grade II listed stone wall to the West boundary of the site, and the method of any structural improvements or underpinning of the wall shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details unless the Local Planning Authority agrees to any variation in writing. The wall shall not be damaged or disturbed.

Reason

In order to ensure that the listed wall is not harmed by this development, therefore ensuring its architectural and historic interest is maintained, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPG15 and policy L13 of the Adopted South Gloucestershire Local Plan.

4. The locally listed wall to the west of the site, and immediately adjacent to the proposed extension, shall be retained in situ and not disturbed or damaged by the development. Detailed cross sectional drawings of the proposed foundations for the new extension, in relation to the existing wall, shall be submitted and agreed in writing by the local planning authority prior to the commencement of development. The cross sectional drawings shall be at a scale 1:5.

Reason

The wall is locally listed as being of special local architectural and historic interest. In order to preserve this interest the wall should be retained in situ, in accordance with policy D1 of the Adopted South Gloucestershire Local Plan and South Gloucestershire' Adopted Local List Supplementary Planning Document.

5. Notwithstanding previously submitted details, following the removal of the existing external store building and prior to the commencement of development of the new extension, a detailed written schedule of repairs, including materials, to the locally listed wall shall be submitted and approved in writing by the local planning authority.

Reason

The wall is locally listed as being of special local architectural and historic interest. In order to preserve this interest the wall should be retained in situ, in accordance with policy D1 of the Adopted South Gloucestershire Local Plan and South Gloucestershire' Adopted Local List Supplementary Planning Document.

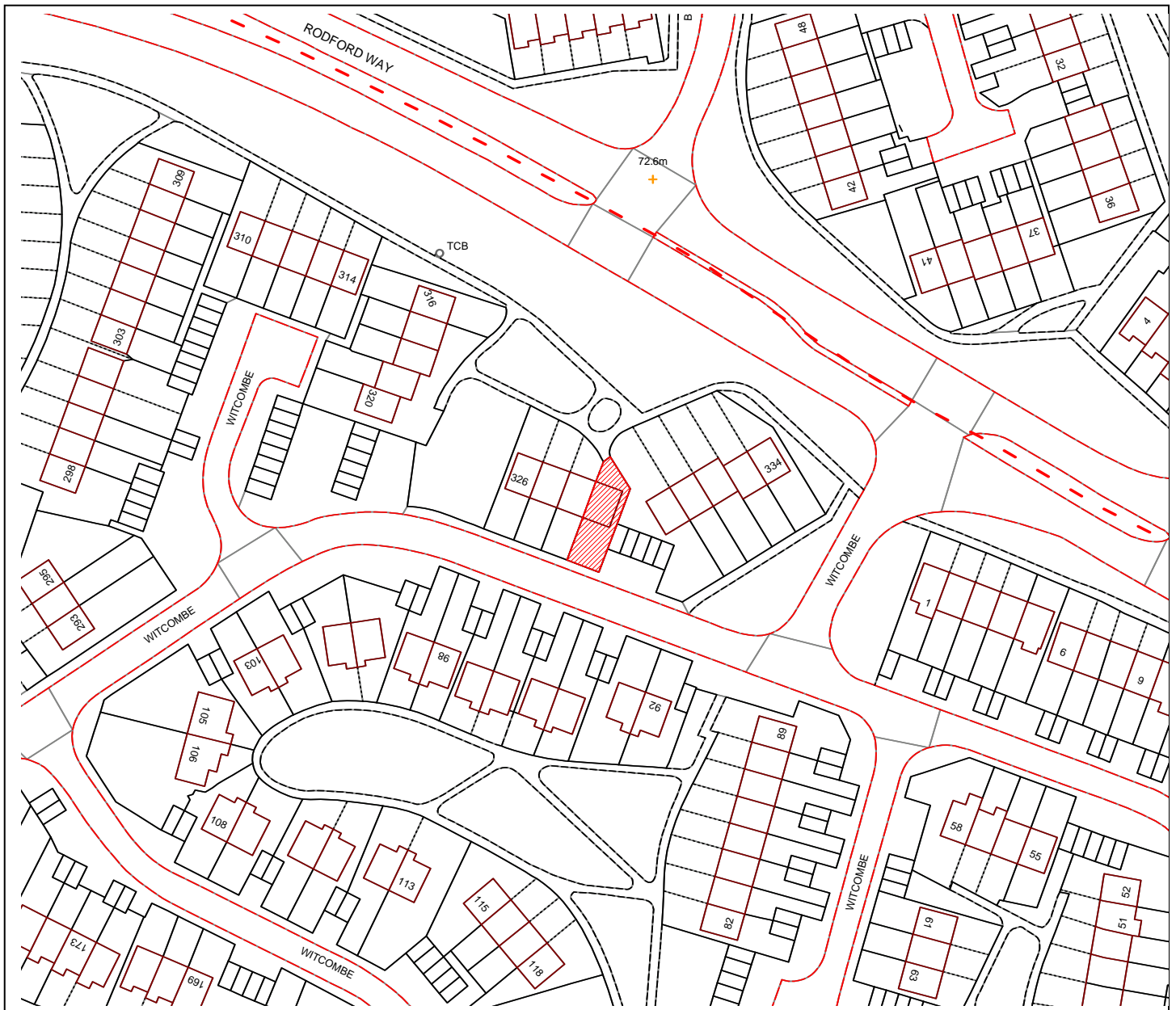
6. Prior to commencement of development details of the proposed method of weatherproofing the junction between the proposed new extension and the locally listed wall immediately adjacent to the north, shall be submitted and agreed in writing by the local planning authority.

Reason

In order that the development serves to preserve the special architectural and historic interest of the locally listed wall in accordance with policy D1 of the Adopted South Gloucestershire Local Plan and South Gloucestershire' Adopted Local List Supplementary Planning Document.

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|--------------------------|
| App No.: | PK08/1313/F | Applicant: | Mr P Bragg |
| Site: | 329 Witcombe, Yate, South Gloucestershire, BS37 8SA | Date Reg: | 15th May 2008 |
| Proposal: | Conversion of existing dwelling to form 2no. self contained flats with associated parking and bin and cycle stores. | Parish: | Dodington Parish Council |
| Map Ref: | 70396 81183 | Ward: | Dodington |
| Application Category: | Minor | Target Date: | 20th June 2008 |



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N.T.S

PK08/1313/F

INTRODUCTION

This application is placed on the Circulated List to Members, in accordance with procedure given that an objection has been made.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the conversion of an end terrace, 3 bed property situated on the northern side of Witcombe. The development would consist of a single bedroom flat on the ground floor with a two bedroom flat on the upper floor. Minimal external alterations to the building itself are required to facilitate the development including a new side window at ground floor level and patio doors on the rear elevation. Access to the flats will be from the existing front entrance (internal alterations enabling separate entrances to the new flats).
- 1.2 Both flats will be allocated a single parking space. Private garden space is allocated to the ground floor flat only while there is a communal area to the rear accessible to both flats identified as a clothes drying area. It is through this area that access to the front is gained from the rear. Bin and cycle storage is provided.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transportation
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H5 Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential Purposes
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
EP4 Noise sensitive development

South Gloucestershire Council Design Checklist (Adopted August 2007)

3. RELEVANT PLANNING HISTORY

P84/1372 Formation of vehicular access and construction of hardstanding.
(Approved)

4. CONSULTATION RESPONSES

4.1 Dodington Parish Council

Object to the proposed development on the following grounds:

- The proposal is located in an area which is predominantly residential and of affordable housing and would lead to overdevelopment of the area
- The proposal will result in an increase in the number of cars parking close to a blind junction

- Previous similar approvals should not be considered as each scheme must be considered on its own merits
- Disruption will be caused to near neighbours during the conversion

4.2 Sustainable Transport

Planning permission is sought to convert the existing three-bed dwelling to two flats, a one-bed flat to the ground floor with a two-bed flat on the first floor. No extension is proposed to the existing building footprint.

It is indicated, in the Design and Access Statement, that the existing dwelling has access to a garage, with parking space in front, in the garage block adjacent to the dwelling. However, no detail of which garage this is has been submitted with the proposal. The additional vehicular parking indicated within the Design and Access Statement is not included within the redline of the application site and therefore cannot be included as part of this proposal.

Two additional parking spaces are proposed to the rear of the site via a new vehicular crossover onto Witcombe. The cycle parking and bin storage proposed are considered acceptable.

It should be noted, however, that Policy T8 of the South Gloucestershire Local Plan (Adopted January 2006) states a one-bed dwelling would require 1 space and a two-bed dwelling 1.5 spaces making a maximum requirement of 2.5 spaces for this development. As two are being provided, one for each dwelling, this is considered to be within the maximum standards and therefore acceptable.

On that basis, it is considered that an acceptable level of parking is being provided and a refusal on this basis could not be substantiated in an appeal situation.

Subject to the following conditions, there is no transportation objection to this proposal.

- 1) The new vehicular crossover to be constructed to the full satisfaction of the Council's Streetcare Manager.
- 2) The vehicular parking to have a permeable bound surface and be satisfactorily maintained as such.
- 3) The vehicular and cycle parking to be provided prior to first occupation of either of the dwellings.

4.3 Local Residents

There have been two letters of objection have been received. The grounds of objection can be summarised as follows:

- The proposed development may result in detriment to highway safety/congestion as there are not enough parking spaces
- The location of the parking spaces is unsafe
- The proposed houses are designed to be for first time buyers and are suitable for conversion to flats because of a lack of parking spaces

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The applicant seeks consent to convert a property into 2 flats with associated works.

PPS3 (Housing) identifies the planning system as a means of widening housing opportunity and choice, maintaining a supply of housing and creating sustainable residential environments. Paragraph 10 of PPS3 indicates among other criteria that the planning system should deliver a mix of housing, both market and affordable, particularly in terms of tenure and price to support a wide variety of households in all areas, provide a sufficient quantity of housing taking into account need and demands and seeking to improve choice. Furthermore the planning system should provide housing developments in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure. It is considered that the current proposal is appropriate within this context.

- 5.2 Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 reflecting the aims and objectives set out in this guidance considers the criteria for proposals for the conversion of existing residential properties into smaller units of self-contained residential accommodation. The policy recognises the important contribution that smaller units can make to the supply, range and mix of housing provision in South Gloucestershire and supports the conversion where appropriate of larger properties subject to consideration of the following criteria.

5.3 Character of Surrounding Area

Policy H5A of the South Gloucestershire Local Plan (Adopted) January 2006 allows for such development provided that there is no adverse impact upon the character of the area. The surrounding area consists of single (family) dwellings within this predominantly residential area. It should be noted that aside from a recent approval for the conversion of flats at No.24-25 Witcombe (PK07/2084/F), there are no examples of other flat conversions in Witcombe. The area is therefore predominantly one of family housing, however it is not therefore considered that the current proposal could be considered to undermine the character of the area, particularly given the given the guidance in PPS3 (para 10) that has been outlined above that seeks to create mixed and inclusive communities and opening up housing choice within sustainable locations close to local facilities.

The development of 2 units on 430sqm equates to a density of approximately 46 dwellings per hectare which is compatible with the density of development in the area which is an urban area of relatively high existing density.

5.4 Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to achieve a high standard of design in all new development having regard to scale, form and materials both in relation to the original property and within the wider context. The design changes are minimal and are considered acceptable.

5.5 Residential Amenity

Policy H5B of the South Gloucestershire Local Plan (Adopted) January 2006 considers that such development should be permitted provided that it would not prejudice the amenities of nearby occupiers.

One window is proposed on the side elevation below the level of the boundary fence at ground floor level. The proposal will not result in any significant additional overlooking of adjoining properties and as indicated above no assessment is required of the impact of any extensions to the property. It is not considered that the proposed development would adversely affect the amenity of neighbouring occupiers or the amenity of future occupiers of the flats or the original property.

Concern has been raised that disruption will be caused to neighbours during the construction process. Clearly during any project some disruption may occur, however this is not considered a justifiable reason to refuse the application. Limited construction work is required to facilitate this development which essentially involves working with the existing building, however a condition is recommended to restrict the construction working times.

5.6 Transportation

Policy H5C of the South Gloucestershire Local Plan (Adopted) January 2006 considers that such a development would be acceptable provided an acceptable level of parking is identified. Policy T12 assesses development in terms of the impact of the development upon the wider highway network with the priority being highway safety.

Concern has been raised regarding the adequacy of the parking provision being made.

It is indicated, in the Design and Access Statement, that the existing dwelling has access to a garage, with parking space in front, in the garage block adjacent to the dwelling. No detail has been supplied regarding this element and a garage has not been included within the red line (indicating ownership of a garage or control over it). The application is therefore assessed only on the basis of the provision of two parking spaces via a new vehicular crossover onto Witcombe. This provision falls within the maximum parking standard (that would require 2.5 spaces for a one bed and two bedroom flat as proposed). The proposal is therefore considered acceptable in these terms.

The cycle parking and bin storage proposed are considered acceptable. Conditions are recommended to ensure that the new vehicular crossover is constructed to the full satisfaction of the Council's Streetcare Manager, the vehicular parking has a permeable bound surface and is satisfactorily maintained as such and that the vehicular and cycle parking shown is provided prior to first occupation of either of the dwellings.

It is considered that the proposal is in accord with the aims and objectives of Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.7 Amenity Space

Policy H5D requires development to provide adequate amenity space. The policy indicates that space may be provided either communally or on an allocated basis.

Members should be aware that there is no specific guidance in either National or Local Guidance on the amount of amenity space that should be provided for any one development.

Having regard to this specific application, amenity space is provided for the ground floor flat only, however it is not considered, (in contrast to a 3 bed dwelling), that there would be an expectation of amenity space provision for this form of development. An amenity area for the drying of clothes is provided and is accessible to both flats. It is acknowledged that the upper floor flat would overlook the amenity space allocated to the ground floor however this would be outweighed by the benefits of having the amenity space. It should also be noted that bin storage and secure cycle storage are provided in a communal area.

In summary therefore amenity space is available to ground floor occupiers. It should be noted that there is public open space within the vicinity of the site. It is considered that the proposal is in accord with this criterion of Policy H5.

5.8 Noise

It is not considered that the addition of an extra two units of accommodation would cause any significant increase in overall noise and disturbance albeit the alignment of rooms between those proposed and those in the adjoining (attached) property would be different (ie lounge to bedroom etc). The Building Regulations (Part E), would cover the issue of sound insulation between the new units themselves and between the new units and the adjoining property on the other side.

5.9 Design and Access Statement

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning Permission be granted subject to the following conditions

Background Papers **PK08/1313/F**

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

CONDITIONS

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

Reason

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

2. The off-street parking facilities (for all vehicles, 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.

3. The materials to be used in the construction of the boundary treatments 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.

4. The proposed vehicular crossover shall be constructed to the full satisfaction of the South Gloucestershire Council Streetcare Manager.

Reason

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

5. The vehicular parking area shall have a bound surface and shall be 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.

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

Reason

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

7. The proposed refuse storage facility shown on Drawing 2562/R hereby approved shall be installed prior to the first occupation of the flats and shall be retained for that purpose thereafter.

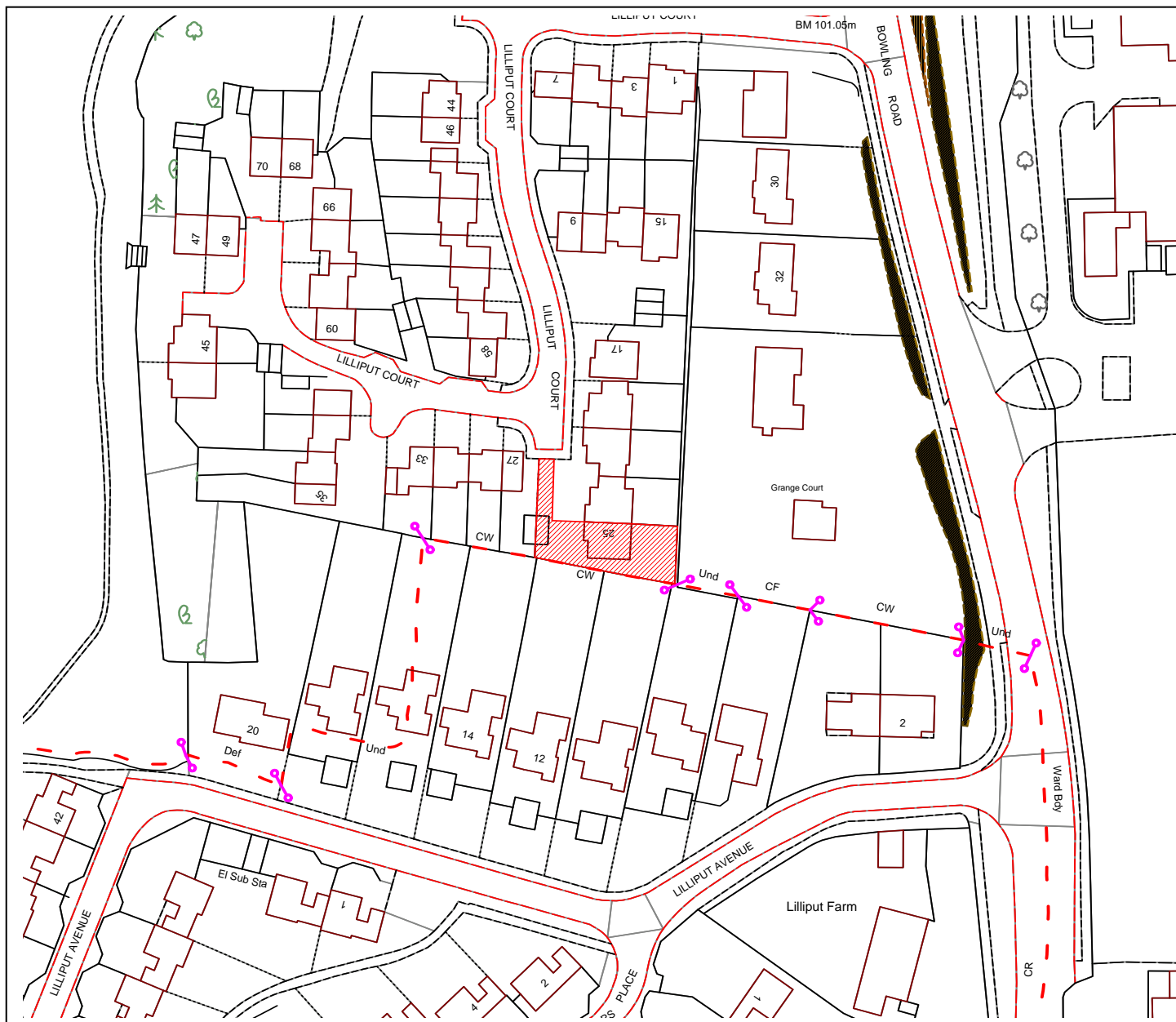
Reason

To ensure adequate refuse storage and to accord with Policy D1H of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

App No.: PK08/1342/F
Site: 25 Lilliput Court, Chipping Sodbury,
 South Gloucestershire, BS37 6EB
Proposal: Erection of rear conservatory.
Map Ref: 72517 81685
Application Category: Minor

Applicant: Mr Garland
Date Reg: 17th May 2008
Parish: Sodbury Town Council
Ward: Chipping Sodbury
Target Date: 24th June 2008



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100023410, 2008.

N.T.S

PK08/1342/F

This application was referred to the Circulated Schedule Agenda due to the receipt of one representation, which is contrary to officer's recommendations.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a conservatory at the rear of 25 Lilliput Court, Chipping Sodbury. The proposed conservatory would measure 4 metres wide by 3 metres in depth and would have an overall height to ridge of 2.7 metres.
- 1.2 The property is a semi-detached bungalow and is located within an established residential area of Chipping Sodbury

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
South Gloucestershire Council Advice Note No 2: House Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No Objection raised.

Other Representations

- 4.2 Local Residents
One letter of objection was received from a neighbour raising concern regarding loss of light to their property.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) 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 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 amenity space.

5.2 Design / Visual Amenity

The conservatory is of modest size in comparison to the bulk of the main dwelling and is suitably subservient to it. The dwarf walls of the conservatory would match the main dwelling, assisting the successful integration of the structure with the host dwelling.

The proposed conservatory would be to the rear of the existing dwelling. It is therefore considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

The proposed conservatory would be slightly set back from the northern boundary which is defined by a 1.5 metre high timber fence and would be adjacent to the existing rear conservatory of the neighbouring property No. 23 Lilliput Court. The elevation facing the neighbouring property would consist of blank infill panels, it is therefore considered that there are no issues of inter-visibility or loss of privacy. The southern side boundary and the rear boundary are defined by a 2 metre high brick wall. Given the existing boundary treatments in place, combined with the depth and height of the proposal, it is not considered that the conservatory would have any overshadowing or overbearing effect on the neighbouring dwellings.

Sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Other matters

With regard to the issues raised concerning the possible loss of light to a neighbouring property, that would not be planning material consideration. The agent was contacted and asked to consider the addition of obscure glazing on the northern elevation, however no revised plans were received. Given the depth and height of the proposed conservatory it is not considered that the proposal would cause significant detrimental impact on the neighbouring property to warrant a refusal of this application.

5.5 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PK08/1342/F**

Contact Officer: **Kirstie Banks**

Tel. No. **01454 862217**

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).

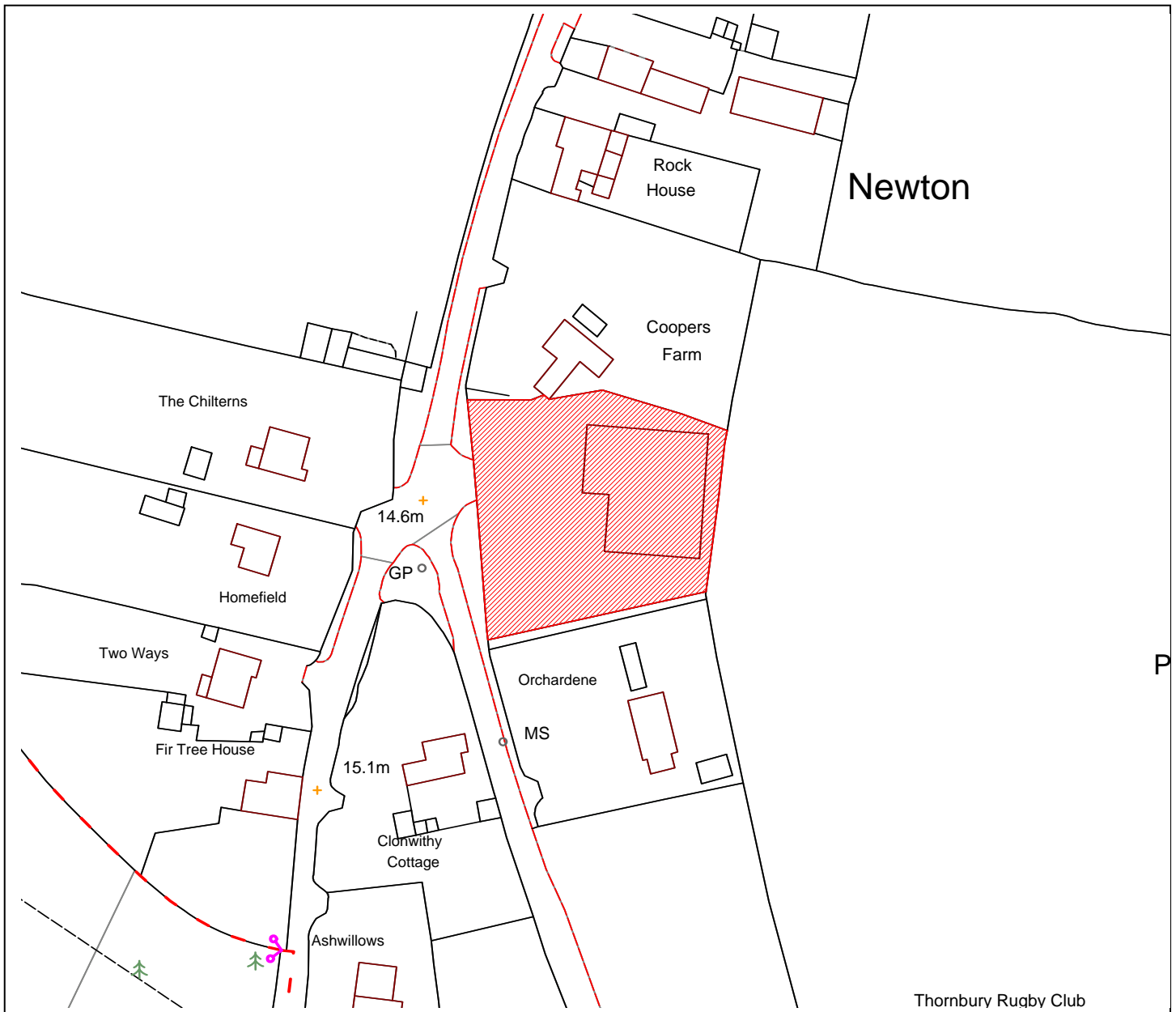
2. The bricks to be used externally in the development hereby permitted shall match those of the existing building in colour and texture.

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. 24/08 – 13 JUNE 2008

| | | | |
|----------------------------------|---|-------------------------|---------------------------------|
| App No.: | PT07/3132/F | Applicant: | Blue Machiney (southern) Ltd |
| Site: | T H White Ltd Newton Thornbury South Gloucestershire BS35 1LG | Date Reg: | 22nd October 2007 |
| Proposal: | Retention of three windows to side and front elevations and seven chiller units to front and side elevations. | Parish: | Rockhampton Parish Council |
| Map Ref: | 64693 92521 | Ward: | Severn |
| Application Category: | Minor | Target Date: | 19th December 2007 |



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N.T.S

PT07/3132/F

The application appears on the Circulated Schedule in view of the comments received from two of the neighbouring occupiers.

1. THE PROPOSAL

- 1.1 The application seeks retrospective permission for three windows to the side and front elevations and for the installation of seven air conditioning units.
- 1.2 The application site comprises the former TH White depot located on the east side of Newton Hill, Newton. The site lies beyond the Thornbury settlement boundary and within the open countryside. It has recently been subject to a change of use application allowing its use as a depot for the servicing and repair of waste recycling machinery.
- 1.3 A corrected plan forms part of this application replacing the larger condenser unit originally proposed with seven smaller units. Further, at the time of the site visit, it was noted that the works had been completed thus the description has been altered changing this to a retrospective application.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPS7: Sustainable Development in Rural Areas
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
E6: Employment Development in the Countryside
E7: Conversion and Re-use of Rural Buildings
- 2.3 Supplementary Planning Guidance
Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/0524/F: Change of use from agricultural and engineers depot with associated farm vehicle and machine repairs to waste recycling machinery engineers depot with associated waste recycling machine and plant repairs.
20th September 2007

4. CONSULTATION RESPONSES

- 4.1 Rockhampton Parish Council
No comment
- 4.2 Other Consultees
Environmental Services: no comment

Other Representations

- 4.4 Summary of Local Residents Comments:
Two letters received expressing the following concerns:

- The air conditioning unit is too close to residential properties and would cause noise and distress both during and outside of the permitted hours of operation;
- The air conditioning unit should be positioned at the rear of the building adjacent to the rugby fields to help minimise its impact on the neighbouring properties.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning policy D1 cites that new development will only be permitted where good standards of design are achieved. Further, policy E6 (the broad principle of which is considered relevant) allows for employment development within the countryside provided (in part) that it does not have an unacceptable impact on the environment or residential amenity.

5.2 Design/ Visual Amenity

The application seeks retrospective planning permission for the installation of three windows to the front and side elevations of the building and for seven chiller units; also to the front and side elevations.

5.3 With regards to the three windows, two of these are at ground floor level on the north flank elevation with one having replaced an existing door. The third is at first floor level on the front elevation overlooking the associated parking area (a new mezzanine floor has been added). The design and positioning of these windows is considered to be acceptable thus there is no objection on this basis.

5.4 Four of the chiller units are also positioned along the north flank elevation of the building (at ground level), with two further units to the front and one on the east flank elevation. The units are small and do not appear readily prominent given their low position. Further, the majority of the chiller units are located on the flank elevations thus are not readily visible. As such, whilst their installation on the rear elevation might have been preferable, it is not considered that planning permission could be reasonably withheld on this basis.

5.5 Residential Amenity

The flank windows are at ground floor level and inset from the boundary which is demarked by a 1m high (approx.) wall and fencing/ vegetation screening that restricts views into this neighbouring garden. Further, the window at first floor is on the front of the building overlooking the car parking area. As such, it is not considered that any significant adverse impact in residential amenity would be caused by this element of the proposal.

5.6 The chiller units are small whilst the noise levels generated are considered to be very low; cited by the application details to be lower than the ambient noise level. Therefore, and with no adverse comments received from the Councils Environmental Services department, it is not considered that any significant adverse impact in residential amenity would be caused. Nevertheless, it is recommended that a condition is attached to any favourable decision notice to limit their hours of use beyond the operating hours of the business.

5.7 Design and Access Statement

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

5.8 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PT07/3132/F**

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

CONDITIONS

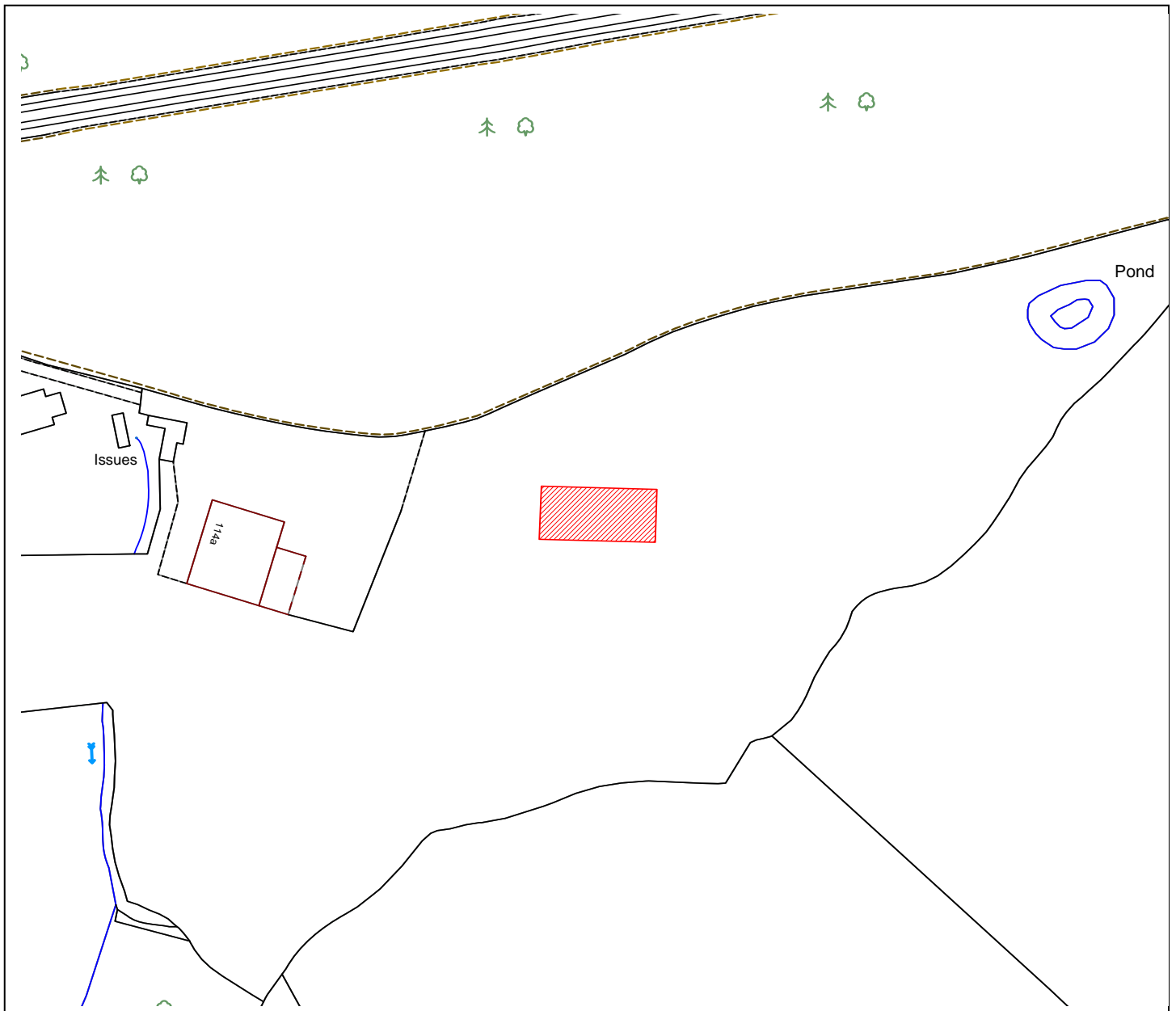
1. The external chiller units hereby approved shall not be operated on the premises before 7.30am and after 18.00pm Monday to Friday and before 8.00am or after 13.00pm on Saturdays nor any time on Sundays or Bank Holidays.

Reason(s):

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|--|---------------------|----------------------------|
| App No.: | PT08/0708/RVC | Applicant: | Mr R Roddick |
| Site: | Viaduct Nurseries, 114a Badminton Road, Coalpit Heath, South Gloucestershire, BS36 2TB | Date Reg: | 17th March 2008 |
| Proposal: | Removal of Condition 05 attached to planning permission PT06/0828/O dated 18 April 2006 for on-site sale of produce to the public. | Parish: | Westerleigh Parish Council |
| Map Ref: | 67025 80099 | Ward: | Westerleigh |
| Application Category: | Minor | Target Date: | 1st May 2008 |



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N.T.S

PT08/0708/RVC

This application appears on the Circulated Schedule in view of the concerns which have been expressed by a neighbouring resident.

1. THE PROPOSAL

- 1.1 The application seeks the removal of condition 5 attached to PT06/0828/O dated April 18th 2006 which reads:

'There shall be no on-site sale of produce to the public as a result of the development hereby approved'.

Reason: 'If sales were to be allowed, they would increase the likely use of a substandard access, by virtue of its poor geometry, inadequate width and sub-standard visibility for existing and approaching vehicles contrary to Policy T12 of the South Gloucestershire Local Plan (Adopted)'.

- 1.2 The application site forms Viaduct Nurseries on the east side of Badminton Road, Coalpit Heath. The site lies beyond the Coalpit Heath settlement boundary and within the Green Belt.
- 1.3 A corrected site plan forms part of the application with the first plan incorrectly including the old entrance.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Achieving Good Quality Design in New Development
PPG2: Green Belts
PPS7: Sustainable Development in Rural Areas
PPG13: Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
GB1: Development within the Green Belt
T12: Transportation Development Control Policy for New Development
E8: Farm Diversification

2.3 Supplementary Planning Guidance

Design Checklist (Adopted)
Development within the Green Belt (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P87/2196: Improvement of agricultural land by means of limited tipping or inert material, after stripping and storing of top soil for re-use. Permitted: 28 Sep 87
- 3.2 P88/1703: Improvement of agricultural land by means of limited tipping of inert material after stripping and storing of top soil for re-use; construction of new vehicular access. Refused: 14 July 88
- 3.3 PT02/3367/F: Three poly tunnels and vehicular access. Refused: 23 Aug 04

- 3.4 PT06/0828/O: Replacement greenhouse with all matters reserved. Permitted: 18 April 06
- 3.5 PT06/1950/RM: Erection of replacement greenhouse. Permitted: 24 July 06
- 3.6 PT07/0240/RVC: Creation of access onto Badminton Road. Refused: 26 Feb 07: Appeal allowed; 26 Sep 07

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
No objection
- 4.2 Other Consultees
Environment Agency: no comment

Other Representations

- 4.3 Summary of Local Residents Comments:
One letter received expressing the following concerns:
- What are the proposed opening hours?
 - Will be the parking be kept to the railway side of the premises?- otherwise it might cause disturbance and exhaust fumes throughout the day;
 - Who will monitor the car park?- if it becomes full cars might spill out onto the lay by causing inconvenience and stress;
 - Have the highways department considered the implications of traffic coming from the Coalpit Heath direction possibly blocking traffic behind?
 - Will delivery lorries be arriving early/ late in the day?

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Planning policy T12 cites that new development will be permitted (in terms of transportation) provided that safe access capable of accommodating motorised traffic generated by the proposal is provided. Further, it shouldn't unacceptably exacerbate traffic congestion or have an unacceptable impact on road, pedestrian or cyclist safety.
- 5.2 The Proposal
The application relates to a previous permission (PT06/0828/O) which gained approval for a replacement greenhouse at the Viaduct Nurseries. However, at this time, the site suffered a poor access thus a condition was attached (no. 5 as detailed) that prevents the on-site sales of produce to the public.
- 5.3 In response, the applicants submitted an application that sought approval for a new access onto Badminton Road. At this time, it was noted that this access (historically used as an infrequent field access) had been utilised by Network Rail when undertaking adjacent embankment stabilisation works with the road junction onto Badminton Road controlled by traffic signals that had since been removed. This application was refused for the following reason:

'The proposal would be detrimental to highway safety contrary to Policy T12 of the South Gloucestershire Local Plan (Adopted)'.

5.4 Nevertheless, this decision was approved on appeal with the Inspector noting that *'In comparison with the existing access the proposal would provide an improved access for traffic to and from Viaduct Nurseries and would not therefore harm road safety in Badminton Road'*.

5.5 In view of this improved access, the reason for this condition has now been removed thus there is now no highway objection to this current proposal. It is however recommended that a further condition be attached to ensure that only on-site produce is sold.

5.6 Outstanding Issues

In response to those concerns that have been raised, Highway Officer advice indicates that the area of parking available on site is considered acceptable given the nature of the site and proposal. As such, a car parking layout is not required (from a transportation viewpoint). Furthermore, it is suggested that retail sales should be restricted to between 09:00- 20:00 hours.

5.7 With regards to issues related to residential amenity, the application site forms an existing nursery with the greenhouse (and area of hardstanding) sited away from neighbouring dwellings. Further, by restricting sales to produce sold on site, it is considered that this would help to ensure that the scale of the development should not grow to an unacceptable level.

5.8 Design and Access Statement

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

5.9 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PT08/0708/RVC**

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

CONDITIONS

1. The development hereby permitted shall commence 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. Produce sold shall be restricted to that grown on site as defined by the blue edged site plan hereby approved.

Reason(s):

in the interests of highway safety and residential amenity, and to accord with Policies E8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

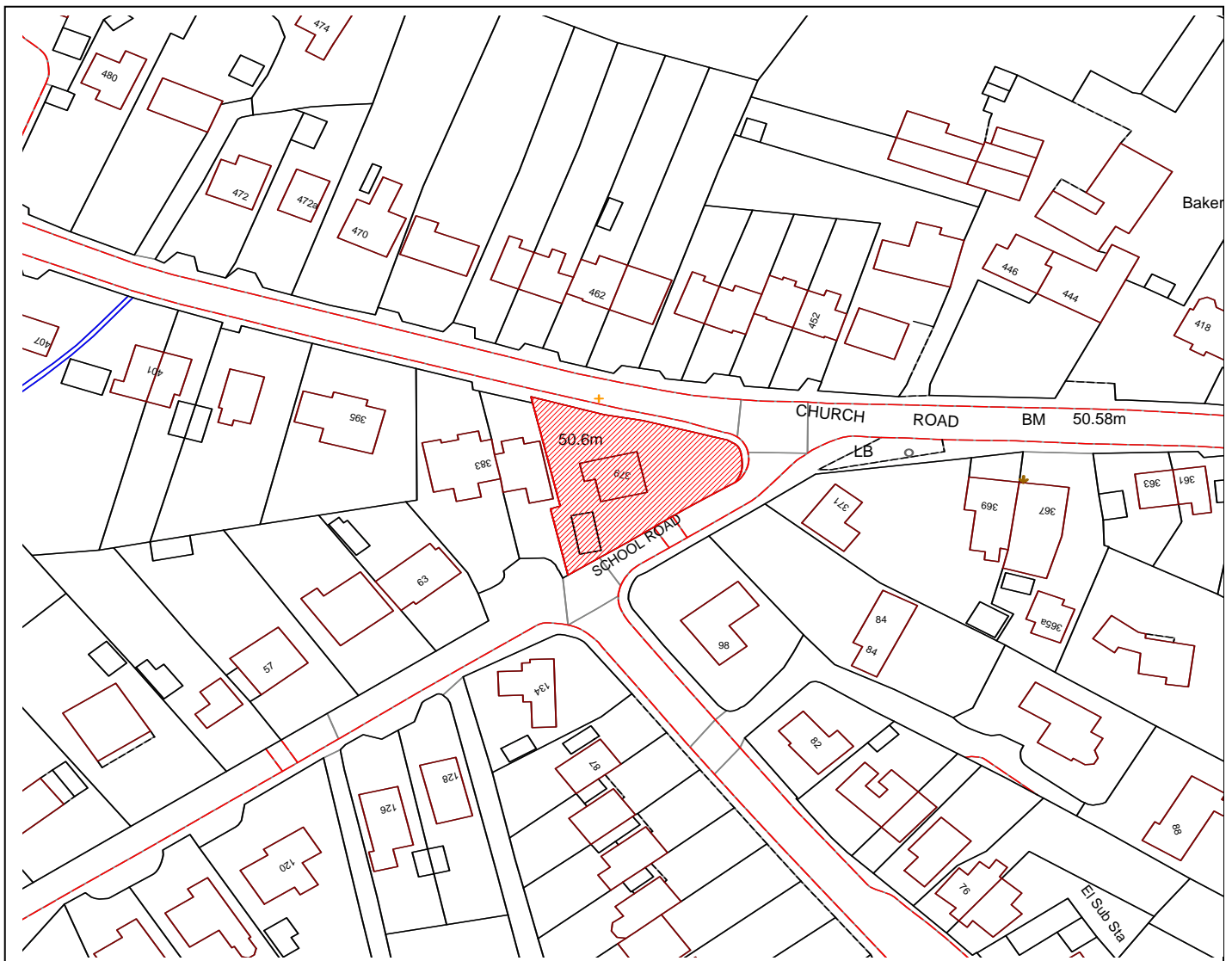
3. The use hereby permitted shall not be open to customers outside the following times 09.30am - 20.00pm.

Reason(s):

In the interests of highway safety and to protect the amenities of the occupiers of nearby dwelling houses, all to accord with Policies E8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|-----------------------------------|
| App No.: | PT08/0892/F | Applicant: | Mr G Davies |
| Site: | 379 Church Road, Frampton Cotterell, South Gloucestershire, BS36 2AH | Date Reg: | 2nd April 2008 |
| Proposal: | Erection of two storey side and single storey rear extensions and an increase in height of roof with installation of 3 no. front dormer windows to facilitate the conversion of existing dwelling to 3 no. dwellings. Erection of detached garage and store. Construction of new access with associated works.(Amendment to previously approved scheme PT07/0517/F) | Parish: | Frampton Cotterell Parish Council |
| Map Ref: | 66292 82033 | Ward: | Frampton Cotterell |
| Application Category: | Minor | Target Date: | 15th May 2008 |



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DC0901MW

1. THE PROPOSAL

- 1.1 The site consists of a detached dwelling dating from the Victorian Period which is currently being developed and converted to provide three dwellings (as detailed in the previously approved planning application PT07/0517/F). Vehicular access to the site is from School Road, with pedestrian access being available from Church Road.
- 1.2 The planning application seeks to vary the original planning consent (PT07/0517/F) in order to continue the development using a mix of render and stone to the East elevation of the building and render to the North elevation of the building.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1 Delivering Sustainable Development
PPS3 Housing

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design in New Development
H2 New Residential Development within the Urban Areas or Village Development Boundary
H4 Development within Residential curtilages
T12 Transportation Development Control Policy for New Development
T8 Parking Standards

2.3 Supplementary Planning Guidance

The Draft South Gloucestershire Design Checklist, September 2006

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/0902/O Subdivision of existing property and demolition of existing outbuilding to facilitate erection of new dwelling on 0.875 hectares of land with consideration for siting, external appearance and means of access; erection of replacement garage and creation of new access to benefit existing dwelling (Outline).
Refused
- 3.2 PT07/0517/F Erection of two storey side and single storey rear extensions and an increase in height of roof with installation of 3 no. front dormer windows to facilitate the conversion of existing dwelling to 3 no. dwellings. Erection of detached garage and store. Construction of new access with associated works.
Approved

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

No Objection

4.2 Sustainable Transport

No Objection subject to the implementation of the new footway to adoptable standards; the retention of a bound surface and access/turning facilities in a shared ownership as detailed; that no gates are fitted at any time; no boundary treatment to exceed 0.6 metres in height within 2 metres of the highway for the extent of the boundary to the southwest and for at least 22 metres from the centre of the new access to the north-east.

Other Representations

4.3 Local Residents

Two letters have been received raising objection to the proposed development. The comments can be summarised as follows;

The development has already occurred

There has been no notification to 464 Church Road of the development previously

(It should be noted that records show that the occupants of 464 Church Road were notified in relation to the approved development under PT07/0517/F)

The building is out of character with the surrounding buildings

5. **ANALYSIS OF PROPOSAL**

5.1 The approved development (PT07/0517/F) consists of the extension of the original dwelling to provide an additional two dwellings within an existing residential curtilage; and within the settlement boundary associated with Frampton Cotterell. This has been implemented.

5.2 Principle of Development

The principle of this development is established under the approved planning application PT07/0517/F. This proposal details development that will remain fundamentally the same as the previous approval. However, consent is sought for the variation of materials to be used on the East and North elevation of the development.

5.3 Density

In accordance with PPS3, Policy H2 seeks to ensure that new housing development takes place on previously developed land and achieves at least 30 dwellings per hectare.

5.4 The density of the development remains unchanged as a result of the proposed amendments and as such remains acceptable.

5.5 Design

Policy D1 seeks to ensure that new development achieves a high standard of design and would not detract from the character and local distinctiveness of the surrounding area. Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 support this principle.

5.6 The scale, position, detailing and dimensions of the building are to remain as previously approved. The scale of the development was previously considered

with submission under PT07/0517/F and was considered acceptable at that stage. The proposed changes relate to materials. In this instance it is proposed to replace the natural stone in the East (first floor level) and North elevation of the development with a rendered finish. Generally, the surrounding area is characterised by a wide variety of buildings finished in a wide variety of materials including render and stone. It is considered that the mixture of stone and render is consistent with the style of the building and the surrounding locality, and that the proposed changes to materials would have no material impact in terms of the character and visual amenity of the site and the surrounding locality.

5.10 Residential Amenity

The development will remain fundamentally the same as the previously approved development and as such will have no material impact over and above the approved development in terms of residential amenity; and as such is acceptable.

5.12 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon highway safety and amenity in the surrounding locality. Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 provides maximum parking standards.

5.13 Again the development remains fundamentally the same as the previously approved scheme, and it remains the intention to provide the same access and parking arrangements together with the new footway in accordance with the previous approval. On this basis the development remains acceptable in transportation terms.

5.14 Design and Access Statement

The Design and Access Statement submitted with this application is considered to demonstrate that the applicant has adopted a design approach that is consistent with the Councils Design Checklist Supplementary Planning Document (Adopted)

5.15 Section 106 Requirements

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

6. CONCLUSION

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

6.2 The decision to refuse permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006

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

7. RECOMMENDATION

7.1 That Planning Permission be approved subject to the following conditions

Background Papers **PT08/0892/F**

Contact Officer: **Simon Penketh**

Tel. No. **01454 863433**

CONDITIONS

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

Reason(s):

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

2. The approved additional dwellings shall not be occupied until the vehicle access, parking and manoeuvring area as detailed has been provided and surfaced in accordance with the submitted details; and in accordance with the details agreed under condition 3 of this decision notice. Thereafter the vehicle access, parking and manoeuvring area shall be retained as such and shall be made available at all times for the occupants of all three dwellings on this site, unless the Local Planning Authority agrees in writing to any variation.

Reason(s):

In the interests of highway safety, and to accord with Policy T12 and T8 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No gates shall be fitted to the vehicular access to this site at any time unless the Local Planning Authority agrees to any variation in writing.

Reason(s):

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

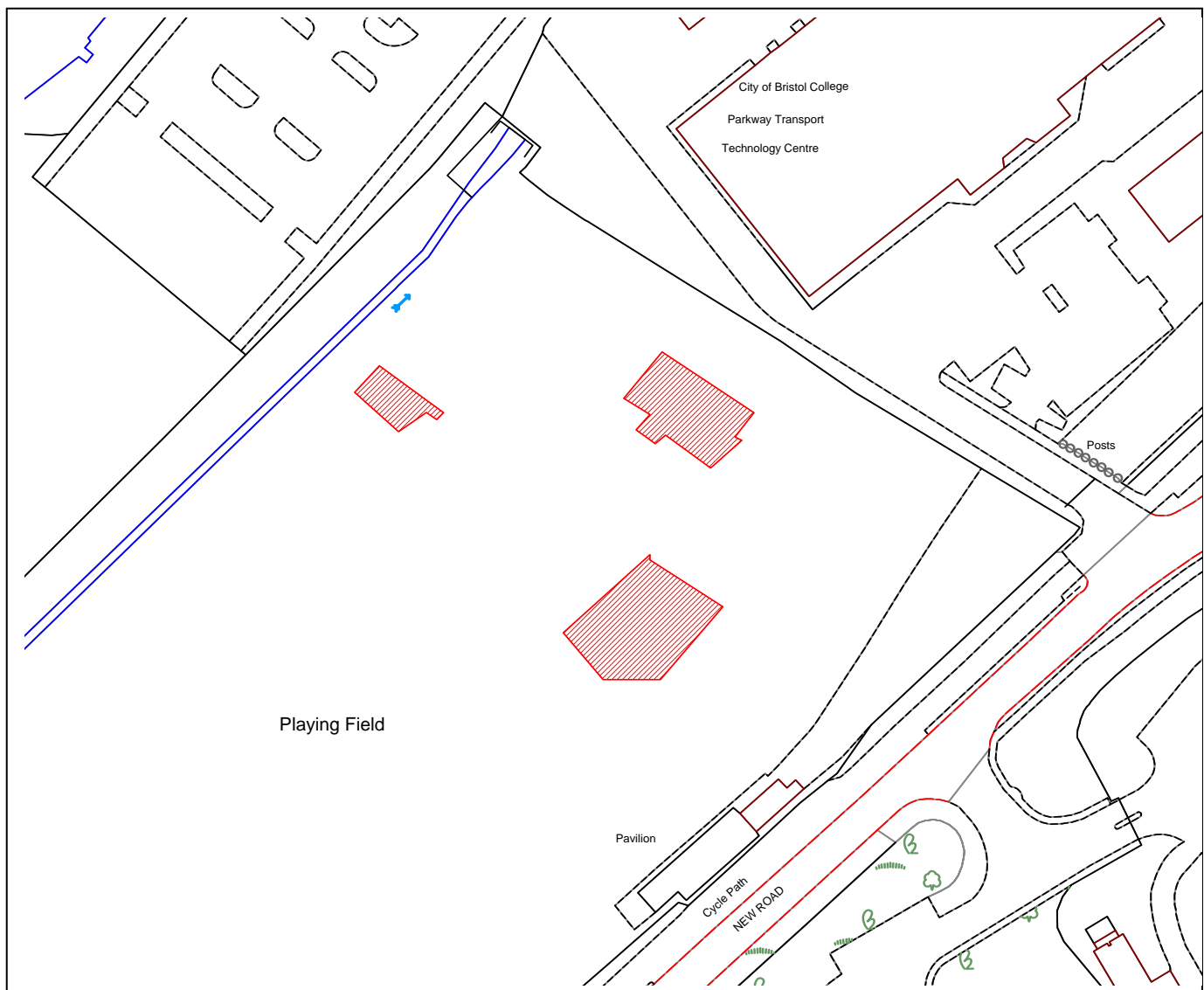
4. Notwithstanding the submitted details, the construction of the 'summer house' as shown to be constructed within the north-western area of the site (within the designated curtilage to the dwelling noted as 379 Church Road) shall not commence until full details demonstrating the position, appearance, height and method of construction has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the 'summer house' shall be constructed in accordance with the agreed details .

Reason(s):

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|--|
| App No.: | PT08/1141/F | Applicant: | Redrow Homes (South West) Ltd Redrow Homes (South West) Ltd |
| Site: | The Lawns Old Colstonians New Road Filton South Gloucestershire | Date Reg: | 29th April 2008 |
| Proposal: | Substitution of house type for 11 no. dwellings (Amendment to previously approved scheme PT07/0493/F) | Parish: | Stoke Gifford Parish Council |
| Map Ref: | 61611 79225 | Ward: | Frenchay and Stoke Park |
| Application Category: | Minor/Major [delete as appropriate] | Target Date: | 18th July 2008 |



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N.T.S

PT08/1141/F

This application appears on the Circulated Schedule as it constitutes an application for major development.

1. THE PROPOSAL

1.1 Planning permission was granted on 13 December 2007 for the erection of 49 dwellings with construction of new access and associated works on the playing fields at New Road, Stoke Gifford. The application proposes the substitution of house types on eleven of the plots. These plots being numbered 36 – 39, 45 - 49, and 69/70.

1.2 The replacement dwellings are 'Gorsley' and 'Grasmere' types , which are three storey , four bedroomed units.

2. POLICY CONTEXT

2.1 National Guidance

| | |
|-------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPS25 | Development and Flood Risk |

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

| | |
|-----|--|
| D1 | Design |
| H1 | Proposed sites for new residential development (site no.12). |
| H2 | Proposals for Residential Development within the existing Urban Area and Defined Settlements |
| H6 | Affordable Housing |
| T7 | Cycle Parking |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy for New Development |
| EP2 | Flood Risk and Development |

2.3 Supplementary Planning Guidance

South Gloucestershire Council Design Guide (Adopted)

3. RELEVANT PLANNING HISTORY

3.1 PT07/0493/F Erection of 49 no. dwellings with construction of new access and associated works
Approved 13 December 2007

4. CONSULTATION RESPONSES

4.1 FiltonTown Council

No objection

4.2 Stoke Gifford Parish Council,

No comments to date

4.3 Other Consultees

Sustainable Transportation

No objection

Other Representations

- 4.4 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of the development has already been established under application PT08/1141/F.
- 5.2 Detailed Analysis
The amount of development and the layout would remain as approved. The height and width of the substituted house types would remain the same as previous, with the plan depth of the dwelling slightly less, which increases the amenity areas for the plots. The landscaping would remain the same as the previous scheme, while the appearance of the substitute dwellings are similar to the ones they are replacing in respect of window patterns and Juliette balconies. The site access would remain the same as on the previously approved scheme.
In conclusion the substitute dwellings would respect the overall design of the proposal.
- 5.3 Sustainable Transportation
The site access would remain the same as on the previously approved scheme. Your Transportation officer raises no objection.
- 5.4 Design and Access Statement
The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.
- 5.5 Section 106 Requirements
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary'

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That Planning permission be GRANTED subject to conditions.

Background Papers **PT08/1141/F**

Contact Officer: **Ron Moss**
Tel. No. **01454 863425**

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).

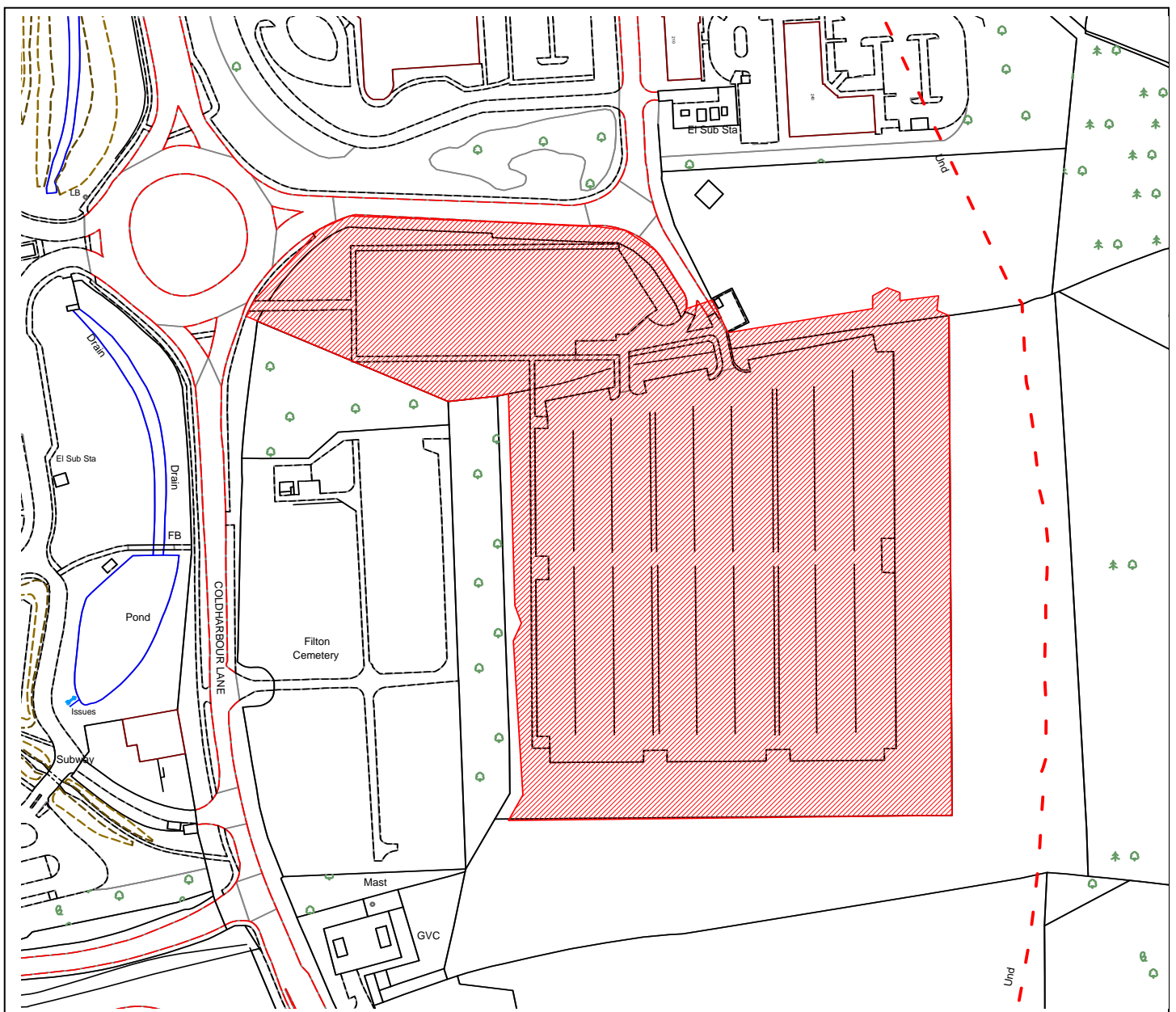
2. No development shall take place until details of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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. 24/08 - 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|-----------------------------------|
| App No.: | PT08/1198/RTC | Applicant: | University Of The West Of England |
| Site: | University Of West Of England, Coldharbour Lane, Stoke Gifford, South Gloucestershire, BS16 1QY | Date Reg: | 6th May 2008 |
| Proposal: | Use of existing car park for a temporary period of 3 years. (Re-Submission of PT07/3100/RTC). | Parish: | Stoke Gifford Parish Council |
| Map Ref: | 62498 77945 | Ward: | Frenchay and Stoke Park |
| Application Category: | Minor | Target Date: | 12th June 2008 |



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This application has been referred to the Circulated Schedule due to letters of objection received from local residents.

1. THE PROPOSAL

- 1.1 This full application relates to the renewal of temporary planning permission for the continued use of temporary car park for a further 3 year period on land associated with the University of West of England, east of Coldharbour Lane, Stoke Gifford.
- 1.2 The site has an area of some 4.6 hectares. The car park has been laid out and is bound to the west by an existing cemetery, to the north by an existing business park and to the east and south by fields. The car park provides parking for 1231 cars.
- 1.3 Planning permission was originally granted for the proposal under Outline application PT02/2936/O which related to the redevelopment of Frenchay Campus including temporary car parking. Condition 9 attached to this consent stated:
- “The use of land to the east of Coldharbour Lane for additional car parking hereby permitted shall be discontinued and the land restored to its former condition, on or before 12th June 2008 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority”.*
- 1.4 The construction of the temporary car park was subsequently approved under Reserved Matters application PT04/0931/RM.
- 1.5 The continued use of the land for car parking is required to accommodate the displaced parking within the University, whilst redevelopment of the main campus is undertaken. In addition, UWE are hoping to acquire additional land in the vicinity of the Frenchay Campus in order to consolidate a greater range of University departments on a single, enlarged site. This involves a bidding process and it is unlikely that they will know with certainty whether or not their bid has been successful until the deadline for renewal has passed. If successful, a three year period should allow sufficient time to plan and develop the alternative parking required on the expanded UWE Campus to allow the existing car park to be developed for alternative purposes
- 1.6 This application is a resubmission of PT07/3100/RTC which sought use of the existing car park for a temporary period of 5 years. This application was subsequently withdrawn due to a number of statutory consultees requiring additional information.
- 1.7 The application site is allocated for residential development under Policy H1 (10) of the adopted local plan.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG13 Transport

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

| | |
|--------|--|
| D1 | Achieving Good Quality Design in New Development |
| EP9 | Development in the Vicinity of Safety Hazards |
| H1(10) | Proposed Sites for New residential Development and Mixed Use Schemes Including Residential Development |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy for New Development |

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/2936/O Redevelopment of Frenchay Campus including temporary car parking.
Approved 16 July 2003.
- 3.2 PT04/0931/RM Construction of temporary car park (Approval of Reserved Matters) (To be read in conjunction with outline planning permission PT02/2936/O)
Approved 29 April 2004.
- 3.3 PT07/3100/RTC Use of existing car park for temporary period of 5 years.
Withdrawn 29 November 2007.

Also of relevance is the following application relating to land directly adjacent and to the east of the car park:-

- 3.4 PT05/0961/TMP Construction of temporary car park and associated works to provide 307 parking spaces for use of site staff.
Approved 14 June 2005 for a temporary period expiring on 31 October 2006.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
No objection.
- 4.2 Winterbourne Parish Council
No objection. However, state that the Parish Council is aware of the traffic problems because of tailbacks on Coldharbour Lane, particularly between 5 and 6pm in relation to through movements and trying to exit from Bristol Business Park. The pedestrian crossing also creates problems. It should be light controlled to alleviate the tailback and the whole arrangement should be reviewed.

Other Consultees

- 4.3 Health and Safety Executive
No objection.
- 4.4 Avon and Somerset Police
No response received.
- 4.5 Wessex Water

No objection in principle. State that the developer should check with Wessex Water to ascertain whether there may be any unchartered sewers or water mains within or very near to site.

- 4.6 First City Line
No response received.
- 4.7 Highways Agency
No objection.
- 4.8 Environment Agency
No objection subject to conditions.
- 4.9 Bristol Water plc
No response received.
- 4.10 Wales and West Utilities
No response received.

Internal Consultees

- 4.11 Sustainable Transport
No objection.
- 4.12 Environmental Services
No response received.
- 4.13 Integrated Transport Unit
No response received.
- 4.14 Community Services Department
No objection.
- 4.15 Spatial Planning
No objection subject to assurances that this allocated site is delivered for housing.

Other Representations

- 4.16 Local Residents
10 letters have been received, 2 fully supporting the application and 8 objecting to the proposal on the following grounds:-
- a) existing car park causes significant traffic congestion and delay;
 - b) car park is an eyesore;
 - c) car park threatens continuation of bus services;
 - d) location was selected for the 2+ road trial to ease traffic congestion;
 - e) improvements must be made to the existing road infrastructure;
 - f) access to and from the Bristol Business Park is impossible due to the congestion;
 - g) should be encouraging public transport;
 - h) permanency of car park more likely in the future.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

- The principle of the use of land to provide car park to serve the adjoining University has previously been established by virtue of the Outline and Reserved matters application. The current application seeks to extend the temporary period by 3 years.
- 5.2 The main issues to therefore consider are the allocation of the site for residential development and any transportation implications.
- 5.3 Residential Allocation
The application site forms part of a larger site of 12.6 hectares allocated for housing under Policy H1(10) of the South Gloucestershire Local Plan (Adopted) January 2006, referred to as 'Land East of Coldharbour Land and South of Bristol Business Park' (LECHL). A minimum target of 500 dwellings for the entire site is proposed. The site is therefore recognised as contributing to the South Gloucestershire housing requirement of 17,760 new dwellings by 2011. Advice contained within PPS3 at Paragraph 54 gives significant weight to the requirement to demonstrate a 5 year land supply. The delay in bringing this site forward therefore contributes to an ongoing shortfall in the South Gloucestershire Council land supply position.
- 5.4 The reasons for UWE delaying delivering this housing site in the context of their wider estate development planning is recognised and understood as a material consideration. However, without this site being fully developed by 2011, the prospect of meeting current housing building targets is more challenging. This position is accepted and identified by UWE. As a way forward, UWE propose that the southern part of the LECHL site could accommodate, depending on the density of development, between 425-500 dwellings and supporting land uses such as open space and community facilities in the short term. UWE also raise the prospect that following the expiry of the 3 year temporary consent and subject to other considerations, an additional 200 units may be deliverable. However, in the latter case, this is clearly development that would come forward post 2011.
- 5.5 In planning policy terms no objection is raised to the proposal as the application purely relates to use of the site for a further temporary 3 year period. It would also not prejudice the remaining part of this allocated site being developed for housing purposes. However, an informative will be placed on any planning permission requiring assurances as to the delivery of the whole site for housing with the commitment to prepare a concept plan, as part of a Statement of Community Involvement.
- 5.6 Transportation Issues
The application was accompanied by a Transport Assessment which includes a traffic analysis of the mini-roundabout that serves both the UWE car park and neighbouring business park. The survey was undertaken on Tuesday 22 April in both the AM (7.30 – 9.30 hours) and PM (16.00 – 18.00 hours) peak periods. The survey day was chosen as it was a neutral day, when both schools and UWE were back from Easter breaks and it was confirmed by UWE that this day would be a 'normal' day in terms of student/staff attendance.
- 5.7 The results show the roundabout to be operating within acceptable capacity parameters on the day of the survey. The results only give a snapshot on the given day, and a broader conclusion could be drawn if the survey was conducted over a longer time period. It is envisaged that there could be some capacity issues on the days when the parking demand in the UWE car park is

greater. However, for the purposes of this application the results are satisfactory.

5.8 It is also acknowledged that there are problems of general congestion in the locality. However, Officers are satisfied that UWE has implemented robust measures to reduce car use. These measures have led to a decline in car use from the campus over recent years. The submitted Travel Plan has been agreed by the Council and has now been brought up to date as part of this submission. Justification for the continued use of the car park for a further 3 year period has been provided. As such no transportation objections are raised subject to the travel plan being implemented in accordance with the details submitted.

5.9 In addition, the Highways Agency is also satisfied with the submitted information. They have removed the Article 14 Direction of Non-Approval subject to a condition requiring that the use of the land as car park is discontinued and restored to its former condition on or before 12 June 2011.

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 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 Temporary planning permission be granted.

Background Papers **PT08/1198/RTC**

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

CONDITIONS

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 12 June 2011 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason(s):

The site is situated within land allocated in the Development Plan for residential development and permission for a longer period would prejudice the implementation of the Plan.

2. The submitted Travel Plan shall be implemented in accordance with the submitted details.

Reason(s):

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

App No.: PT08/1218/F

Applicant: Mr D Drew Rose

Site: 136 Badminton Road, Coalpit Heath, South Gloucestershire, BS36 2SZ

Date Reg: 7th May 2008

Proposal: Demolition of existing dwelling to facilitate the erection of 2 no detached dwellings and 2 no flats to include new pedestrian and vehicular access.

Parish: Westerleigh Parish Council

Map Ref: 67043 80326

Ward: Westerleigh

Application Category: Minor

Target Date: 24th June 2008



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100023410, 2008.

N.T.S

PT08/1218/F

This application appears on the Circulated Schedule given the letters of objection received from the neighbouring residents.

1. **THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of 2 detached dwellings and 2 flats to replace an existing single-storey property.
- 1.2 The application site comprises an existing single-storey dwelling on the south east side of Badminton Road, Coalpit Heath. The site is located within the Coalpit Heath settlement boundary.
- 1.3 The application forms a resubmission of PT07/3032/F that was refused by the Development Control (West) Planning Committee last year for the following reason:

'The proposed scale, design and layout of the units would result in a cramped development which would have an unreasonable and detrimental impact upon the street scene, and the proximity to a protected tree would increase the likelihood of harm to that tree. The proposal is therefore considered to be contrary to Planning Policies D1, L1, H2 and H4 of the South Gloucestershire Local Plan, and the South Gloucestershire Design Checklist (Supplementary Planning Document).'

- 1.4 This application follows further discussions with the architect in an attempt to address this refusal reason.

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 | Achieving Good Quality Design in New Development |
| H2 | Proposals for Residential Development |
| H4 | Development within Residential Curtilages |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy for New Development |
| L1 | Landscape Protection and Enhancement |
| L9 | Species Protection |

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT07/1644/F: Demolition of existing dwelling to facilitate the erection of four detached dwellings and associated works to include pedestrian and vehicular access. Withdrawn: 12th July 2007

- 3.2 PT07/3032/F: Demolition of existing dwelling to facilitate the erection of four dwellings & associated works to include new pedestrian and vehicular access. Refused: 13 December 2007 (Appeal Decision Pending)

4. **CONSULTATION RESPONSES**

- 4.1 Westerleigh Parish Council
No objection
- 4.2 Other Consultees
Technical Services (Drainage): no objection in principle
Environmental Services: no comment
- 4.3 Highways DC
No objection in principle

Other Representations

- 4.4 Summary of Local Residents Comments
Eight letters received (three households) expressing the following concerns:

Design/ Density/ Residential Amenity

- The size/ number of the buildings has been reduced and appears better in keeping- it is an improvement on the previous application;
- There is little to address the previous reason for refusal- the proposal would still appear cramped and have an unreasonable impact on the street scene;
- Given the above, it is assumed that the proposal remains contrary to policy;
- There is an inter-visibility issue between units- windows face blank walls;
- Flats are out of keeping with the character of the area;
- There can be no justification for moving the building line forward- a recent application for a garage forward of the building line was refused;
- The units would appear out of keeping with a line of existing development characterised by larger properties set within large plots;
- Units of equally narrow width generally comprise semi/ terraced properties.

Residential Amenity

- The developer has not supplied drawings to show the impact/ relationship with the adjoining property at no. 138 Badminton Road;
- It appears that unit 1 will project 2m in front and behind this existing dwelling thus reducing visual amenity;
- A 1.8m high boundary wall should be erected to safeguard the privacy of the residents at no. 138 if the existing boundary screening is removed;
- The garage to plot 1 is too close to the existing adjoining living room;
- The cramped design of the proposals has resulted in very small windows- this would be detrimental to the residential amenities of future occupiers.

Highway Safety

- The Highways Department are requested to reconsider their initial response;
- Two past applications were refused on highway grounds setting a precedent;
- Since the time of the above, the volume of traffic has significantly increased;
- Co2 emissions are greater than ever with seemingly no attempt to reduce it;

- The proposal will encourage on street parking and traffic generation close to the 40mph zone;
- The traffic access to no. 136 is dangerously close to a pedestrian crossing;
- Development will exacerbate vehicular usage of Badminton Road;
- Noise, fumes and general pollution will negatively impact residential amenity;
- Photos are supplied of existing parking problems/ traffic levels;
- Visitors parking on the grass verge might cause significant visibility problems for vehicles using the lane between nos. 126 and 136;
- If four cycles are stored in the garage there will be no room for a car thus increasing the likelihood of on street parking;
- Insufficient parking is provided for the proposals;
- Double yellow lines should be put down to stop illegal parking.

Ecological Issues

- A condition is requested to ensure the retention (at a minimum height of 2m) of the hedge that provides privacy to the residents at no. 126;
- The site was originally an orchard and the proposal will result in the loss of a considerable number of trees;
- Removal of trees/ hedgerows is contrary to the planning objectives that focus on the conservation and enhancement of wildlife;
- Clearance works prior to the submission of the application indicates that the developer was trying to remove plants/ species/ animals of scientific interest;
- The proposal will exacerbate the decimation of local wildlife caused by the works to the nearby railway bank;
- How will the tree roots of the mature tree in the neighbouring garden at the front be protected?

Further Issues

- A complaint is made about the noise coming from the existing occupants;
- A limit on the intended working hours should be set if approved;
- The developer appears to be clearing the site ready for development;
- The plans are misleading- there is no existing glass house;
- Garden land will be reduced and surface water increased increasing the risk of flooding as has recently happened under the viaduct;
- According to the submitted noise report, noise levels within the front garden area serving the flats will be in excess of that permissible (Category C states that planning permission should not be granted);
- The size of the units contravenes the original decision for the bungalow;
- Many similar developments of this type have not sold increasing the potential for empty houses and targets for crime;
- The new foundations that might undermine the neighbouring property.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policies H2 and H4 allow for new residential development subject to considerations of design, residential amenity and highway safety. Further, policy H2 cites that the maximum density compatible with the site, its location, accessibility and surroundings should be achieved. As such, the expectation is that a minimum of 30 dwellings per hectare will be provided with upwards of 50 units per hectare where local circumstances permit.

- 5.2 More specifically, policy H4 cites that new development will only be permitted where it respects the massing, scale, proportions, materials and overall design and character of the street scene and the surrounding area. Further, proposals should not prejudice the retention of adequate private amenity space with such provided for any new separately occupied dwelling.
- 5.3 Planning policy T12 details that development will only be permitted where safe access capable of accommodating motorised traffic generated by the proposal is provided whilst it should not have unacceptable impact upon road, pedestrian and cyclist safety.
- 5.4 Policy L1 cites that those attributes of the landscape which make a significant contribution to the landscape should be either conserved or enhanced.
- 5.5 The Proposal
The application site comprises some 0.1337ha of land on the south east side of Badminton Road, Coalpit Heath. It benefits from a wide frontage measuring 40m across but by virtue of its tapered south boundary, is triangular in shape with the rear site boundary measuring only 10m.
- 5.6 The site currently provides for a single-storey detached unit with a detached double garage positioned towards the rear. The property sits centrally forward of the neighbouring property and is well screened by a thick hedgerow along the front and flank boundaries. There are a number of mature trees within the garden area, one of which is subject to a tree preservation order.
- 5.7 The application seeks full planning permission for the demolition of this existing property and its replacement with two two-storey dwellings and two-storey flatted accommodation. The two dwellings would each comprise four bedroom detached properties which would include an integral single garage. The flatted accommodation would be of similar appearance comprising two two-bedroom units; one above the other.
- 5.8 Density
Planning policy H2 advises that the maximum density compatible with the site, its location, its accessibility and surroundings should be achieved. In this regard the expectation is that all developments will achieve a minimum density of 30 dwellings per hectare whilst higher densities should be achieved where local circumstances permit.
- 5.9 In view of the above, it is noted that whilst Badminton Road to the north of the application site is characterised by larger two-storey dwellings set within more spacious plots, development opposite and to the south is more compact formed of two-storey semi-detached properties contained on narrower plots.
- 5.10 Accordingly, and in view of this policy expectation, the previous application sought approval for a development comprising four detached units in order to satisfy this density threshold. Nevertheless, given the constraints imposed by the site shape, this dictated that the proposals were of cramped appearance thus permission was subsequently refused. This application seeks to address this objection by removing one of the proposed buildings albeit with this density level maintained (30 units per hectare) through the subdivision of one of these retained buildings. As such, there is no objection to the proposal on this basis.

- 5.11 It should also be noted that PPS3 makes it clear that *'The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing form'*. PPS3 goes on to describe how good design is key to achieving successful intensification; *'If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment'*.
- 5.12 Design
Dwellings to the north of the application site on this side of Badminton Road comprise two-storey detached and semi-detached units of differing size and design whilst those to the south and opposite are more uniform in appearance providing two-storey semi-detached dwellings of similar design.
- 5.13 Given the differing size and design of properties within the locality, and having regard to the density threshold aspired to, the proposal would provide three two-storey buildings. Two of these would comprise detached dwellings with the third building (adjacent to the southern boundary) of similar appearance but subdivided in to two units of flatted accommodation.
- 5.14 The properties would build to a staggered building line stepping closer to the highway towards the southern site boundary. In so doing, the proposals would form a link between the existing two-storey detached dwelling to the north of the application site which sits some 22m back from the highway and that to the south which sits 11m back from the road.
- 5.15 Having regard to this revised application, it is noted that the omission of one building allows for a more spacious form of development with the buildings now detached, wider and set within larger plots. This allows a form of development more in keeping with those properties on this side of the highway to the north of the application site and is considered to address the related concerns detailed within the previous refusal reason.
- 5.16 This reduction in building number also helps to address the previous design concerns with the proposals benefiting from forward facing front entranceways, benefiting from wider front gables and with the integral garages no longer such a prominent feature. Further, the design of the flatted accommodation ensures that this building appears similar to that of the two detached properties aiding to ensure that this element of the proposal does not appear out of keeping within a line of existing detached and semi-detached dwellings.
- 5.17 This current proposal retains the staggered building line previously proposed. This is necessary in view of the irregular plot shape and considered acceptable given the forward positioning of those properties to the south; the new building line would therefore link these two lines of development.
- 5.18 In view of the above, this revised proposal is now considered to be acceptable with no objection raised on this basis.
- 5.19 Residential Amenity
The application site only directly adjoins one neighbouring dwelling; this being 138 Badminton Road stood 1.8m from the north boundary of the site. This unit forms a two-storey detached property that appears devoid of any overlooking windows but which benefits from a rear conservatory. Boundary treatment in the form of 1.8m high fence and a tree/ hedgerow screening restricts views.

- 5.20 Unit 1 would stand alongside this above property projecting 1m further forward and extending 1m beyond the rear building line of the main dwelling at the rear (where adjacent to the boundary). Further, with the flank elevation of this new dwelling facing this existing property, there would be only one first floor ensuite window contained within this facing elevation. As such, it is not considered that any significant adverse impact in residential amenity would be caused.
- 5.21 All other existing neighbouring properties stand at an appreciable distance from the site of the proposals including those to the south of the application site that sit to the far side of the vehicular entranceway which runs along side this south boundary to those properties behind. (In this regard, it is noted that the existing flanking hedgerow is to be maintained at a height of 1.8m which would help to offset the impact of the proposals.) Accordingly, it is not considered that any significant adverse impact in residential amenity would be caused.
- 5.22 Finally, having regard to the relationship between the proposed dwellings, the staggered positioning of the properties dictates that rear gardens serving unit 2 and the ground floor flat will be flanked by the adjoining building to the north. However, these elevations would be devoid of any main habitable windows whilst given the orientation of the application site, there should be no significant affect on sunlight. As such, there is also no objection on this basis.
- 5.23 Lastly, it is noted that the issues related to residential amenity did not comprise a refusal reason in respect of the previous application. Therefore, given that the number of buildings has now been reduced, it is considered that the overall impact of the proposal has been reduced.
- 5.24 Highway Safety
The revised application is essentially a duplicate of the previous submission (in transportation terms) with no objection to this scheme previously raised. The reduction from four dwellings to two dwellings and two flats would potentially reduce the number of vehicles entering and leaving the site thus there is no transportation objection to this current scheme.
- 5.25 Notwithstanding the above, it is noted that the design and access statement refers to the provision of four cycle spaces within each garage. Whilst the garages would appear of sufficient size to accommodate cycles and cars no such provision appears to have been made for the flats. It is considered that this can be secured for the flats thus this can be controlled by condition.
- 5.26 Existing Trees/ Hedgerow
Concerns have been expressed with regards to the loss of a number of mature trees and the hedgerow that encompasses the front and southern boundaries of the application site. To this extent, it has previously been noted that the only trees of any real stature are the protected Field Maples (two) and Oak on the southern boundary of the site; all of these would be retained. Arboricultural advice indicated that the previous proposal should not have had a major impact on the trees despite a new patio area under one tree canopy. Nonetheless, the application was subsequently refused by committee partly on this basis.

- 5.27 The proposed buildings are now further away from these trees whilst the new patio area serving unit 2 is positioned to the far side of the garden; not under the tree canopy. As such, and in view of the arboricultural advice previously received, there is no objection to this current proposal having regard to its impact on the existing trees. Nevertheless, in the interests of the health of these trees, the protective fencing shown on the plans should be controlled by condition.
- 5.28 Concerning the front boundary hedgerow, despite its loss, it is not considered that approval could be reasonably withheld on this basis. Further, it is noted that this did not form part of the previous refusal reason although a landscaping condition should be attached to any permission to allow for new planting.
- 5.29 Outstanding Issues
Further to a request from the Councils Environmental Services department, a noise survey has been received as part of this application; the details of which are considered to be acceptable. Despite these neighbours concerns, it is not therefore considered that planning permission could be reasonably withheld on this basis. Further, it is noted that these properties would align with existing dwellings fronting Badminton Road (subject to a 30 mph speed limit) whilst there are existing units closer to the railway line.
- 5.30 In view of the concerns raised in respect of the previous application, a condition requiring a bat survey is suggested.
- 5.31 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.
- 5.32 Section 106 Requirements
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

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

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

7. **RECOMMENDATION**

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

Background Papers **PT08/1218/F**

Contact Officer: **Peter Burridge**

Tel. No. **01454 865262**

CONDITIONS

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

Reason

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

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the dwellings hereby approved.

Reason

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

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

Reason

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

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

Reason

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

7. Prior to the commencement of development, a full survey by a suitably qualified specialist shall be undertaken to establish if any bats are present on site. Development shall proceed in accordance with any necessary action identified by this survey with such firstly agreed in writing by the Local Planning Authority.

Reason

To ensure the adequate protection of a protected species and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. The proposed vehicular parking/ turning areas shall be finished with a bound surface and thereafter retained as such.

Reason

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

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

Reason

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

10. The erection of fencing for the protection of the retained protected trees shall be undertaken in accordance with the approved plans before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in the area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the local planning authority.

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.

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

App No.: PT08/1221/F

Applicant: Clyde Road Developments

Site: 52 Clyde Road, Frampton Cotterell, South Gloucestershire, BS36 2EF

Date Reg: 7th May 2008

Proposal: Erection of 4 no. detached dwellings with associated works. Construction of new vehicular access. (Resubmission of PT08/0416/F)

Parish: Frampton Cotterell Parish Council

Map Ref: 66817 81725

Ward: Frampton Cotterell

Application Category: Minor

Target Date: 24th June 2008



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100023410, 2008.

N.T.S

PT08/1221/F

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

1. THE PROPOSAL

- 1.1 This full application relates to the erection of four 4 bed detached dwellings including integral garages on garden land associated with 52 Clyde Road, Frampton Cotterell. The application site is square in shape and has an area of some 0.12 hectares. The site is surrounded by other residential properties with the western boundary directly adjacent to a public footpath and Park Lane.
- 1.2 Each dwelling has its own vehicular access onto Park Lane. Turning areas are provided. The existing garage serving 52 Clyde Road is accessed off Park Lane but is to be demolished to make way for the development. A new access and hardstanding area for 2 vehicles to serve this property is proposed off Clyde Road. This can be achieved under permitted development rights.
- 1.3 The site lies within the settlement boundary of Frampton Cotterell.
- 1.4 The bungalow of 52 Clyde Road has been excluded from the application site but is within the ownership of the applicant. It has recently been fire damaged and is not occupied. It is proposed to demolish the rear extensions to the bungalow, including rear dormer.
- 1.5 This application is a resubmission of planning application PT08/0416/F which was refused on the grounds of design/scale and adverse impact on the occupiers of 52 Clyde Road. The current scheme has been amended in terms of design – ridge heights have been reduced and profiles changed. The number of new openings within the boundary wall to Park Lane has also reduced. The existing access is to be blocked up and relocated and a new opening formed to the north of the site. Each access serves a pair of new dwellings.
- 1.6 The existing bungalow which is also within the ownership of the applicant but outside the application site is also to be altered to overcome any overbearing impact resulting to the future occupiers of this property from the proximity of the dwelling to Plot 4. The single storey rear extensions and rear dormer window are to be removed, with principle windows located within the side elevations of the bungalow.

2. POLICY CONTEXT

- 2.1 National Guidance

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

| | |
|---|------------------------------------|
| <u>Joint Replacement Structure Plan</u> | |
| Policy 1 | Sustainable Development Objectives |
| Policy 2 | Location of Development |
| Policy 33 | Housing Provision and Distribution |

- Policy 34 Re-use of Previously Developed Land
Policy 35 Housing Density

2.3 South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design in New Development
L1 Landscape Protection and Enhancement
L18 The Water Environment
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
T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

2.4 Supplementary Planning Guidance

- South Gloucestershire Design Checklist (Adopted)
Frampton Cotterell Village Design Guide (Endorsed)

3. RELEVANT PLANNING HISTORY

- 3.1 PT08/0416/F Erection of 4 no. detached dwellings with associated works. Demolition of existing garage to form new access and hardstanding.
Refused 14 March 2008 on the following grounds:-
1) size, scale, massing, height and spacing would result in a dominant feature within the street scene out of keeping with character and appearance of area to the detriment of visual amenity.
2) proximity of Plot 4 to rear elevation of 52 Clyde Road would result in an overbearing impact and loss of light to the detriment of residential amenity.

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

- Object to the proposal on the following grounds:-
a) increased traffic on an already busy and congested area;
b) design out of keeping.

Other Consultees

4.2 Sustainable Transport

No objection.

Other Representations

4.3 Local Residents

- 1 letter has been received objecting to the proposal on the following grounds:-
a) highway safety hazard;
b) reduced parking on Park Lane;
c) traffic congestion along Park Lane;
d) loss of dry stone wall.

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. However, such development must be acceptable in terms of its impact upon the character of its surroundings and must be well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

5.2 Policy H2 of the adopted Local Plan specifically relates to new residential development within the boundaries of settlements and provides more detailed criteria as follows:-

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

5.3 i) Transportation Issues

In transportation terms, each pair of dwellings has a shared vehicular access. Each dwelling has a single integral garage and one parking space with turning areas. The proposed accesses will be 'dropped crossings' rather than 'bellmouth' to give pedestrians priority. The access and parking arrangements are acceptable and in compliance with policies T8 and T12 of the adopted local plan. The application therefore complies with this part of the criterion.

5.4 ii) Residential Amenity

The site is square in shape and measures some 36-40m in depth and has a width of 34m. The bungalow of 286 Park Lane forms the northern boundary and is side-on to the application site. The rear (eastern) boundary is formed by the rear garden and dormer bungalow of 50 Clyde Road. To the south lies the bungalow of 52 Clyde Road. This property is orientated in a south-westerly direction, neither facing onto Park Lane nor Clyde Road proper but over the crossroads of Park Lane/Clyde Road/Rectory Road. The western boundary is formed by Park Lane.

5.5 The dwellings have been sited to reflect the established building line of Park Lane. Plot 1 lies immediately adjacent to the bungalow of 286 Park Lane. However, Plot 1 extends only 1.8m and 1.4m respectively beyond the front and rear building line of this bungalow. It is therefore considered that Plot 1 will have no overbearing impact on to occupiers of this property and that privacy levels are satisfactory.

5.6 In terms of the eastern boundary, the rear elevations of all four plots face on to the side boundary of 50 Clyde Road. Plot 4 faces the side elevation of the bungalow with the remaining plots looking out over the garden area. A minimum distance of 15.2m exists between the rear elevations of Plots 1 and 2 and garden area but both these plots overlook the top end of the garden. Plot 3 overlooks the area of garden immediately adjacent to the bungalow with a 17m distance between the rear elevation and boundary. Although it is recognised

that the proposal will result in a degree of overlooking to the garden area of 50 Clyde Road it is considered that this distance is satisfactory and not at a level uncommon in residential areas.

- 5.7 The property of 243 Park Lane lies opposite the site to the west and faces the entire western boundary. A distance of over 30m exists between the front elevation of this property and the front elevations of the proposed dwellings. This distance is satisfactory in terms of intervisibility standards.
- 5.8 With regard to the existing bungalow of 52 Clyde Road the revised proposal is now acceptable. It is recognised that this property is fire damaged but the property will be retained/repared. The application removes the rear extension and rear dormer window and relocates the principle windows to the side elevations of the bungalow. The rear of the bungalow has no openings with the exception of rear doorway and the bedroom at first floor level will be served by two rooflights on the side (south-east) elevation. This will ensure that the new dwelling to Plot 4 will have no overbearing impact or result in loss of light to the future occupiers of the bungalow. In addition, the removal of the rear extension results in the northern corner of the bungalow now located a minimum distance of 3.8m from Plot 4 instead of 1.4m. Although a first floor window is located on the southern elevation of Plot 4, this serves a landing only and will be conditioned obscurely glazed and non-opening to overcome any potential loss of privacy. The proposal therefore complies with this policy criterion.

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

- 5.9 The application site has an area of some 0.12 hectares resulting in a density of 33 dwellings per hectare. A minimum density of 30 dwellings per hectare is advocated within the Local Plan where local circumstances permit. It is considered that the proposal is acceptable in terms of its density. It maintains the building line prevalent on this side of Park Lane and is of a density comparable with similar sites within the vicinity. The proposal therefore accords with this criterion.

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

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

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

- 5.11 The proposal is for 4 additional dwelling and as such will not impinge upon levels of service provision within the locality to a significant degree. The application therefore complies with this criterion.
- 5.12 Policy H4 of the emerging local plan is also relevant as it relates to residential development within existing residential curtilages and is concerned with more detailed design issues. This policy allows for new development provided the massing, scale, proportions, materials and overall design and character of the existing property and street scene are respected; the amenities of nearby occupiers are not adversely affected; highway safety/parking is acceptable and

adequate private amenity space is available for the existing and proposed dwelling. Of the above, design and garden area have not been covered in any depth under the preceding paragraphs.

5.13 Design

Advice contained within PPS1 and reflected in Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006 and the Adopted South Gloucestershire Design Checklist state the importance of good design. New development should respect, conserve and enhance the character and quality of the surrounding local environment.

5.14 The application site is large in size, its frontage with Park Avenue being some 34m in length. The site is enclosed along this boundary by a pennant stone wall which is a characteristic feature of Frampton Cotterell village. The site currently contributes to a sense of openness within the immediate site vicinity due to the low scale development that surrounds it, as well as views afforded through it, especially to the south from Clyde Road.

5.15 In design terms, all dwellings are the same but each pair is handed. Each dwelling has a width of 7.2m, total depth of 11.5m and a ridge height of 7.8m. All dwellings incorporate a two storey projecting element some 1.5m in depth to the front elevation. The roof profiles are of hipped roof form. The proposed dwellings are smaller in size, scale and massing to the previous scheme. All properties have integral garages with canopy above. The development has been sited to respect the established building line of Park Lane with a minimum set back of 9m. The dwellings are also sited behind the property of 52 Clyde Road which occupies a corner plot and fronts onto both Park Lane and Clyde Road.

5.16 The property of 286 Park Lane adjacent to the north of the site and 52 Clyde Road to the south constitutes small bungalows, modest in size and scale. The dwelling of 50 Clyde Road to the east is a dormer bungalow. The site at present is largely open in appearance, a distinctive feature of the site being the pennant stone boundary wall along the Park Avenue boundary.

5.17 The area is characterised by numerous types of dwellings with no particular house type prevalent. It is considered that the revised proposal is, on balance, acceptable in terms of size and scale. The overall massing of the proposal has been reduced by lowering the ridge heights from 8.5m to 7.8m and incorporating hipped roof profiles instead of the original gabled roof forms. In addition, the depth of the dwellings at 11.5m is less than the original scheme which ranged from 12m to 14m. It is considered that the proposed dwellings respect the character, distinctiveness and amenity of both the site and the locality. The massing to the front elevation has also been reduced by virtue of the projecting two storey element. Although the ridge height of the dwellings at 7.8m is some 1.4m higher than the bungalows adjacent to the site, this is considered an acceptable height that can be adequately incorporated within the street scene. The previous scheme had ridge heights over 2m higher than adjoining development which contrasted markedly with surrounding development.

5.18 Due to the reduction in the size and scale of the dwellings, the resulting development would no longer appear a dominant feature within the street scene. In addition, the current scheme, by virtue of the hipped roof profile now affords greater spacing between each dwelling. This reduces any

overbearing/enclosing impact and opens up the site visually by allowing views through the site at roof level. As a consequence the current application overcomes previous concerns relating to its dominance within the street scene.

- 5.19 As a final point the development now proposes a relocated access and a new access rather than the creation of three new openings within the pennant stone boundary wall along the Park Lane frontage. These boundary walls are a distinctive feature of the village and make a significant contribution to the character of the landscape. As such the majority of the existing boundary wall is retained by the current scheme which will maintain the visual amenity of the area.

5.20 Garden Areas

With regard to garden areas, the proposed dwellings have a minimum garden depth of 15m and areas in excess of 125m². The size of gardens are therefore commensurate with the size of dwellings to which they serve whilst also allowing the existing dwelling of 52 Clyde Road a garden area well in excess of 250m². The proposal is therefore acceptable in this respect.

- 5.21 In conclusion, the proposal complies with policies D1, H2 and H4 in terms of its design, size and scale, and impact upon the character of the street scene and the detrimental impact upon the residential amenities of 52 Clyde Road.

5.22 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.

5.23 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions 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 **PT08/1221/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. No development shall take place until details/samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time at first floor level in the side elevations of the dwellings hereby permitted.

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 glazing to the landing window of Plot 4 shall at all times be of obscured glass and be permanently fixed in a closed position. The glazing shall be obscure glazing Level

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.

5. With the exception of the new openings shown on approved drawing 602W70/02C, the existing stone wall enclosing the western boundary of the site shall be retained.

Reason(s):

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

6. The stone work to be used in the blocking up of the existing vehicular access off Park Lane shall match that of the existing stone wall in type, colour, texture, size, coursing and jointing.

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. The screen fences shown on the approved plan shall be erected in the positions indicated before the dwelling houses to which they relate are 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.

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

Reason(s):

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

9. The off-street parking facilities shown on the plan hereby approved for the existing and proposed dwellings shall be provided before they are 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.

10. No entrance gates to the vehicular accesses off Park Lane shall be permitted.

Reason(s):

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

11. The parking and turing areas for the existing and proposed dwellings shall be constructed of a permeable but bound material.

Reason(s):

In the interests of highway safety and drainage, and to accord with Policies T12 and L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

12. The proposed alterations to the property of 52 Clyde Road shown on approved drawings 602W70/31 and 32 received on 9 June 2008 shall be completed prior to the occupation of Plot 4 and thereafter retained.

Reason(s):

To protect the residential amenity of future occupiers of 52 Clyde Road, and to accord with Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

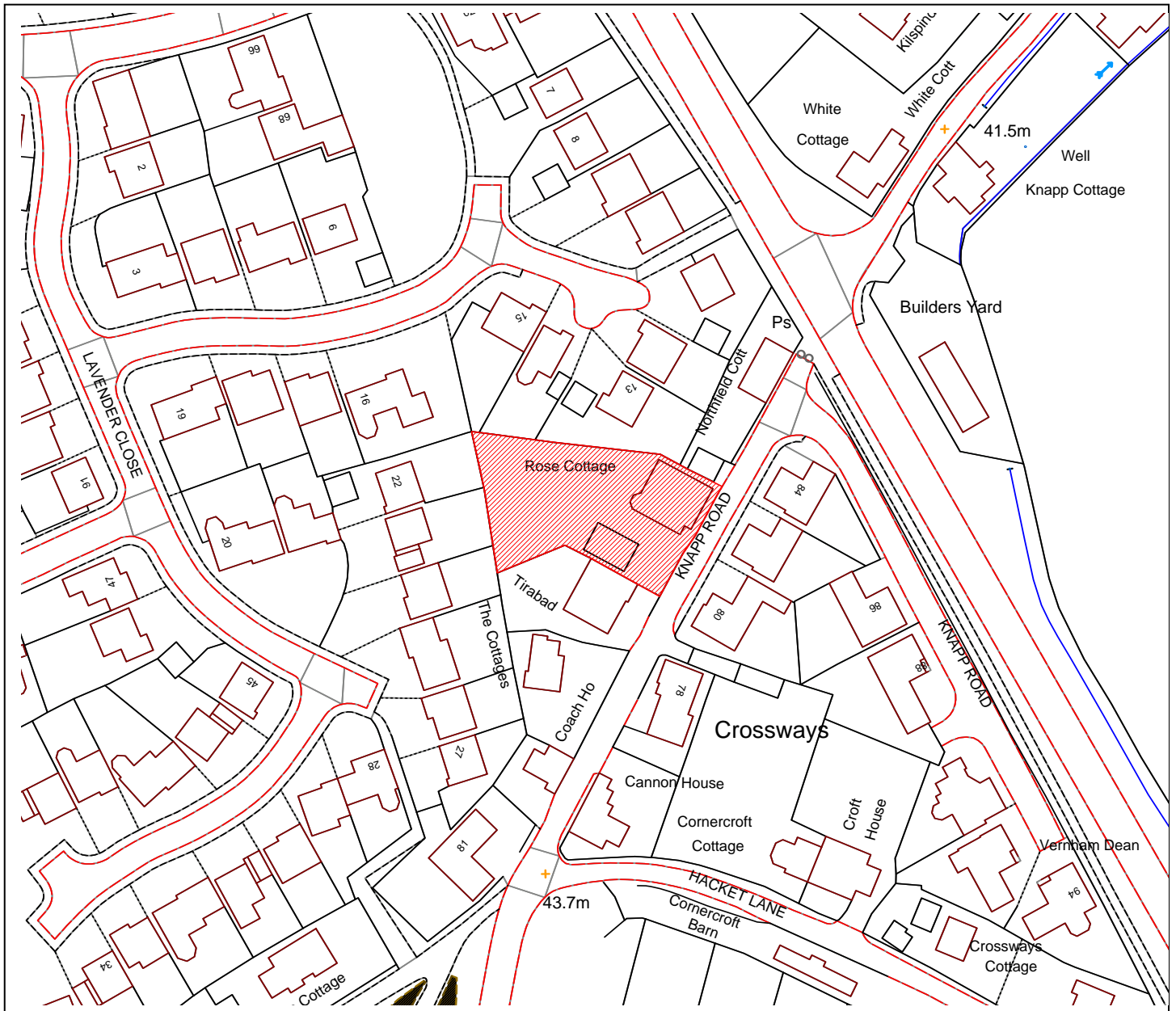
13. The hours of working on site during the period of construction shall be restricted to 07.30 hours to 18.00 hours Monday to Fridays and 08.00 hours to 13.00 hours on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification 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 nearby dwellings and to accord with Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|---------------------------|
| App No.: | PT08/1223/F | Applicant: | Mr D Cockerell |
| Site: | Rose Cottage, Knapp Road, Thornbury, South Gloucestershire, BS35 2HJ | Date Reg: | 7th May 2008 |
| Proposal: | Erection of single storey detached granny annex (Resubmission of PT07/3484/F) | Parish: | Thornbury Town Council |
| Map Ref: | 64939 90416 | Ward: | Thornbury North |
| Application Category: | Minor | Target Date: | 23rd June 2008 |



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N.T.S

PT08/1223/F

This application appears on the Circulated Schedule in view of comments received from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of a single-storey detached building that would provide annex accommodation.
- 1.2 The application site comprises a detached two-storey dwelling on the west side of Knapp Road, Thornbury.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPG13: Transport
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: Development within Residential Curtilages
T8: Parking Standards
T12: Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P88/2424: Alterations and extension to existing cottage to form lounge, kitchen, utility room and WC with three bedrooms and two bathrooms over. Permitted: 8 September 1988
- 3.2 P88/3191: Erection of dwelling with integral garage on site of existing cottage. Permitted: 6 December 1988
- 3.3 P89/2863: Bay window in front elevation. Permitted: 25 October 1989
- 3.4 P92/1458: Change of use from public open space to private garden. Permitted: 20 May 1992
- 3.5 P98/1925: Erection of dwelling and garage. Permitted: 28 August 1998
- 3.6 PT02/1484/F: Side and rear single-storey extensions to form summer and utility room. Permitted: 10 June 2002
- 3.7 PT06/2818/F: Erection of first floor extension above existing detached double garage to facilitate part conversion to form ancillary accommodation. Refused: 9 November 2006
- 3.8 PT07/3484/F: Erection of two-storey rear extension to form ancillary granny annex. Withdrawn: 10 January 2008

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

No objection

4.2 Other Consultees

Technical Services (Drainage): no objections in principle

Other Representations

4.3 Summary of Local Residents Comments

One letter received expressing the following concerns:

- A strong objection was raised to PT07/3484/F and the writers are pleased to see that this new proposal answers many of their concerns;
- The proposal is broadly accepted but some issues remain unclear;
- It is not clear where the extension will be built- there are no dimensions on the plan and the boundary position is not considered completely accurate;
- The height of the extension is not clear;
- 13 Lavender Close will not be available for access during construction;
- A complete 1.8m high solid barrier must be in place during building works- this is to be repaired within 24hrs if necessary at the applicant's expense;
- Effort should be made to avoid damage to plants in the adjoining garden;
- The boundary fence was erected in 2004 to the considerable expense of the adjoining neighbours- it is anticipated that it will be damaged during building thus should be inspected by a competent fence builder upon completion;
- The architect should decide if the distance to the boundary is adequate;
- The cloakroom, kitchen and en-suite windows are acceptable if built to the dimensions shown and the glazing type remains unchanged;
- It is not expected that access to any services will be via 13 Lavender Close;
- Rainwater should be removed entirely by underground pipes;
- The plans should not be altered in any way;
- Clarification of these points would enable acceptance of the proposal.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for the principle of development within residential curtilages subject to considerations of design, residential amenity and highway safety. Further, it cites that where extensions are capable of separate occupation (e.g. residential annexes) but lack an acceptable level of separate parking provision or amenity space, the Council will impose a condition to ensure its use as ancillary to the host dwelling.

5.2 Design/ Visual Amenity

The application site forms a detached two-storey dwelling on the west side of Knapp Road, Thornbury. The dwelling benefits from a detached double garage to its southern side.

5.3 The application seeks approval for a detached single-storey 'annex' building that would stand within the rear garden within 2m of the host dwelling. It would provide all facilities necessary to cater for independent living accommodation including a kitchen/ diner, hall, cloakroom, lounge and ensuite bedroom. It would benefit from a small porch and patio doors overlooking the garden area whilst would be encompassed by a pitched roof.

- 5.4 In considering this proposal, it is noted that this application comprises the third submission seeking to provide annex accommodation. To this extent, the first scheme proposed a first floor extension above the garage allowing the creation of a two bedroom 'dwelling'. This was refused for the following reason:

'The proposed annex accommodation, by reason of its size, design, external appearance and level of facilities proposed, would be tantamount to the erection of a new dwelling which would appear out of keeping with the locality by virtue of its cramped appearance and restricted plot width. As such, if allowed, the proposal would appear detrimental to the visual amenities of the locality contrary to Planning Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.'

- 5.5 The subsequent application detailed a two-storey extension to the rear of the dwelling in the same position as the extension currently proposed. By reason of its design, this would have appeared a second dwelling whilst again included two bedrooms. In view of its combined size, design and positioning this was again considered to be unacceptable and thus was subsequently withdrawn.
- 5.6 In this instance, the proposal would now be single-storey and provide only one bedroom. Further, its design is considered more acceptable appearing less like a new dwelling; nevertheless, by reason of the facilities included, the proposal remains tantamount to the creation of a new dwelling. Planning policy H4 doesn't prohibit such development but details that where the proposal lacks an acceptable level of parking/ amenity space, a condition will be attached.
- 5.7 Given the above, subject to this condition (requiring that the build be occupied only for purposes ancillary to the host dwelling) the proposal is considered to be acceptable on this basis. This condition would not be necessary if the proposal remained attached to the host dwelling given that planning permission would be required for the subdivision of the property. Nevertheless, in view of the very close relationship between the host unit and proposal, it is considered very unlikely that the Council would ever be under pressure to remove this condition.
- 5.8 In the light of the above, and with the design of the proposal now considered to be acceptable, there is no objection to the scheme on visual/ amenity grounds. In this regard, it is nevertheless noted that given the reduced size of the proposal, it would no longer be readily visible from the main public viewpoints.
- 5.9 Residential Amenity
The proposal would adjoin the shared flank boundary with 13 Lavender Close. This unit forms a two-storey detached property that is inset from the boundary and which faces south west. Its flank elevation overlooks the site of the build with this wall limited to a kitchen door and first floor landing window. As such, it is not considered that any significant adverse impact in residential amenity would be caused.
- 5.10 In response to the concerns which have been raised, these plans are to a recognised scale and thus all dimensions can be calculated. Further, concerns regarding the boundary fence are a civil matter thus planning permission could not be withheld on this basis. Finally, conditions can be attached regarding the proposed/ any additional windows.

5.11 All other neighbouring dwellings stand at an appreciable distance from the site of the proposal. Therefore, it is not considered that any significant adverse impact in residential amenity would be caused.

5.12 Design and Access Statement

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

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, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PT08/1223/F**

Contact Officer: **Peter Burridge**

Tel. No. **01454 865262**

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

3. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rose Cottage.

Reason(s):

In view of the site size, the relationship between the proposal and the host dwelling and to protect the privacy and amenity of all occupiers (including neighbouring occupiers), all to accord with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the building hereby approved.

Reason(s):

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

5. Prior to the occupation of the building hereby permitted, and at all times thereafter, the proposed ensuite and cloakroom windows on the rear elevation shall be glazed with obscure glass (level 3) 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. 24/08 - 13 JUNE 2008

| | | | |
|------------------------------|---|---------------------|-------------------------------|
| App No.: | PT08/1224/ADV | Applicant: | Dick Lovett |
| Site: | Laurel Court, Cribbs Causeway, Almondsbury, South Gloucestershire, BS10 7TU | Date Reg: | 7th May 2008 |
| Proposal: | Display of 5 no. fascia signs, 3 no. flags on 8 metre poles and 1 no. pylon sign | Parish: | Almondsbury Parish Council |
| Map Ref: | 57203 80428 | Ward: | Patchway |
| Application Category: | Minor | Target Date: | 23rd June 2008 |



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N.T.S

PT08/1224/ADV

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

1. THE PROPOSAL

- 1.1 The applicant seeks Advertisement Consent for the display of 5 no. fascia signs, 3 no. flags on 8 metre poles and 1 no. pylon sign.
- 1.2 The application site is a BMW motor vehicle sales showroom on Cribbs Causeway. There are several similar showrooms all in close proximity to each other. The proposed signage varies in size, colour and appearance.

2. POLICY CONTEXT

2.1 National Guidance

| | |
|-------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPG19 | Outdoor Advertisement Consent |

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

| | |
|-----|-------------------------------|
| D1 | Achieving Good Quality Design |
| L19 | Display of Advertisements |

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

No relevant history.

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

Objection – The Council were unable to view a full set of detailed plans.

Other Representations

4.2 Local Residents

No response.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

PPG19 advises that advertisements should only be assessed on visual merit and impact upon public safety. It is not necessary to consider the actual need for new advertisements.

Accordingly, Policy L19 of the South Gloucestershire Local Plan (Adopted) January 2006 states that consent for the display of advertisements will be granted provided that the advertisements would not be detrimental to the immediate location in which it is displayed, by virtue of its size, siting, materials, colour or illumination, or that the advertisement of the cumulative effect of the proposal would be detrimental to character and visual amenity of locality. The proposal should not prejudice public safety.

The proposal is therefore considered acceptable in principle subject to the following detailed assessment.

5.2 Visual Amenity

The proposed signage is simple in design and sympathetic to the existing car showroom. The proposed adverts will be in keeping with the type of signage usually associated with a showroom of this kind, such as adverts attached to flag poles. The signage is also modest in size and of an acceptable scale given the size of the showroom itself. The proposal is therefore considered to comply with the criteria set out in Policy D1 and L19 of the Local Plan.

5.3 Public Safety

The proposed signage is predominantly to replace existing signs. The signs are at a suitable height and a suitable distance from the edge of the carriageway. As such, it is not considered that the signs will have any impact on existing levels of public safety.

6. CONCLUSION

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

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

7. RECOMMENDATION

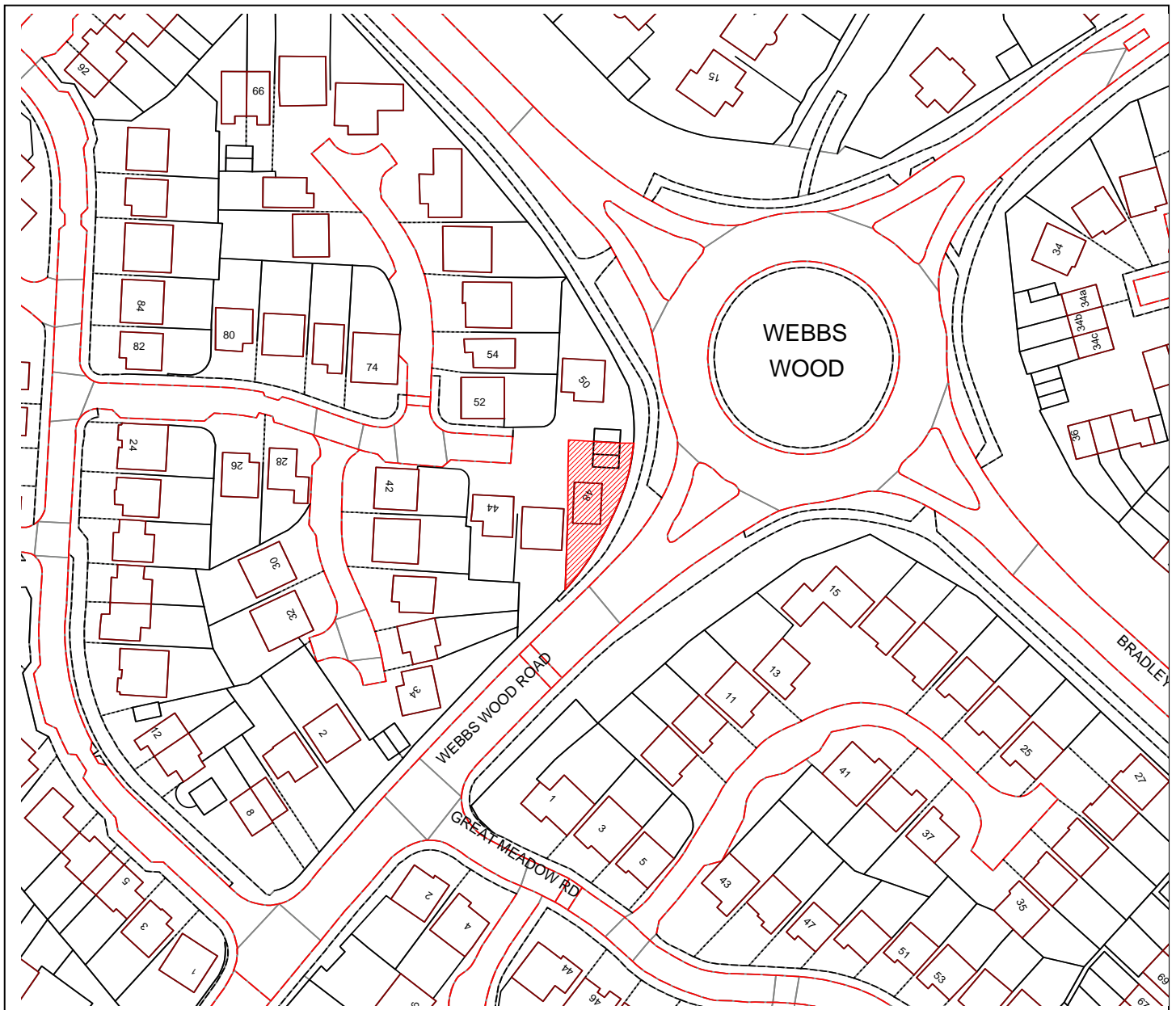
- 7.1 That Advertisement Consent is **GRANTED**.

Background Papers **PT08/1224/ADV**

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

CIRCULATED SCHEDULE NO. 24/08 – 13 JUNE 2008

| | | | |
|----------------------------------|--|-------------------------|-------------------------------|
| App No.: | PT08/1238/F | Applicant: | Mrs G M Davis Samuel |
| Site: | 48 The Bluebells, Bradley Stoke, South Gloucestershire, BS32 8BE | Date Reg: | 8th May 2008 |
| Proposal: | Retention of garage building and erection of single storey side extension to provide additional living accommodation. | Parish: | Bradley Stoke Town Council |
| Map Ref: | 62728 81089 | Ward: | Bradley Stoke South |
| Application Category: | Minor | Target Date: | 23rd June 2008 |



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N.T.S

PT08/1238/F

1. THE PROPOSAL

- 1.1 The site consists of a modern detached dwelling.
- 1.2 The proposed development consists of a single storey side extension and seeks approval for the retention of a new garage structure which is located between the dwelling and the original garage associated with the dwelling.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Residential curtilages
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Object to the development as it is out of keeping with the surrounding locality.
- 4.2 Sustainable Transport
No Objection

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the extension to a domestic dwelling within its residential curtilage.
- 5.2 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant to this planning application. The policy indicates that the proposed development is acceptable subject to the following considerations.
- 5.3 Design and Residential Amenity
The development is made up of two parts. These are assessed below;

Garage

This has been constructed, and is positioned between the existing dwelling and the original garage associated with it. It is located on an area of land that has been used as residential curtilage. The building is subservient to the main garage structure (which also contains two further garages associated with neighbouring dwellings) and is set back from views from the general public realm. The building is functional in appearance and is set back from the frontage of the main garage building it is constructed against. Views of the structure are only available from the immediate shared access, and the building is not easily visible from the surrounding public realm. As such the building is relatively discreet and would not have a material impact upon the character and visual amenity of the site and the surrounding locality. Its position is such that there would be no material impact in residential amenity terms.

Single Storey Extension

This is proposed to be positioned on the East elevation of the dwelling, behind the high boundary wall which forms the boundary of the site with the adjacent highway (Webbs Wood Roundabout). The proposed extension is modest and is located away from public view. It is consistent with the surrounding locality in design terms and would not result in any material impact in residential amenity terms.

5.4 Transportation

Given the nature of the proposed development, it is considered that there would be no material impact in transportation terms as a result of it.

5.5 Design and Access Statement

A Design and Access statement is not required with this planning application.

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 That planning permission is granted subject to the following condition

Contact Officer: Simon Penketh
Tel. No. 01454 863433

CONDITIONS

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

Reason(s):

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