



**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. 03/09

Date to Members: 23/01/09

Member's Deadline: 29/01/09

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

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

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **within five working days of the publication of the schedule (by 5pm)**. If there has been no member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule. **Before referring an item to the Committee, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

CIRCULATED SCHEDULE

DATE: 23/01/09

SCHEDULE NO. 03/09

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

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

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

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

Please note: - Reason for Referral

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

SIGNATURE

DATE

Circulated Schedule 23 January 2009

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK08/3158/F	Approve with conditions	40 Abbots Road, Hanham, South Gloucestershire, BS15 3NG	Hanham	Hanham Abbots Parish Council
2	PK08/3168/F	Approve with conditions	29 Beaufort Road, Staple Hill, South Gloucestershire, BS16 5JU	Staple Hill	
3	PK08/3172/F	Approve with conditions	4 Turnpike Gate, Wickwar, South Gloucestershire, GL12 8ND	Ladden Brook	Wickwar Parish Council
4	PK08/3218/F	Approve with conditions	24 Willsbridge Hill, Willsbridge, South Gloucestershire, BS30 6EY	Longwell Green	Hanham Abbots Parish Council
5	PT08/1899/O	Approve with conditions	Land rear of 53 Nicholls Lane, Winterbourne, South Gloucestershire, BS36 1NF	Winterbourne	Winterbourne Parish Council
6	PT08/3020/F	Approve with conditions	Lluestowen, Bristol Road, Frenchay, South Gloucestershire, BS16 1LQ	Frenchay and Stoke Park	Winterbourne Parish Council
7	PT08/3142/F	Approve with conditions	12 Holmwood Close, Winterbourne, South Gloucestershire, BS36 1JZ	Winterbourne	Winterbourne Parish Council
8	PT08/3190/F	Approve with conditions	Toys R Us, Centaurus Road, Patchway, South Gloucestershire, BS34 5TU	Patchway	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 03/09 – 23 JANUARY 2009

App No.:	PK08/3158/F	Applicant:	Mr D Peat
Site:	40 Abbots Road, Hanham, South Gloucestershire, BS15 3NG	Date Reg:	11th December 2008
Proposal:	Erection of single storey rear extension to form additional living accommodation. Installation of rear dormer and alterations to roof to facilitate loft conversion. Installation of 1no. side dormer to provide additional living accommodation. (Amendment to previously approved scheme PK07/2073/F).	Parish:	Hanham Abbots Parish Council
Map Ref:	64160 71077	Ward:	Hanham
Application Category:	Minor	Target Date:	3rd February 2009



© South Gloucestershire Council 2007. All rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S

PK08/3158/F

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of objections from a local resident and Hanham Abbots Parish Council.

1. THE PROPOSAL

- 1.1 This is a retrospective planning application for the installation of side dormer at No. 40 Abbots Road, Hanham. The proposal also includes the change of the design of the roof of the rear extension from a half-hipped roof to a gable roof.
- 1.2 Previously planning permission was granted for the erection of single storey rear extension and the installation of rear dormer subject to a number of conditions, to include that no windows shall be inserted at any time in the north west roof plane of the property.

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, Including extensions and New Dwellings

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/1425/F Erection of single storey rear extension to form additional living accommodation. Installation of rear dormer and alterations to roof to facilitate loft conversion. Erection of detached garage.
Refused 27.06.07
- 3.2 PK07/2073/F Erection of single storey rear extension to form additional living accommodation. Installation of rear dormer and alterations to roof to facilitate loft conversion (Resubmission of PK07/1425/F)
Approved 05.07.07

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
This is a retrospective planning application that contravenes the conditions attached to original application, i.e. no further windows. The roof has also been constructed to a different angle to that agreed in original permission and has an overbearing effect on neighbouring properties. Boundary wall has been moved to allow vehicular access to property. Recommend site visit to inspect whole property due to number of contradictions to original planning application.

Other Representations

4.2 Local Residents

One letter of objection received from a local resident who raised the following concerns:

The applicant has already built the framework of the dormer to which this application refers yet the application is not described as a retrospective application. One of the conditions applied when the previous planning application was approved said that no further windows should be installed on the north-west side of the property to ensure that the amenities of neighbouring properties would not be affected. The developer is clearly flouting earlier imposed conditions and has already built the dormer. The building inspector should insist that the dormer be removed completely.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006, allows for the principle house extensions subject to considerations of design, residential amenity and highway safety.

5.2 Design / Visual Amenity

Planning permission is sought for the installation of a side dormer to facilitate a loft conversion.

The dormer would have a sloping roof and would be slightly set back from the front roof plane. It is considered that the design and overall visual appearance of the alterations to the property are acceptable.

This applicant also proposes to change the design of the rear extension from a half-hipped roof to a gable roof. As the proposed dormer would be subservient to the main roof of the dwelling, it is considered that the proposal would not have a harmful impact upon the character and appearance of the host dwelling and the area.

5.3 Residential Amenity

While the proposed dormer windows are proposed in the side elevation facing towards the neighbouring property to the north, No. 38. One will serve a bathroom and the second window will serve a landing area. It is therefore considered that a planning condition can be imposed to ensure that these windows will be obscure glazed and fixed in a permanently closed position or restricted opening to minimise the loss of privacy to the neighbouring property.

It should also be noted that the side elevation of No. 38 does not contain any windows on the upper floor level. Consequently, subject to conditions being imposed, it is considered that the proposal would not cause significant adverse impact upon the residential amenity of the neighbouring property to warrant a refusal of this application.

The proposal is also to change the design of the roof of the rear extension from a half-hipped roof to a gable roof. As the proposed alteration is modest in scale, it is not considered that the proposed amendment would have a significant adverse impact upon the residential amenity of the neighbouring property.

The Parish Council raised a concern with regard to the overbearing impact upon the neighbouring properties. As the dormer is not large in scale and the dormer would be approximately 2 metres from the side boundary and approximately 6.5 metres from the side elevation of the neighbouring property, No. 38, it is therefore considered that the proposed dormer would not have significant overbearing impact upon the residential amenity of the neighbouring property.

With regard to the demolition of the part of boundary wall, as this is not part of this application, it would be unreasonable to refuse this application on this basis. However, officers will carry out an investigation.

5.5 Design and Access Statement

This is a householder application, therefore the Design and Access Statement is not required.

5.6 Section 106 Requirements

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

6. CONCLUSION

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

The 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 **PK08/3158/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. The glazing on the north west elevation shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position. Any alternations to these windows details shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of work.

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. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north west roof plane of the property.

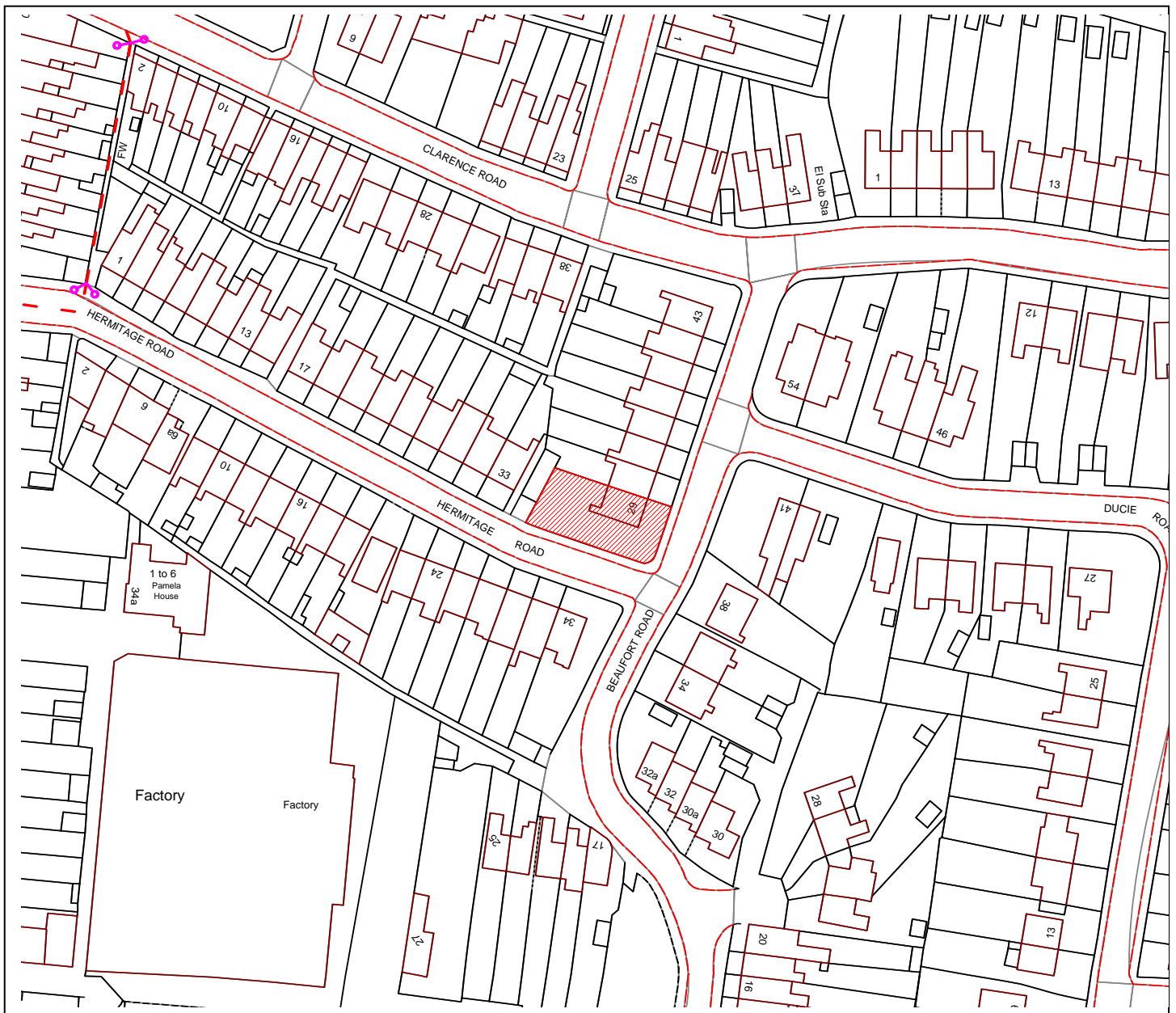
Reason:

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

CIRCULATED SCHEDULE NO. 03/09 – 23 JANUARY 2009

App No.: PK08/3168/F
Site: 29 Beaufort Road, Staple Hill, South Gloucestershire, BS16 5JU
Proposal: Erection of 1no. attached dwelling with associated works. (Amendment to previously approved scheme PK08/0680/F)
Map Ref: 65068 76095
Application Category: Minor

Applicant: Mr J Wade
Date Reg: 12th December 2008
Parish:
Ward: Staple Hill
Target Date: 2nd February 2009



© South Gloucestershire Council 2007. All rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S

PK08/3168/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application relates to a 0.01ha. plot of land that until recently formed the garden to the side of no.29 Beaufort Road. No.29 is a 3 bedroom, end of terrace dwelling house, situated on a corner plot at the junction of Beaufort Road and Hermitage Road. The location is suburban in character, consisting predominantly of Victorian/Edwardian terraces along either side of fairly narrow roads. The centre of Staple Hill is only a short walk away to the south. The house fronts onto Beaufort Road with most of the garden area to the side being adjacent to Hermitage Road and enclosed by a low wall and 2m high hedge. A double garage located to the rear and accessed off Hermitage Road is in separate ownership. Planning permission PK07/3454/F was recently granted to convert no.29 into 2no. flats as well as erecting a two-storey side extension to no.29 to provide a third 'flat'. Following the grant of planning permission PK07/3454/F the side garden of no.29 was sold off and is now in separate ownership.
- 1.2 A subsequent application PK08/0680/F was recently granted to erect a two-bedroom, attached dwelling to the side of no.29. Parking provision for the approved dwelling consisted of a space for one car to the rear of the site, and accessed from Hermitage Road.
- 1.3 The current application seeks small amendments to the previously approved scheme PK08/0680/F. In order to provide more internal living space, it is now proposed to place the stairs in a small stairwell to the side of the dwelling. It is also proposed to make the depth of the dwelling (at ground floor) slightly larger, so that the entire rear elevation would be flush with that of the existing terrace. In all other respects the scheme is much the same as that previously approved.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport
- 2.2 Development Plans
Joint Replacement Structure Plan
Policy 1 - Principles
Policy 2 - Location of Development
Policy 17 - Landscape
Policy 33 - Housing Provision and Distribution
Policy 54 - Car Parking Provision

South Gloucestershire Local Plan (Adopted) 6th January 2006

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

Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 P75/4730 - Erection of detached double garage for two vehicles and private storage.
Approved 31st Oct. 1975
- 3.2 P77/4110 - Alteration and extension of existing outbuilding to form a conservatory.
Approved 4th May 1977
- 3.3 PK07/1473/F - Erection of 2no self contained flats and associated works.
Withdrawn 2nd July 2007
- 3.4 PK07/1998/F - Erection of 2 no. self contained flats with parking and associated works (Resubmission of PK07/1473/F)
Refused 14th September 2007 for the following reasons:
1. The development, with off-street parking below the maximum residential parking standards set out in Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, would lead to an increase in on-street congestion in close proximity to a road junction thereby causing obstructions to visibility, all to the detriment of highway safety; contrary to Policies T12, H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan. 2006.
 2. The proposal would result in a cramped form of development leaving inadequate areas of private amenity space to serve the occupiers of the existing house, all to the detriment of residential amenity, which is contrary to Policies H2 (A) and H4 (D) of The South Gloucestershire Local Plan (Adopted) 6th January 2006.

3. The proposal would result in built development protruding well beyond the established building line in Hermitage Road, which would represent an incongruous element within the street scene to the detriment of the visual amenity of the locality, contrary to Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan. 2006.
- 3.5 PK07/3454/F - Conversion and extension of existing dwelling to provide 3no. self-contained flats.
Approved 3rd January 2008
- 3.6 PK08/0680/F - Erection of 1no. attached dwelling with associated works.
Approved 9th May 2008

4. CONSULTATION RESPONSES

- 4.1 Parish Council
Not a parished area.
- 4.2 Other Consultees
None

Other Representations

- 4.3 Local Residents
2no. letters of objection have been received from local residents. The concerns raised are summarised as follows:
- Cramped living space.
 - Extension would protrude beyond the eyeline in Beaufort Road.
 - Traffic congestion.
 - Insufficient parking provision.
 - Loss of garden.
 - Loss of soakaway.
 - Out of keeping.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The site lies within the Urban Area and being residential curtilage, is previously developed land and can therefore be assessed as a brownfield windfall site. There is therefore no in-principle objection to the development of the site for residential use. The acceptance in principle of a two-storey residential unit on this plot, of a similar scale to that proposed, has already been established with the grant of planning applications PK07/3454/F & PK08/0680/F.
- 5.2 Having regard to the adopted Joint Replacement Structure Plan, Policy 33 states that priority will be given to the re-use of previously developed sites *within the urban area*. Furthermore, Policy 2 of the JRSP, the locational strategy, aims to concentrate development for jobs, housing and facilities within the main urban areas, in order to maintain and develop their vitality and quality as regional and sub regional centres. JRSP Policy 19 requires development to be managed in a manner that respects local character and distinctiveness through good design.

- 5.3 Government advice contained in PPS3 – ‘Housing’ supports a more efficient and sustainable use of land in the urban area, with a provision for more intensive housing development in and around existing centres and close to public transport nodes. The South Gloucestershire Local Plan (Adopted) 6th January 2006 (para.8.26) seeks to “..increase the proportion of smaller dwellings, reflecting the projected growth in one-person households and the existing disproportionate provision of smaller dwellings in South Gloucestershire.”
- 5.4 The proposal falls to be determined under Policy H2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, which permits the residential development proposed, subject to the following criteria:
- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and
 - B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.
 - C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
 - D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.
- 5.5 Officers consider that the key issue to consider in this application is whether or not the increased size of the building is acceptable in terms of scale and design.
- 5.6 Density
Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. PPS3 (para.47) indicates that a national indicative minimum density of 30 dwellings per hectare should be used and whilst not prescribing any maximum figure the PPS encourages the highest density that can be achieved within the various local considerations that need to be taken into account.
- 5.7 Officers are satisfied that having regard to the sites’ constraints and the previous planning consent for a dwelling of similar proportions, a larger building containing more than one unit, could not realistically be accommodated on the site, and in this respect the proposal represents the most efficient use of the land in what is a very sustainable location, close to the centre of Staple Hill and within easy walking distance of the shopping and community facilities and main bus routes. The proposal therefore accords with Government guidelines and in terms of its density alone, the development is not considered to be an overdevelopment of the site.

5.8 Scale and Design

The extension is designed as a continuation of the Beaufort Road terrace and in terms of its general form and appearance would satisfactorily achieve its aim. In contrast to the previously approved scheme PK08/0680/F, the depth of the ground floor of the main body of the proposed house, would be increased to the rear by 0.5m, so that the entire rear elevation would now be flush with the rear elevation of the terrace. Officers consider that this would enhance the appearance of the proposed dwelling.

5.9 To further increase the amount of living space, in what would be a small starter home, it is now proposed to place the stairway in a two-storey stairwell to the side of the property. The stairwell would measure only 2.7m deep and a maximum of 1.5m wide. The eaves level would terminate 1.3m below that of the main house with a mono-pitch tiled roof above.

5.10 Officers acknowledge that the stairwell would protrude beyond the established building line on Hermitage Road, when taken from the main front elevations of the houses. There are however bay windows that protrude beyond this building line and given the small scale of the stairwell and the fact that it does not protrude beyond the general building line of the bay windows, officers consider that the proposal would not appear as an incongruous element within the street scene.

5.11 The proposal would still be subservient in scale to the rest of the terrace. There would be a reasonable amount of open space retained within the front and side gardens and given the government's objective to make the most efficient use of land in the urban area, the proposal does not represent an overdevelopment of the site.

5.12 The existing terrace has not been significantly altered and currently has no rendered elevations within it. All elevations are natural Pennant Sandstone with Ashlar window surrounds and quoin detailing. Following officer negotiation it has now been agreed that all of the proposed elevations would be constructed to match those of the existing terrace and this can be secured by condition. Subject to this condition the scale and design are acceptable.

5.13 Landscape

There is little vegetation of note on the site other than the boundary hedge, much of which appears to be retained in the scheme. Supplementary planting could be secured by way of an appropriate landscape condition.

5.14 Transportation

One off-street parking space is proposed for this development of a single 2-bed dwelling. The parking space would be accessed off Hermitage Road. The proposed parking space, is in the same position as previously approved, and meets the required size guidelines of 2.4m wide by 5.0m deep to avoid having a vehicle hanging over into either the footway or carriageway.

5.15 The Council's Highways Officer considers that the off-street parking provision satisfies the maximum residential parking standards set out in Policy T8 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 and would not therefore lead to an increase in on-street parking congestion. Furthermore

there is no objection to the proposed positioning of the car parking space close to the junction. There are therefore no highway objections to the proposal.

5.16 Impact upon Residential Amenity

The proposed dwelling would be on a corner plot and would not have a significant overbearing affect on neighbouring property. Any overlooking of neighbouring gardens from the proposed windows would be from a reasonable distance, angle and height. There would be a stairwell window on the southern side elevation facing the houses on the opposite side of Hermitage Road, but this window can be obscurely glazed; there would be two velux rooflights but these again only serve a stairwell and landing. Some overlooking of gardens to the front and rear is considered to be inevitable in a densely populated urban area such as this. Any loss of privacy that might occur would be minimal and certainly not considered to be significant enough to justify refusal of planning permission.

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

5.18 Environmental and Drainage Issues

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

5.19 Affordable Housing

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

5.20 Education Service

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

5.21 Community Services

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

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 (Adopted) 23rd August 2007.

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 recommendation to approve 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 **PK08/3168/F**

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

CONDITIONS

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason 1:

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

Reason 2:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

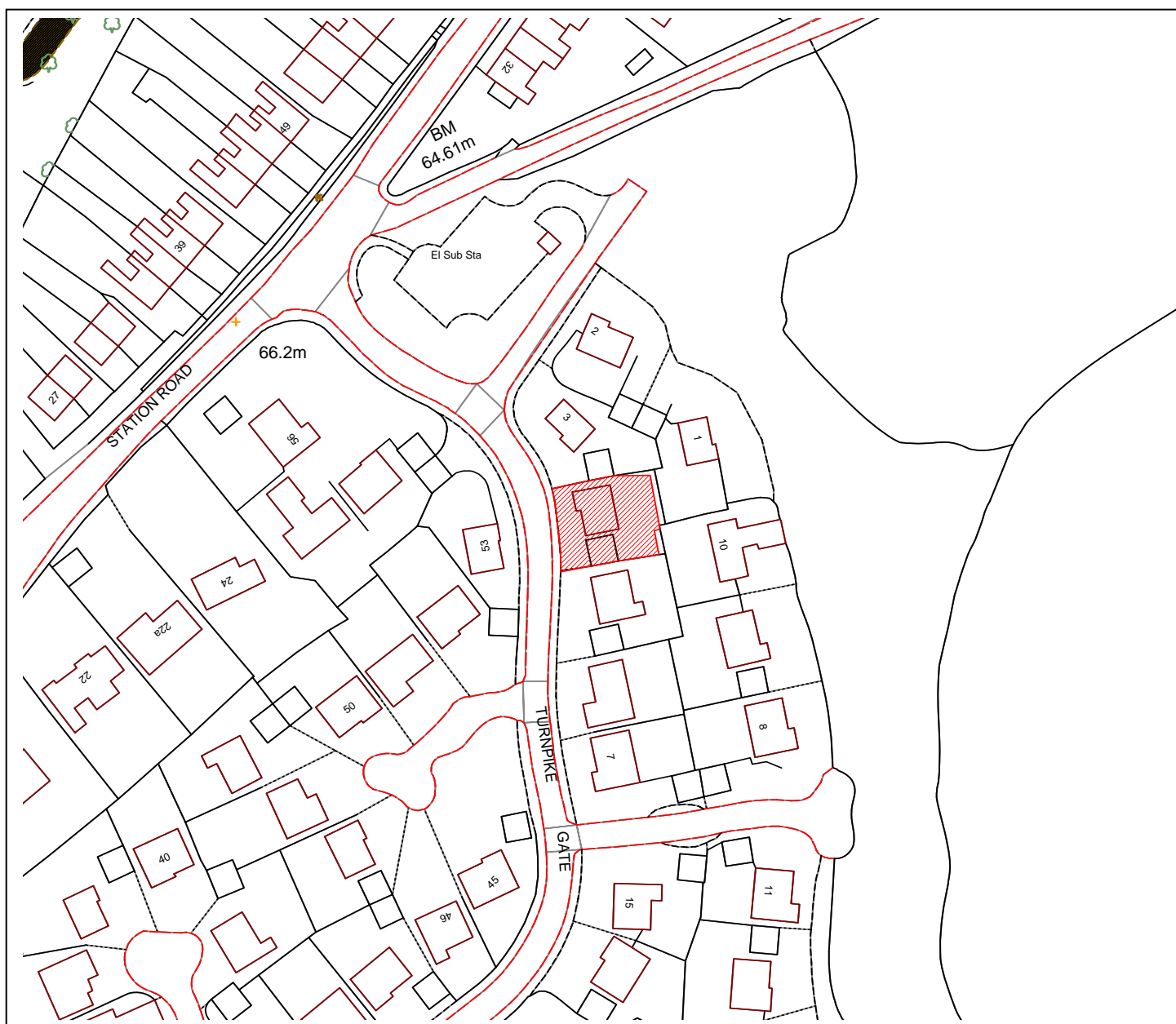
14. Prior to the use or occupation of the dwelling hereby permitted, and at all times thereafter, the proposed first floor window on the southern side elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason:

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

CIRCULATED SCHEDULE NO. 03/09 – 23 JANUARY 2009

App No.:	PK08/3172/F	Applicant:	Mr A Belcher
Site:	4 Turnpike Gate, Wickwar, South Gloucestershire, GL12 8ND	Date Reg:	12th December 2008
Proposal:	Erection of two storey front and side extensions to provide additional living accommodation. Installation of 2 no. rear dormers to facilitate loft conversion.	Parish:	Wickwar Parish Council
Map Ref:	72542 88810	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	3rd February 2009



© South Gloucestershire Council 2007. All rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S

PK08/3172/F

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

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a two storey front and side extension and the installation of two rear dormers at 4 Turnpike, Wickwar. The proposed extension would include a side extension measuring 1.2 metres wide by 8.4 metres in depth and a front extension measuring 0.9 metres in depth by 6.8 metres in width. The proposed works would also include an increase in the ridge height by 200mm.
- 1.2 The property is a two storey detached dwelling and is located within a residential area of Wickwar
- 1.3 During the course of the application amended plans were requested to alter the front elevation with the removal of the second gable and the reduction of roof lights, in addition it was requested that the rear dormers be repositioned so that they were aligned with the windows below. Amended plans were received as requested however the rear dormers could not be repositioned due to structural reasons.

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 Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Wickwar Parish Council
No objection

Other Representations

- 4.3 Local Residents
Two letters of objection were received from local residents, raising the following concerns:

- One letter stated that there were no objections to the original application as these original plans reflect the estate. However they had been made aware that the Council had requested that the gable roof at the front be replaced with a flat one and wished to object to this.
- Proposed dormers would result in overlooking and loss of privacy
- Dormer windows are not in keeping with the neighbouring properties

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 existing dwelling house is characterised by the dominant front gable, with the remaining front elevation being subservient to this. The original plans introduced symmetry to the front of the dwelling with the addition of a second gable. It was considered that this would result in a loss of the character of the original dwelling house. Amended plans were received altering the front elevation with the removal of the second gable and the reduction of roof lights. It is considered that the removal of the second gable allows the original gable to still be a dominant feature and has reduced the impact of the proposed extension. In addition, the materials used in the construction of the extension would match the main dwelling, assisting the successful integration. Therefore it is considered that the proposed extension is of an appropriate standard in design and reflects the character of the main dwelling house. Furthermore, given that the surrounding properties are of various size and design, it is considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

It was requested that the rear dormers be repositioned slightly so that they would align with the windows below. This could not be accommodated, however given that the dormers are to the rear of the property and modest in scale it is not considered that the position of the dormers is of sufficient concern to warrant the refusal of the application.

5.3 Residential Amenity

The proposed extension includes a side extension measuring 1.2 metres wide by 8.4 metres in depth and a front extension measuring 0.9 metres in depth by 6.8 metres in width. The extension to the side of the property would join the main dwelling house to the existing detached garage. In addition the proposed works would include an increase in the ridge height by 200mm and the installation of two modest sized dormer windows to the rear of the property. Given the location of the dwelling in combination with the fact that the extension would be to the front of the property and adjoining the existing garage, it is not considered that there would be any overshadowing or overbearing effect on the neighbouring dwellings.

The two dormer windows would over look the rear garden and some rear gardens of surrounding residential properties. One of these dormers would serve a bathroom and other would serve a bedroom which is classed as a habitable room. Concern has been raised that the proposed dormers would result in a loss of privacy and overlooking. There are three first floor windows facing east. Naturally the dormer windows will be higher than these existing first floor windows however given the small scale of the proposed dormers it is not considered that the proposal would result in any significant increase in overlooking or loss of privacy over and above the levels of overlooking from these first floor windows. As such, it is considered that a refusal reason on the grounds of overlooking and loss of privacy could not be substantiated. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Other Issues

With regard to the objection raised, concerning the replacement of the gable roof at the front. It is considered that the amended plans, which show the retention of the original gable on the front elevation is in keeping with the character and appearance of the surrounding properties. It should be noted that this letter of objection was received before the re-consultation of the amended plans had occurred.

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 **PK08/3172/F**

Contact Officer: **Kirstie Banks**
Tel. No. **01454 865207**

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.

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

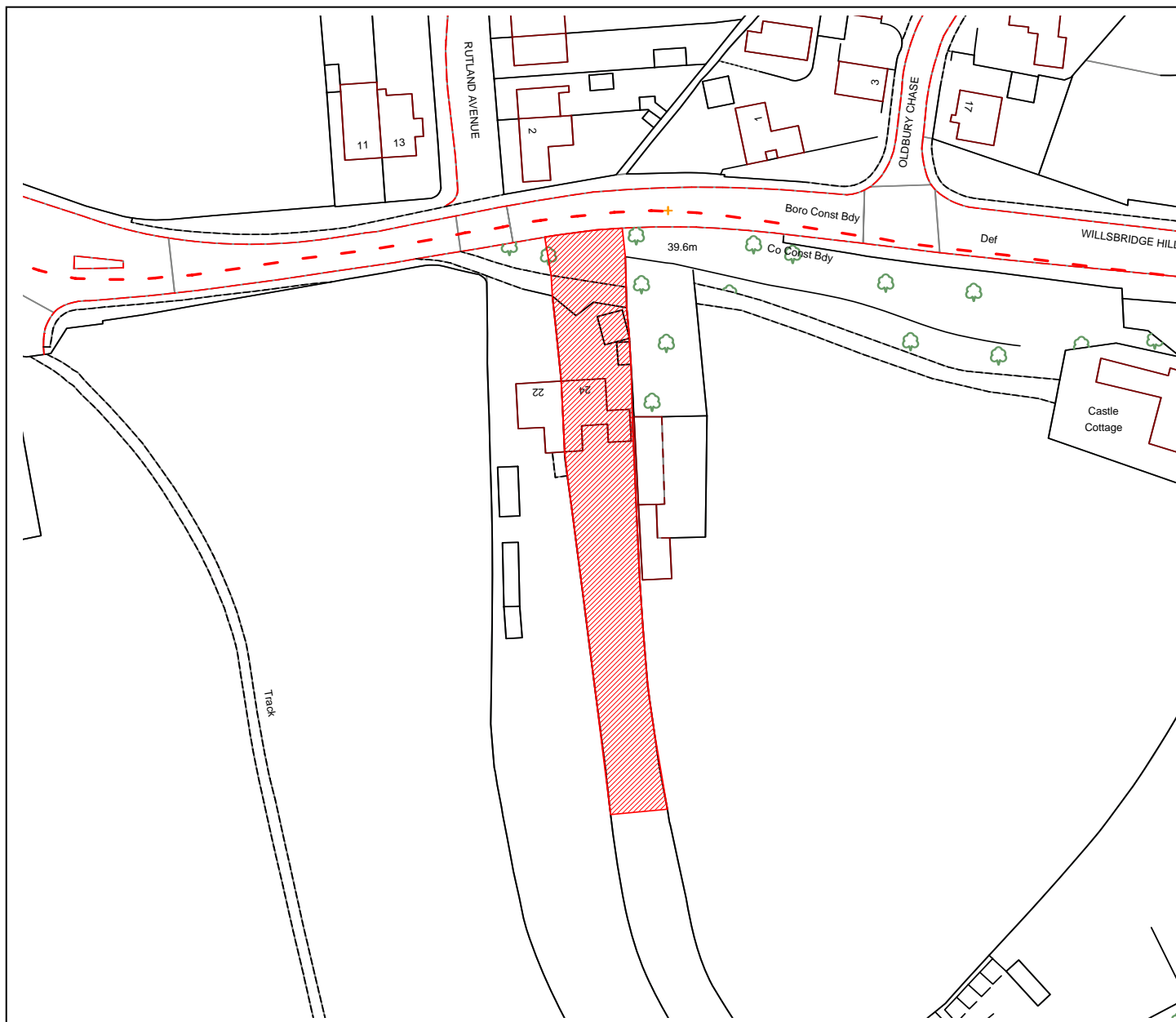
Reason:

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

CIRCULATED SCHEDULE NO. 03/09 – 23 JANUARY 2009

App No.: PK08/3218/F
Site: 24 Willsbridge Hill, Willsbridge, South Gloucestershire, BS30 6EY
Proposal: Erection of single storey rear extension and rear conservatory to form additional living accommodation.
Map Ref: 66227 70630
Application Category: Minor

Applicant: Mrs A Winfred
Date Reg: 22nd December 2008
Parish: Hanham Abbots Parish Council
Ward: Longwell Green
Target Date: 13th February 2009



© South Gloucestershire Council 2007. All rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008.

N.T.S

PK08/3218/F

INTRODUCTION

This application appears on the Circulated Schedule due to the receipt of one letter of objection from the Parish Council.

1. THE PROPOSAL

1.1 This application seeks full planning permission for the erection of a conservatory to the rear of the existing dwelling and the erection of a replacement extension also to the rear of the dwelling. The two separate elements would be attached and joined together to form one continuous extension. The purpose of the extension is to provide an enlarged kitchen and a modern conservatory.

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, Extensions and New Dwellings
GB1 Development in the Green Belt

3. RELEVANT PLANNING HISTORY

3.1 None Relevant

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council
Object to the application on the basis that the proposed extension is close to the boundary with the neighbour making it impossible to construct and maintain without encroaching onto neighbouring land and constitutes over development.

Other Representations

4.2 Local Residents
None Received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
This application stands to be assessed against the policies listed above, in the light of all material considerations, under the following headings. Policy GB1 of the South Gloucestershire Local Plan only allows for limited extension to existing residential units providing it does not result in disproportionate additions to the original dwelling and does not compromise the openness of the green belt. Policies D1 and H4 seek to ensure any new development is of good design and would not adversely affect existing levels of residential amenity.

5.2 Green Belt

The application site lies within the designated Green Belt, where proposals for extensions must not result in 'disproportionate additions' over and above the size of the original dwelling and would not compromise the 'openness' of the Green Belt unless the applicant can prove very special circumstances. Policy GB1 states that any development within the green belt, which would have an adverse impact on the visual amenity, will not be permitted.

The dwelling has been extended in the past via the addition of an attached garage. The proposed increase in volume from the extensions subject of this application is minimal and will be largely screened from view by the existing extensions at the attached neighbouring property. The rear extension is to have the same footprint as the existing extension it is to replace. Whilst the roof of the extension will be increased in height slightly, this is minimal when compared to the height of the existing bungalow. The rear conservatory as proposed will project beyond the rear of the existing dwelling by 3.35 metres. The attached neighbouring property however already has rear extension of greater depth than this extending out to the rear. In conclusion therefore, the extensions will be largely screened by the existing dwelling and the extensions at the neighbouring dwelling. The proposed extensions will have no impact on the openness of the green belt and will not conflict with the purposes of including land within it.

5.3 Design/Visual Amenity

The application property is a semi-detached bungalow in a fairly rural location. The application will facilitate the removal of an existing lean too type extension to the rear of the building. It is considered that the replacement extension subject of this application would help to simplify and regularise the rear of the dwelling and would improve the visual amenity of the dwelling. The proposed conservatory is also of a standard and quite simple design that will integrate fully with the existing dwelling. Given the existing conservatory on the neighbouring property, it is considered that the proposed conservatory would integrate fully with the surrounding area and is acceptable in terms of design and visual amenity.

It is noted that the Parish Council are concerned that the proposal represents over development of the site. As mentioned previously, the rear extension is to replace an existing extension and will not increase the footprint of the building in any way. The proposed conservatory is an addition however and will increase both the footprint and volume of the dwelling. It is important to note that the conservatory is of modest size having a maximum depth of 3.4 metres, a width of 3.8 metres and maximum height to the ridge of 3.55 metres. Given that the property sits on an unusually large plot having a rear garden with a length of over 64 metres, it is not considered that the modestly sized conservatory could be considered as overdevelopment.

5.4 Residential Amenity

The conservatory will have an appropriate depth along the boundary with the neighbours at only 2.1 metres before tapering inwards to its maximum depth of

3.4 metres. This suitable depth combined with the relatively low eaves and ridge height and the existing larger conservatory at the neighbouring property, means that the conservatory will not have any significant impact on the amenities of the neighbouring property. Taking into consideration the larger conservatory at the neighbouring dwelling, it is not considered that the conservatory will have any impact upon the existing levels of residential amenity afforded to this property.

The Parish Council correctly note that the conservatory is to be erected very close to the boundary with the neighbouring property. The Parish Council is concerned that it will not be possible to construct or maintain the conservatory without encroaching onto the neighbouring land. It is the opinion of your officer that this is a very common situation and a large number of conservatories and extensions are constructed right up to the boundary with the neighbouring property. In this particular instance, it will be impossible for any encroachment to occur given that the neighbours already have an extension in place also along the boundary line. Given modern construction techniques, there is no reason to believe that it is not possible to construct the conservatory from entirely within the applicants garden. Nonetheless, informatives will be attached to any consent granted to remind the applicant that the granting of planning permission does not give them any rights to access or enter land not within their ownership.

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

5.5 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 **PK08/3218/F**

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

CONDITIONS

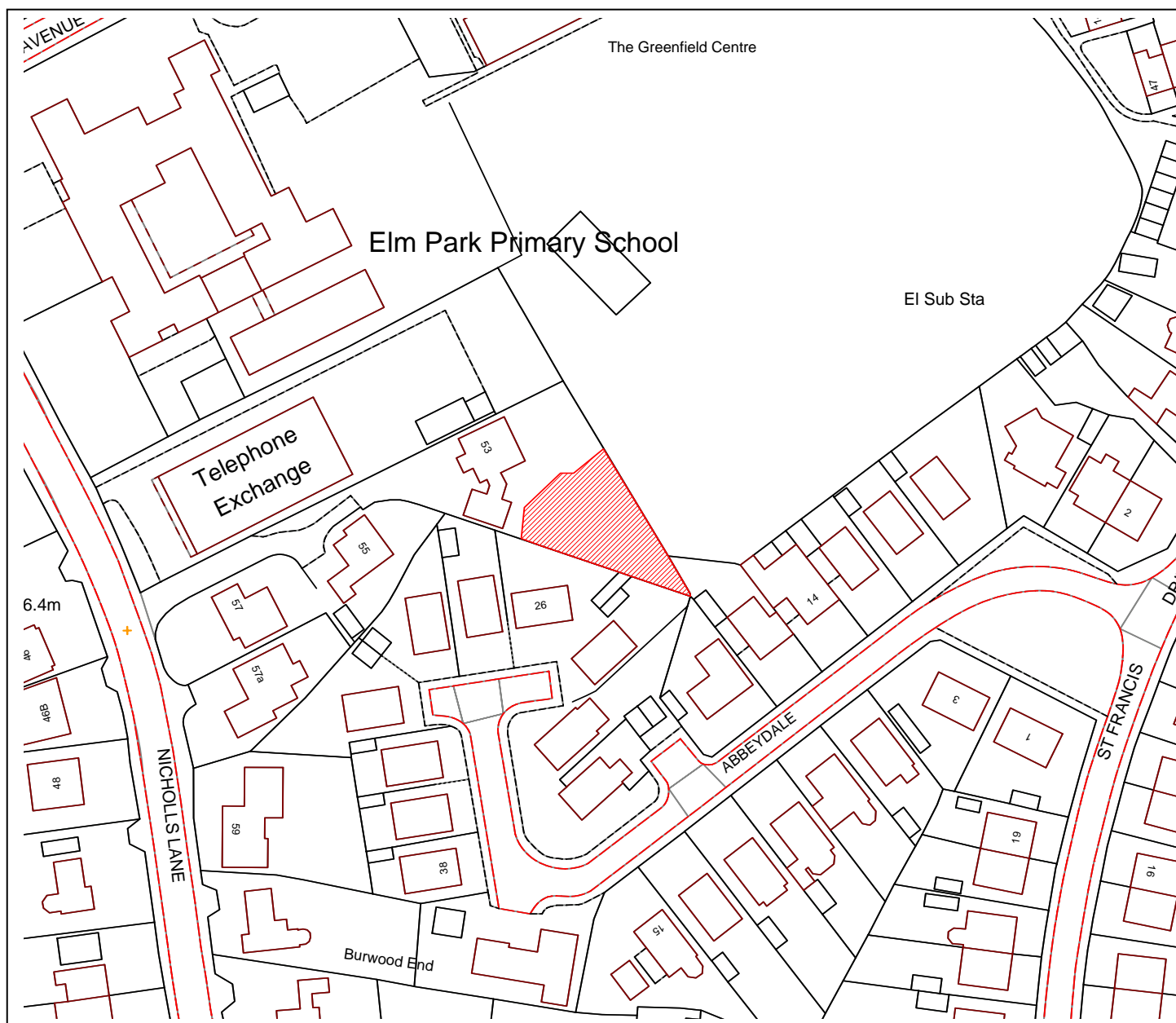
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

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

CIRCULATED SCHEDULE NO. 03/08 – 23 JANUARY 2009

App No.:	PT08/1899/O	Applicant:	Mr B Rix
Site:	Land rear of 53 Nicholls Lane, Winterbourne, South Gloucestershire, BS36 1NF	Date Reg:	9th July 2008
Proposal:	Erection of 1 no. dwelling (Outline) with access to be determined. All other matters reserved. Resubmission of PT08/0889/O.	Parish:	Winterbourne Parish Council
Map Ref:	65458 80886	Ward:	Winterbourne
Application Category:	Minor	Target Date:	15th September 2008



© South Gloucestershire Council 2009. All rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2009.

This application appears on the Circulated Schedule as representations were made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks outline planning consent for the erection of 1 no. dwelling within the residential curtilage of no. 53 Nicholls Lane. This is a red line application and seeks to establish the principle of residential development on the site and access to it. All other matters are reserved. The application is a resubmission.
- 1.2 The application site relates to land within the curtilage of 53 Nicholls Lane, Winterbourne. The application site is located within a well established residential area within the Winterbourne settlement boundary. The existing dwelling has an attached garage that will be demolished to create vehicular access to the proposed new dwelling. The application also proposes to erect a new detached garage and parking area to serve the existing dwelling.
- 1.3 In accordance with changes to the development control system, as outlined in DCLG Circular 01/2006, the outline planning process has now altered. The definition of reserved matters has now changed. Reserved matters previously consisted of siting, design, external appearance, means of access and the landscaping of the site. These have now changed to layout, scale, appearance, access and landscaping.
- 1.4 The previous application on this site (PT08/0889/O) was refused on transportation grounds.

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
H2	Residential Development within Existing Urban Areas
H4	Development within Existing Residential Curtilage
L1	Landscape Protection and Enhancement
T8	Parking Standards
T12	Transportation Development Control Policy for new Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
South Gloucestershire Biodiversity Action Plan

3. RELEVANT PLANNING HISTORY

PT08/0889/O - Erection of 1 no. dwelling (Outline) with access to be determined. All other matters reserved. Refused 09/05/2008.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

No objection raised.

Other Representations

4.2 Local Residents

Three letters of objection were received from local residents raising the following concerns:

- Loss of existing bushes and trees leading to both visual amenity and highway safety concerns
- Use of highway for additional property will lead to highways safety issues
- Proposal would lead to noise and inconvenience to existing properties
- Damage to drainage system

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Advice contained within PPS3 encourages the provision of additional housing on previously developed land within existing towns and cities to promote more sustainable patterns of development. This policy stance is reflected in policies contained with the South Gloucestershire Local Plan.

Policy H2 of the South Gloucestershire Local Plan March 2006 incorporates current planning advice contained within PPS3 and allows for new residential development within the boundaries of settlements. This is subject to compliance with a number of criteria as expressed through policy H2 and H4, which are assessed below.

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

5.2 Transportation Issues

The previous application, PT08/0899/O, was refused following concerns over the site's accessibility with regard to service vehicles. The Council's Transport Engineer is now satisfied that the issue of service vehicles has been addressed. The driveway has been widened to a minimum of 3.5 metres and a bin store has been relocated at a mid point between garage and frontage. It is not anticipated that refuse wagons would necessarily need access to the site though a fire tender could now reach in the site case of emergency.

Delivery vehicles will need access on an infrequent basis and whilst the site cannot incorporate a turning head, the amount of reversing vehicles will be negligible.

The consequent impact will not compromise highway safety.

5.3 Residential Amenity

The application is an outline one with all matters reserved apart from means of access. Details of layout, scale, appearance and landscaping will therefore be considered under a reserved matters application. However, in terms of the principle of development, it is considered that with careful design and siting, the application site is large enough to accommodate a dwelling without adversely impacting upon the amenities of surrounding occupiers in terms of overbearing impact/loss of light/overlooking, especially considering the existing degree of boundary treatment and the site's context.

To the front of the proposed dwelling the nearest habitable room of an adjacent property would be approximately 12 m. This is considered a sufficient distance for there to be no overlooking or loss of privacy as a result of the proposal. Sufficient private amenity space would remain for both the existing dwelling (no. 53 Nicholls Lane) and the new property.

5.4 Environmental / Landscape Issues

The Council's Ecology Officer was consulted as a part of this application. The Officer advised that a condition of any planning permission should be that the applicant carries out surveys of the site for the presence/absence of both hedgehogs and slow-worms prior to the commencement of development.

The proposed access to the property will be along a private drive shared with three other properties. This access is particularly narrow at the point in front of no. 55 Nicholls Lane. It is proposed that the access road will be widened, which would result in some conifer and ground cover shrubs being removed. This would open up views of the telephone exchange to the residents of no. 55 Nicholls Lane. The Telephone Exchange is a modern building with a flat roof, out of character with the surrounding residential area. It is proposed to locate waste bins along the access road, which also results in the removal of a section of the conifer hedge. Removing this planting to facilitate the widening of the road and the storage of the waste bins would have a detrimental impact on the visual amenity of the residents at no. 55 Nicholls Lane.

As a consequence, and following a site visit with both the applicant and agent, it is considered that it would be necessary to replant the hedge and screen views of the telephone exchange. An amended plan (drawing no. 855/14.A) was submitted showing a landscaping scheme that included the planting of new silver birch trees, additional ground cover planting and the addition of a 2 m high woven willow fence. This scheme is to the satisfaction of the Council's Landscape Officer and complies with Policies D1 and L1 of the Local Plan, a condition ensuring that the reserved matters comply with these details is suggested.

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

- 5.5 Planning policy H2 cites that the maximum density compatible with the site, its location, its accessibility and surroundings should be achieved. To this extent, the expectation is that all development will achieve a minimum density of 30 dwellings per hectare and that higher densities (upwards of 50 dwellings per hectare) will be achieved where local circumstances permit.

In this instance, the total site area equates to 0.039ha providing for a density of some 30 dwellings per hectare. Therefore, the proposal comfortably falls within the threshold required. It is not considered that any more than one dwelling could be provided for given the design, access and transportation issues which would arise from more than one dwelling on this site. As such, there is no objection to the proposal on this basis.

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

- 5.6 The application site is located within the curtilage of an existing residential property and is adjacent to a school playing field. It is not considered that the site is subject to any unacceptable levels of noise disturbance, air pollution, smell, dust or contamination.

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

- 5.7 The proposal is for a single dwelling and as such will not impinge upon the levels of service provision within the locality to a significant degree. The application therefore complies with this criterion and policy H2 as a whole. Policy H4 of the Local Plan is also relevant as it relates to residential development within existing residential curtilages and is concerned with more detailed design issues. These matters will be assessed under any future reserved matters application. However, the site is large enough to satisfactorily accommodate a dwelling without adverse impact to residential/visual amenity or highway safety.

5.8 Drainage Issues

The Council's Senior Engineer raised no objection to the scheme on drainage grounds.

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.

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 outline planning consent is **GRANTED** subject to the following conditions.

Background Papers **PT08/1899/O**

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

CONDITIONS

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

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

Reason(s):

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

6. The details submitted pursuant to condition 1 shall include details of existing and proposed boundary treatment, indicating the position, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are first occupied and the development shall be carried out in accordance with the approved details.

Reason(s):

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

7. The access improvement works shown on approved drawing 855/14.A received on 29 October 2008 shall be provided before the buildings are first occupied and the development shall be carried out in accordance with the approved details.

Reason(s):

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

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority measures in respect of:
 - (i) The identification, through site survey, of protected wildlife species (specifically hedgehogs and slow-worms) and/or their habitat at present (as designated under the Wildlife and Countryside Act 1981 (as amended) and the Badger Act 1992).
 - (ii) The protection, as required, of wildlife species, and/or their habitat referred to under (i) above and as identified through the site survey. The approved measures shall be implemented in full unless the Local Planning Authority gives written consent to any variation.

Reason(s):

To protect the wildlife and the ecological interests of the site, in accordance with Policy L1 and L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

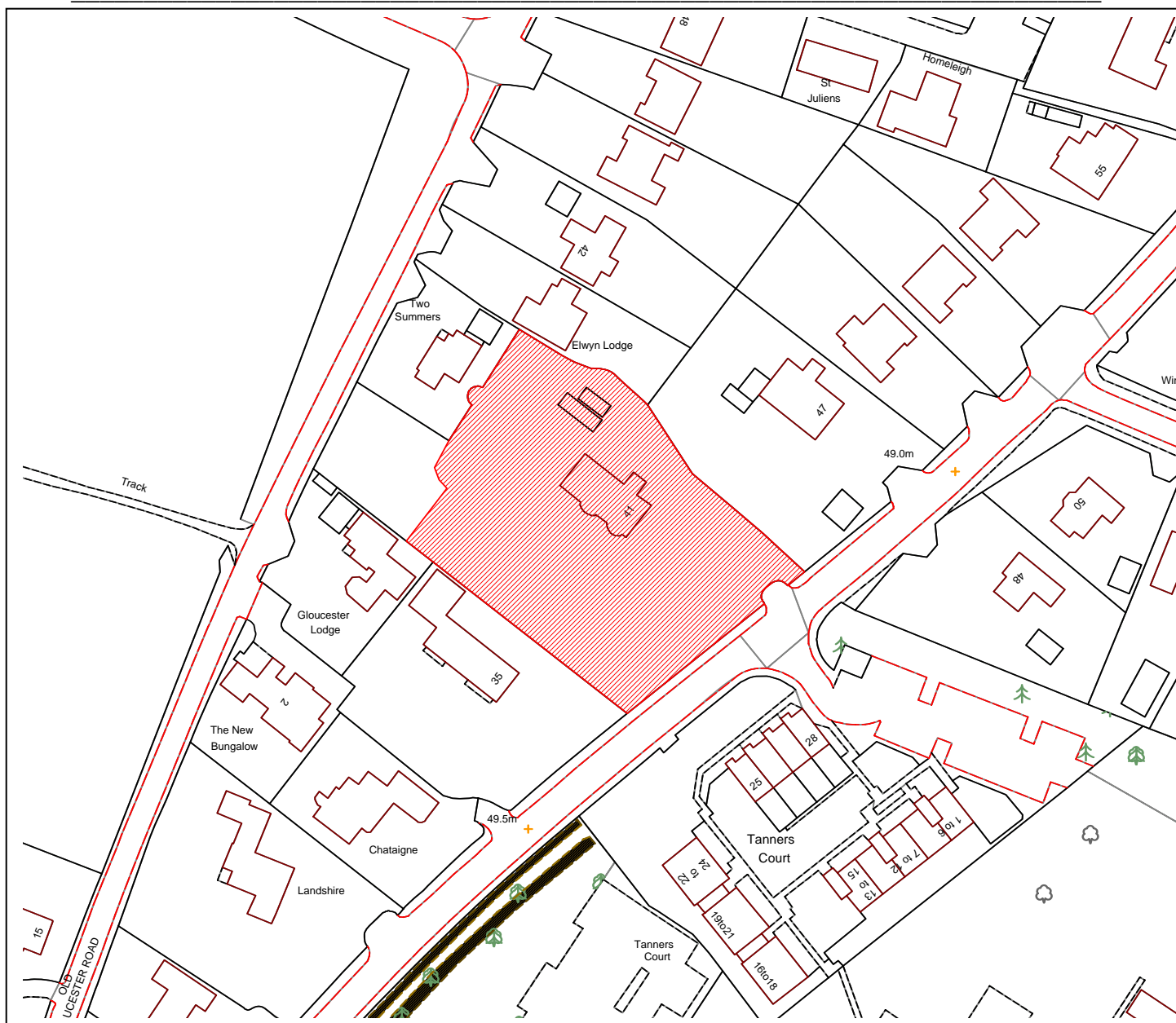
9. Notwithstanding the reserved matters to be submitted, any submitted details shall comply with the works detailed in drawing 855/14.A and shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason(s):

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

CIRCULATED SCHEDULE NO. 03/08 – 23 JANUARY 2009

App No.:	PT08/3020/F	Applicant:	Mr T Davey
Site:	Lluestowen, Bristol Road, Frenchay, South Gloucestershire, BS16 1LQ	Date Reg:	19th November 2008
Proposal:	Erection of single storey extension to existing garage to provide residential annex (Carer's Flat). (Amendment to previously approved scheme PT07/2631/F).	Parish:	Winterbourne Parish Council
Map Ref:	63614 78080	Ward:	Frenchay and Stoke Park
Application Category:	Minor	Target Date:	12th March 2009



INTRODUCTION

This application appears on the Circulated Schedule following the receipt of representations from Winterbourne Parish Council and a local resident which are contrary to the Case Officers recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the amendment to the previous planning permission (PT07/2631/F) for the erection of single storey extension to existing garage to provide residential annex (Carer's Flat). The alteration include: -
- Insertion of three high level windows into the north-west elevation; and
 - The replacement of a window in the south-west elevation with French doors.
- 1.2 The application site relates to a detached bungalow which is situated within a well established residential area of Frenchay.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/2631/F Single storey extension to existing detached garage to provide annexed residential accommodation (carer's flat)
Approved on 5th October 2007

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection. The windows are much larger than the previously approved plan.
- 4.2 Highways
No objection.
- 4.3 Local Residents
One letter has been received from a local resident. Concerns have been raised with regard to the size of the new windows which directly overlook property. The local resident requested that these windows are reduced in width, and

confirmation that the roof tiles and stone facings would be in keeping with the original double garage.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning permission PT07/2631/F gave consent for the proposed extension, as such the principle of the development has been established. This application will therefore only consider the amendments outlined in paragraph 1.1 of this report.

5.2 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extensions to residential dwellings. This is subject to the proposal:

- respecting the character and appearance of the existing dwelling and the surrounding area;
- not prejudicing the amenities of nearby occupiers,
- maintaining highway safety; and
- providing adequate amenity space.

5.3 Policy D1 of the Local Plan applies to all types of development. It considers general design principles to ensure new development respects, conserves and enhances the character and quality of the surrounding local environment.

5.4 Residential Amenity

Concerns have been raised by the Parish Council and a Local Residents with regard to the size of the proposed high level windows in the north-west elevation. Notwithstanding these comments, the sill height of the proposed windows would be approximately 2.7m. This height would be above eye level of the occupiers and therefore it is considered that this amendment would not result in a loss of privacy to the adjacent occupiers. In view of this, it was not considered necessary to negotiate with the applicant to reduce the size of the proposed windows.

5.5 Furthermore, it is considered the proposed French windows on the south-west elevation, would not be materially different to a window, as such there would be no harm to privacy over the approved plans.

5.6 Design and Visual Amenity

It is considered that the insertion of new windows in the north-east elevation and the replacement of a window with French doors in the south-west would not harm the appearance of the proposed extension.

5.7 In response to the local resident, it can be confirmed that the proposed extension would be finished in roof tiles and stone facings to match the original double garage.

5.8 Use

The proposed development is intended to provide a carer's flat, which would effectively be annexed residential accommodation associated with the dwelling on this property. The previously consent included an occupancy condition to ensure that the building was retained as part of the main dwelling. It is

recommended that this condition is attached to any consent for the avoidance of doubt.

5.9 Section 106 Requirements

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Background Papers **PT08/3020/F**

Contact Officer: **Peter Rowe**
Tel. No. **01454 863131**

CONDITIONS

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

Reason(s):

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

2. The combined building including the extension hereby permitted and the existing garage/store shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Llestowen, at 41 Bristol Road, Frenchay.

Reason(s):

The use of the subject building as an independent dwelling would have a poor relationship with Talbots End Farm House to the extent that the levels of privacy and residential amenity would be unacceptably compromised and such development would be contrary to Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 03/08 – 23 JANUARY 2009

App No.:	PT08/3142/F	Applicant:	Mr & Mrs A & R Cavanagh
Site:	12 Holmwood Close, Winterbourne, South Gloucestershire, BS36 1JZ	Date Reg:	9th December 2008
Proposal:	Erection of two storey side extension to provide additional living accommodation	Parish:	Winterbourne Parish Council
Map Ref:	64952 80605	Ward:	Winterbourne
Application Category:	Minor	Target Date:	12th February 2009



© South Gloucestershire Council 2009. All rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2009.

INTRODUCTION

This application appears on the Circulated Schedule as an objection has been received from the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension to provide additional living accommodation.
- 1.2 The applicant's dwelling is a mid 20th century semi-detached house set in a residential close featuring similar style properties from the same period located within the established residential area of Winterbourne.
- 1.3 The proposed two storey extension will be located to the side of the dwelling, and will feature a pitched roof and materials to match the existing. The extensions will measure 8.2m (height of roof apex) height X 7.4m depth X 4.8m width (at rear 1.4m at front). The extension will link the applicants dwelling with the single storey garage and will result in a "wedge" shaped infill extension between the house and garage.

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 Residential curtilage
- 2.3 Supplementary Planning Guidance
South Gloucestershire Council Design Checklist (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 N862 – Single Storey extension - Approved 1975
- 3.2 P93/2222 - Erection of single storey side and rear extensions. Two storey rear extension. Approved 1993
- 3.3 PT03/0272/F – Erection of first floor side extension to form bedroom with ensuite facilities and erection of front porch. Approved 2003

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection:
The extension would be an imposition to the other houses in the close; the aesthetical appearance would destroy the balance of the street scene.

4.2 Highways and Transportation
No Objection

4.3 Local Residents
No Objections received

5. ANALYSIS OF PROPOSAL

5.1 Principle of development

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

5.2 Design/Visual Amenity

The applicant's property has been altered in the past. As it stands there is currently a large rear extension at the floor ground encompassing the full width of the main dwelling and an additional bedroom at two storey rear level set in from the boundary by 2.7m and measuring 3.4m to be in line with the rest of the dwelling at the south east facing wall of the main dwelling.

The extension will be located at the side of the property and will be visible from the road, however it is not considered to detract from the character of the original dwelling as it is substantially set back from the front building line. Furthermore, the materials proposed are in keeping with the existing dwelling. Other properties within the close have had similar style side extensions preventing the proposal from appearing out of keeping within the street scene. Notwithstanding the Parish's comment it is not considered that this position can be substantiated. Therefore it is considered that this proposal in terms of its overall size, design and external appearance is in keeping with the existing property and those that surround it in accordance with policy H4.

5.3 Residential Amenity

The proposed extension will be located a significant distance away from the neighbouring property of no.10 to ensure that no encroachment will occur. It is also noted that there aren't any windows proposed to the facing elevation to this neighbouring property that could result in a loss of privacy,

To the rear is a school, the nearest building of which is set far back from the proposal, and therefore it is concluded that the amenities of the surrounding properties will remain unaffected by this proposal.

The applicant's property features sufficient rear garden space that this proposal will not result in any significant loss of residential amenity to the applicant's property.

5.4 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has

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

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 Planning permission be approved with the following condition.

Background Papers PT08/3142/F

**Contact Officer: Toby Adams
Tel. No. 01454 863438**

CONDITIONS

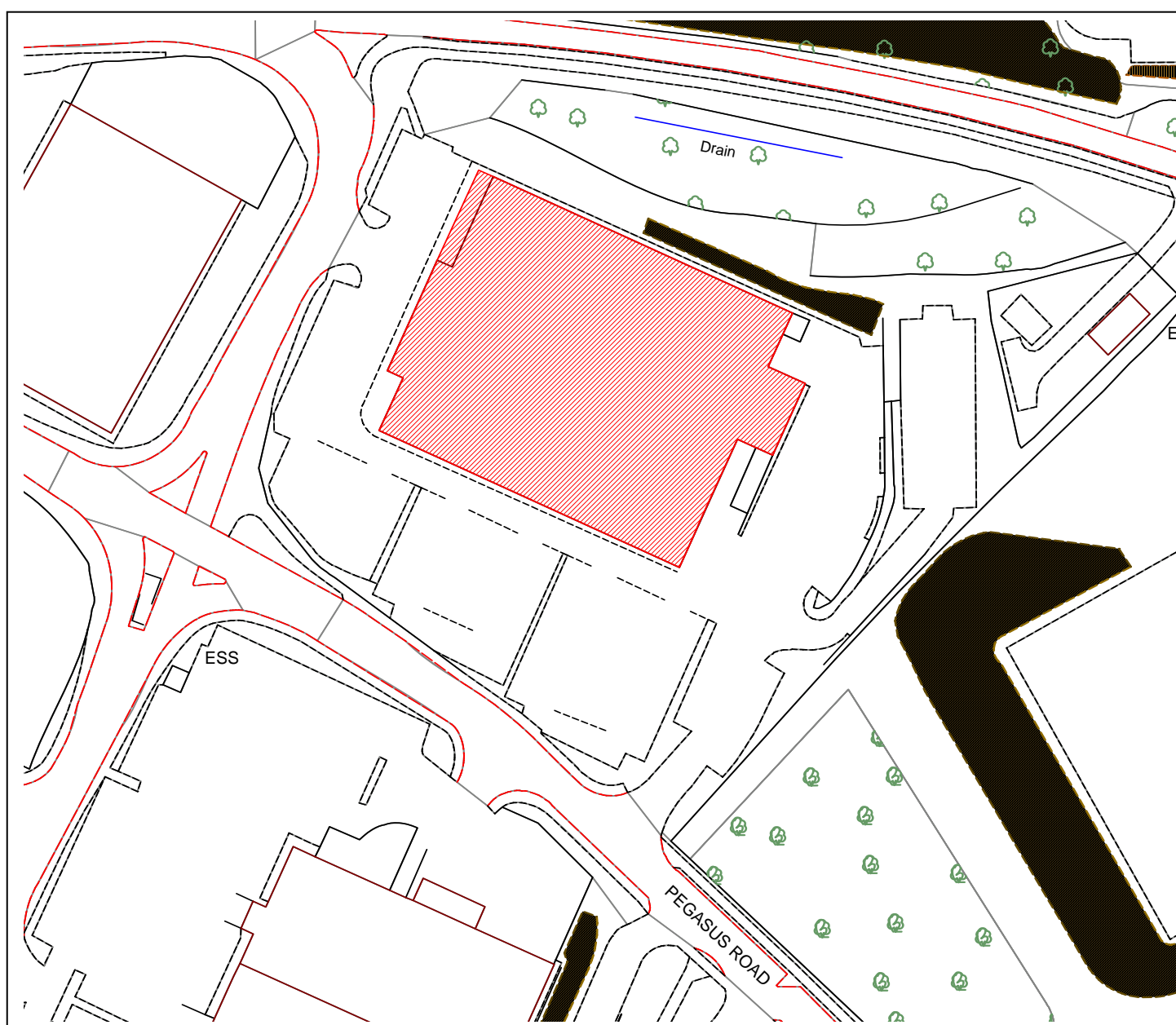
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason(s):

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

CIRCULATED SCHEDULE NO. 03/08 – 23 JANUARY 2009

App No.:	PT08/3190/F	Applicant:	Toys R Us Ltd
Site:	Toys R Us, Centaurus Road, Patchway, South Gloucestershire, BS34 5TU	Date Reg:	17th December 2008
Proposal:	External recladding of building to include raising of height of existing entrance and erection of additional customer entrance and lobby	Parish:	Almondsbury Parish Council
Map Ref:	58722 81248	Ward:	Patchway
Application Category:	Minor	Target Date:	5th February 2009



© South Gloucestershire Council 2009. All rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2009,
DC0901MW

N.T.S

PT08/3190/F

INTRODUCTION

This application appears on the Circulated Schedule due to the comments of the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the external recladding of building, including increase in height of existing entrance and erection of additional customer entrance lobby.
- 1.2 The site in question is located within Cribbs Causeway, a large established out of town centre retail area, within the settlement boundary. It lies to the South of the M5 motorway and is an area characterised by large superstores, a hypermarket, mall and associated parking, food and entertainment facilities.
- 1.3 Toys R Us itself is located on the Centaurus Road to the north of the retail complex, with the immediately surrounding properties currently being occupied by Asda to the North West and Wickes to the West. The store is typical of out of town retail superstores of its type and is 3,874m² in floor area and features its own car parking area and access.
- 1.4 The proposal is for the creation of a new entrance and lobby located to the South of the existing entrance that will measure 4.1m (depth) X 14.2m (length) X 7.6m (max. height). This will increase the internal area of the store by approximately 2% to a total of 3,954m².
- 1.5 In addition, the whole store is to be re-clad with Ibstock Staffordshire Slate Blue Smooth bricks and Kingspan Microrib cladding above. The cladding will protrude above the existing entrance roof by 1.3m. Another application reference PT08/3188/ADV has been submitted which is for the new signage for the Toys R Us and Babies R Us logos.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
E4 Safeguarded employment areas
RT5 Proposals for Out of Centre and Edge of Centre Retail Development
RT6 Proposals for retail development at Cribbs Causeway, Longwell Green and Filton Abbeywood retail parks
- 2.3 Supplementary Planning Guidance
South Gloucestershire Council Design Checklist (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P98/1639/A – Display of internally illuminated fascia sign on south west elevation. Advert approved 1999
- PT00/0903/F – Alterations to front elevation. Approved with Conditions 1999
- PT001775/ADV – Display of two internally illuminated signs to front elevation. Advert Approved 1999
- PT08/3188/ADV – Display of 5 internally illuminated fascia signs. Approved 15 January 2009.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Provided General Observations:
The Parish Council feels that the signage and advertising in and around this area is getting larger and larger and brighter and brighter. The application looks as if it is taking away some parking spaces to be able to alter the shopfront.
- 4.2 Other Consultees
- Sustainable Transport
No Objection:
Alterations to the shop front may result in the loss of some parking and this should be clarified within the information submitted. However, the amount of parking space affected is not considered material given the size of the car park and so no transportation objection is raised.
- 4.3 Local Residents
No Comments received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle
Policy RT6: Retail Development of the South Gloucestershire Local Plan (adopted) January 2006, is the most relevant as it relates to the redevelopment of existing buildings, at Cribbs Causeway. It states that permission will only be given where it would meet needs which cannot be met in sequentially preferable locations; and it would make a positive contribution towards improving non-car circulation within the retail park; it would make a positive contribution towards improving the physical and visual integration of the retail park; and it would be accessible to public transport users, pedestrians, cyclists and those with special mobility needs.
- 5.2 Compliance with Policy
The applicant has stated that there will result from this proposal an increase in floor area of 2%, this however relates to the new entrance proposed and will not result in an increase in shop sales area. There will however be constructed an internal extension to the mezzanine floor at first floor level, which will

potentially free up floor space downstairs for additional shop floor. However as these additions are below the permitted 200 m² as defined in section 55 of the Town and Country Planning Act (as amended by section 49 of the Planning and Compulsory Purchase Act 2004) and Article 2A of the General Development Procedure Order. Therefore this alteration cannot be assessed as apart of this application.

This proposal is therefore treated as a purely aesthetic extension the purpose of which is to provide improved customer flow through the store; and not as a material extension to the retail capability of the store. Therefore the viability of surrounding retail areas will remain unaffected and on these grounds, this proposal therefore is in accordance with policy RT5 and in particular RT6 of the Local Plan. It is Policy D1 which is more relevant.

5.3 Design/Visual Amenity

Given the scale of the superstore in which the extension is to be located, it is considered that the proposal will represent a relatively minor addition and in terms of design can be considered to be in the interests of improving the visual appearance of the store. In particular it is noted that the extension will be located adjacent to a main highway of Britannia Road, but will be well screened by the existing line of mature predominantly fir trees located on this boundary at the North of the store.

In terms of the cladding proposed on the whole of the external walls of the store, it is agreed that this is in the interest of better integrating site visually by improving a construction which is beginning to look outdated. Therefore it is concluded that this proposal in particular contributes towards a more aesthetically pleasing and modern looking retail park. The Parish Council's view is noted as a general comment, but would have been more pertinent in relation to the concurrent advertisement consent application which has now been approved.

5.4 Residential Amenity

The proposed extension and cladding will not impact the amenity of any of the adjoining properties as the store is set a substantial distance away from other stores, and is not near to any dwellings.

5.5 Highways considerations

This proposal is not an extension of the retail capability of the store and therefore will not result in any increased traffic flow in accordance with policy RT6. It is noted that the Council's Highways Engineer has no objection to the proposal. There would be no material impact on the levels of parking spaces available.

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.

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.

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 Planning permission be approved with the following condition.

Background Papers **PT08/3190/F**

Contact Officer: **Toby Adams**
Tel. No.

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).