



**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. 48/10

Date to Members: 10/12/10

Member's Deadline: 16/12/10 (5pm)

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 **by email 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**

PLEASE NOTE: THE CIRCULATED SCHEDULE PROCESS IS ONLY OPEN TO THE ELECTED MEMBERS OF SOUTH GLOUCESTERSHIRE COUNCIL.

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Development Control Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (e.g, if the schedule is published on a Friday, comments have to be received by the end of Thursday) (see cover page for the date).

To refer an application(s) members are asked to email MemberReferral@southglos.gov.uk providing details of

- Application reference and site location
- Indicate whether you have discussed the application(s) with the case officer and/or area planning manager
- Indicate whether you have discussed the application(s) with ward member(s) if the site is outside of your ward
- The reason(s) for the referral

The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Development Control 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

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 Planning Manager 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. **Please do not leave it to the last minute**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Services Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863518, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- 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.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

Dates and Deadlines for Circulated Schedule
During Christmas and New Year period 2010/2011

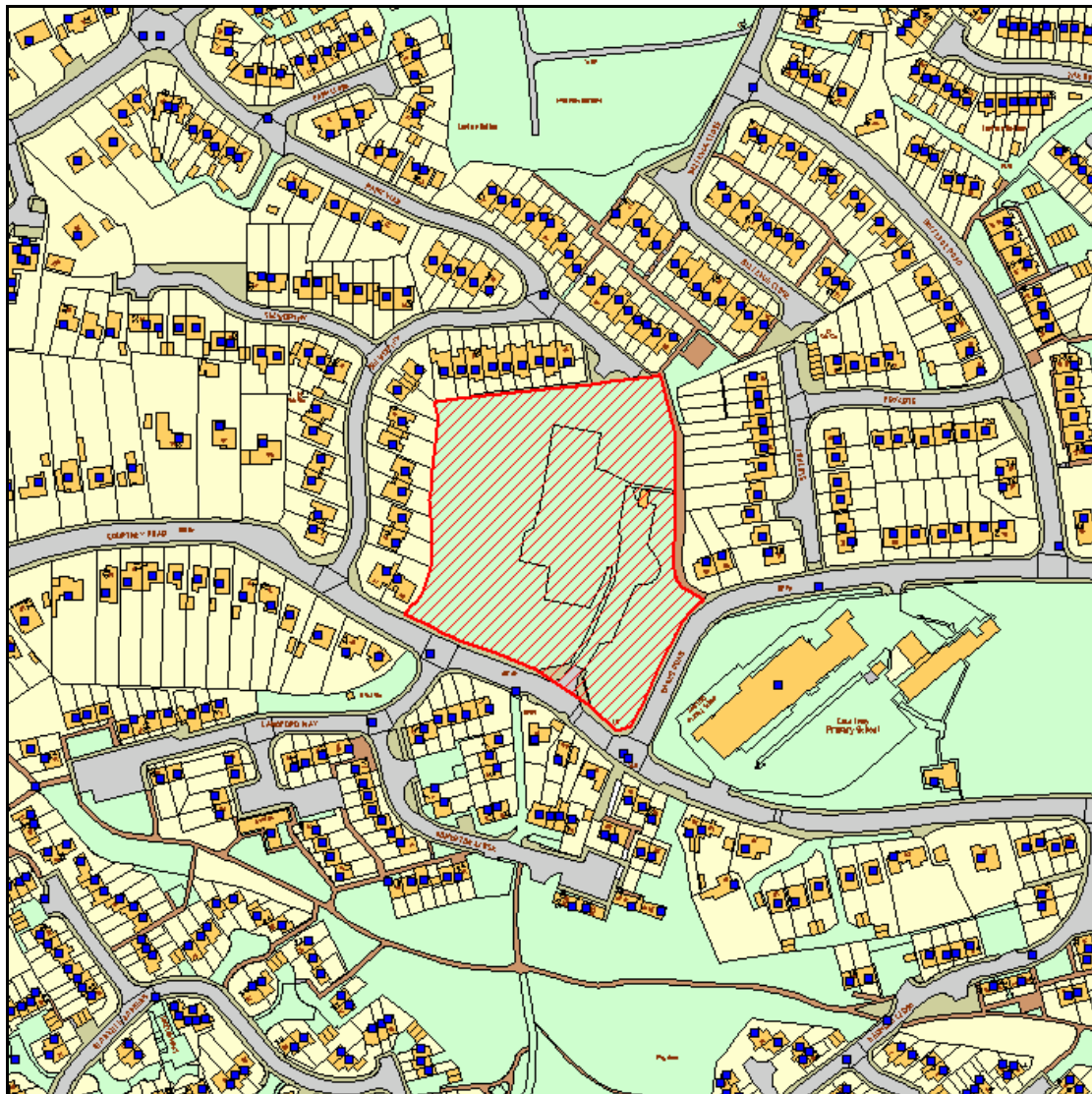
Schedule Number	Date to Members 9am on	Members Deadline 5pm on
49/10	Thursday 16 December 2010	Wednesday 22 December 2010
50/10	Wednesday 22 December 2010	Friday 31 December 2010
51/10	No Circulated Schedule production	No Circulated Schedule production
01/11	Friday 07 January 2011	Thursday 13 January 2011

CIRCULATED SCHEDULE – 10 DECEMBER 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK10/2837/RVC	Approve with Conditions	Former Woodstock School Site Courtney Road Kingswood South Gloucestershire BS15 9RL	Woodstock	
2	PK10/2921/F	Approve with Conditions	1E Overnhill Road Downend South Gloucestershire	Staple Hill	
3	PK10/2923/F	Approve with Conditions	Tennis Court Inn Deanery Road Kingswood I South Gloucestershire BS15 9JA	Woodstock	None
4	PK10/2983/F	Approve with Conditions	61 Downend Road Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
5	PT10/2672/RVC	Approve with Conditions	Patchway Public Library Rodway Road Patchway South Gloucestershire BS34 5PE	Patchway	Patchway Town Council
6	PT10/2804/F	Approve with Conditions	14 Church Road Almondsbury South Gloucestershire BS32 4ED	Almondsbury	Almondsbury Parish Council
7	PT10/2813/F	Approve with Conditions	April Cottage Main Road Easter Compton South Gloucestershire BS35 5RE	Almondsbury	Almondsbury Parish Council
8	PT10/2938/F	Refusal	2 Cotswold View Charfield Wotton Under Edge South Gloucestershire GL12 8ST	Charfield	Charfield Parish Council
9	PT10/2948/F	Approve with Conditions	Tudor Farm Bristol Road Frampton Cotterell South Gloucestershire BS36 2AU	Frampton Cotterell	Frampton Cotterell Parish
10	PT10/2960/F	Approve with Conditions	23 Pittville Close Thornbury South Gloucestershire	Thornbury North	Thornbury Town Council
11	PT10/3040/F	Approve with Conditions	2 Elmdale Crescent Thornbury South Gloucestershire BS35 2JH	Thornbury North	Thornbury Town Council
12	PT10/3048/F	Approve with Conditions	Land Adj. 25/27 Court Avenue Stoke Gifford South Gloucestershire BS34 8PJ	Stoke Gifford	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PK10/2837/RVC	Applicant:	Sovereign Housing Association
Site:	Former Woodstock School Site Courtney Road Kingswood South Gloucestershire	Date Reg:	27th October 2010
Proposal:	Variation of condition 14 attached to planning permission PK07/3006/F (Code Level 3)	Parish:	
Map Ref:	365353 173272	Ward:	Woodstock
Application Category:	Minor	Target Date:	15th December 2010



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 100023410, 2008. **N.T.S.** **PK10/2837/RVC**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks permission to vary planning condition 14 attached to planning permission PK07/3006/F dated the 27th April 2009 which relates to the erection of 66 residential units with car parking, landscaping and associated works. Condition 14 reads as follows:

Condition 14

No development shall take place until the local planning authority has been provided with and approved in writing, an initial design stage assessment by an accredited assessor of the Code for Sustainable Buildings and an accompanying interim certificate stating that the building has been designed to achieve Level 3 of the Code (or such national measure of sustainability for house design that replaces that scheme). The building shall then be subject to a post-completion check by the assessor and issue of a final Code certificate of compliance prior to the first occupation.

Reason 14

In order to provide a sustainable form of development and in accordance with Policy D1 of the South Gloucestershire Local Plan and PPS1

- 1.2 The agent seeks permission to reword the condition as they are unable to fully comply with the Condition. This is explained and justified in detail under headings 5.3-5.7 of this report.

1b) Information submitted in support of planning application

Since the submission of this application additional information has been submitted in support of the application, which is discussed in detail under headings 5.3-5.7 of this report:

- Letter from Sovereign Housing Association setting out financial implications
- Copy of Waiver from Homes and Community Agency
- Email and attachments from Code Assessor

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPS3 Housing

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design

South Gloucestershire Core Strategy Pre-submission Draft March 2010

CS1 High Quality Design

2.3 Supplementary Planning Guidance
SPD Design

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK04/0587/R3O Erection of residential development with means of Access to be determined (Outline)
Outline permission June 2006
- 3.3 PK06/1868/RM Erection of 65 residential units with siting, external Appearance, landscaping and associated works.
Refused January 2007
- 3.4 PK07/3027/RM Erection of 65 residential units with siting, external Appearance, landscaping and associated works.
Refused December 2007
- 3.5 PK07/3006/F Erection of 66 residential units with car parking, Landscaping and associated works. Construction of New vehicular access
Approved April 2009
- 3.6 PK10/0384/NMA Proposed non material amendment to Pk07/3006/F To amend design and appearance of scheme
No objection March 2010
- 3.7 PK10/1902/NMA Proposed non material amendment to Pk07/3006/F To amend elevations, changes to bin stores, cycle Storage and changes to levels, paths and steps
No objection August 2010
- 3.8 PK10/2795/NMA Proposed non material amendment to Pk07/3006/F to move plot 19 and move access ramp
Pending decision.

4. **CONSULTATION RESPONSES**

4.1 Parish/Town Council
Not covered

4.2 Other Consultees

Housing Enabling

The Section 106 agreement of the Development Standards relating to this scheme states the following:

“shall mean the standard specified in the Housing Corporation’s published Scheme Development standards in force at the time of commencement of the Development or in accordance with such other

guidance as shall be issued by the Housing Corporation together with any additional requirements of the Registered Social landlord which is published and current at the time of commencement of development and shall include Joseph Rowntree Foundation Lifetime Homes and the BRE Environmental Assessment Method (BREEAM) Eco Homes very Good Standards which is current at the commencement of the Development”

The Enabling Team has confirmed as Sovereign have provided correspondence demonstrating that they had acquired guidance from the HCA regarding SUR1 for the scheme at Woodstock School prior to the commencement of development, they are satisfied they have conformed to the Section 106.

Other Representations

4.2 Local Residents

One letter has been received from a local resident raising the following planning objections to the proposal, which have been summarised by the Planning Officer as follows:

- I understand all new houses now have to meet these standards and South Gloucestershire is committed to a green policy
- The Council should not deprive tenants of a certificate of compliance
- These new houses need to be energy efficient and need to be inspected to ensure they comply
- Some residents feel that some aspects of the conditions have already been wavered and residents must be kept informed

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The key planning consideration with regard the assessment of this application is to determine whether or not the proposed variation of Condition 14 will still satisfy the reason for the condition in the first instance i.e. *“In order to provide a sustainable form of development in accordance with Policy D1 of the South Gloucestershire Local Plan and PPS1”*

5.2 Regard must also be had for any material planning considerations since the determination of planning application i.e. PK07/3006/F i.e. change in local or national policy guidance or any information submitted in support by the applicant.

5.3 Environmental Considerations

Condition 14 requires the applicant to submit an interim certificate prior the commencement of development confirming the buildings shall be built to Code Level 3, this is to ensure a sustainable form of development. That certificate shall be issued by a BREEAM accredited assessor. After completion of the development the buildings shall be checked by the assessor and a final code certificate of compliance shall be issued.

- 5.4 In order for a development to be issued with a certificate that demonstrates a scheme meets Code level 3 a number of mandatory requirements must be complied with. If the scheme fails to meet any one of those mandatory requirements this will result in a zero rated certificate, even though all other mandatory requirements can be met. The accredited BREEAM assessor for this scheme has confirmed that even if a certificate is issued with a zero rating, there will be details however on the back of the certificate detailing the scores of how the dwellings have performed in each category.
- 5.5 In this particular instance the scheme is unable to meet one of the mandatory requirements i.e the SUR 1 requirement that relates to surface water run-off and as a result of this the applicant is unable to comply with Condition 14. The objective of SUR 1 is to design housing developments which “*avoid, reduce and delay the discharge of rainfall to public sewers and watercourses*” The mandatory requirement for SUR1 is to prepare a drainage strategy for surface water drainage with all options considered in a hierarchical way. Where the site conditions are not suitable for infiltration drainage, the next option to be considered is rainwater harvesting.
- 5.6 Sovereign Housing Association has confirmed by way of letter the cost implications associated with a rain water harvesting scheme. They have confirmed that in order to install a number of rainwater harvesting tanks in various locations across the site, there would be a resultant cost of £180,000. This site is being developed for affordable housing by Sovereign Housing Association and has previously undergone a financial viability exercise. As part of that exercise it was confirmed that the site would be undeliverable without the use of public subsidy from the Homes and Community Agency (HCA). Sovereign has confirmed that the inclusion of rain water harvesting tanks would only further increase the capital and long terms costs of the development thereby further worsening the financial position and increasing the requirements for public subsidy to make the scheme viable.
- 5.7 The Homes and Community Agency has agreed that in order to reduce the viability gap and to reduce the amount of public subsidy required towards the project, they will waiver the need to meet this particular mandatory requirement. A copy of this waiver by the HCA has been submitted as part of this application.
- 5.8 Objections have been raised by a local resident on the grounds that permission should not be granted especially as all new homes must be built to meet these standards and South Gloucestershire is committed to a green policy.
- 5.9 The Planning Officer agrees that the Council is committed to creating development that is sustainable in terms of its construction and design and indeed Policy CS1 of the emerging Core Strategy reinforces this. Sovereign has not requested the removal of Condition 14 but merely sought permission for it to be reworded, requiring them to still achieve CSH3 where possible, with the exception of the SUR 1 element. As part of this application a pre-assessment has been undertaken of the development which illustrates that the Scheme can meet all the other requirements of Code Level 3 which relate to matters of Energy/CO2, Water, Materials, Waste, Pollution, Health and Well-being, management, Ecology. Although the scheme cannot meet the drainage

requirements of Code Level 3, Members are advised to have regard for Condition 15 of planning permission PK07/3006/F that relates to the submission of drainage details incorporating sustainable drainage measures. Drainage details have been submitted and the Council's Drainage Engineer has confirmed they are acceptable. So whilst the drainage requirements of condition 15 are less onerous than that of Code Level 3, they still need to demonstrate that satisfactory surface water drainage is being provided in order to prevent flooding.

- 5.10 In light of the material considerations submitted in support of the application i.e. financial implications and agreement by the Homes and Community Agency, it is considered that the revised wording will still result in a development that will meet the objectives of the original condition i.e. provide a sustainable form of development. It is recommended that the condition be reworded to read as follows:

No development shall take place until the local planning authority has been provided with, and had approved in writing, an initial design stage assessment by an accredited assessor of the Code for Sustainable Homes and an accompanying interim certificate stating the total points which shall meet the minimum requirement for Code Level 3 with the exception of the mandatory element of SUR 1 Management of Surface Water Run-off which is not required to be achieved (or such national measure of sustainability for house design that replaces that scheme). The buildings shall then be subject to a post construction assessment by the assessor and issue of a final Code Certificate of compliance stating the total points in the post construction assessment, which shall meet the minimum requirement for Code Level 3 with the exception of the mandatory element of SUR 1 Management of Surface Water Run-off which is not required to be achieved. The final Code Certificate for each dwelling shall be issued prior to its occupation.

5.11 Other Issues

Concerns have been raised that a number of conditions attached to planning permission Pk07/3006/F have been wavered and residents must be kept informed. Members are advised to consider that all planning conditions have been discharged, and none have been wavered. Any change to a planning condition is likely to require a new planning application and residents would be informed of this as part of the planning process.

16. 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.

a) The proposed variation to Condition 14 of Planning Permission PK07/3006/F will still result in a sustainable form of development that complies with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

Contact Officer: Tracey Price
Tel. No. 01454 863424

CONDITIONS

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

Reason

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

2. All development shall be carried out in accordance with those hard and soft landscaping details as approved by the Local Planning Authority by letter dated the 17th September 2010 in relation to Condition 02 of PK07/3006/F, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

3. The existing hedgerow along the western boundary of the site shall be permanently retained. Any hedgerow removed without consent or dying, or becoming damaged or diseased shall be replaced in the next planting season with trees and hedgerows of such size and species as may be specified by the Local Planning Authority.

Reason

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

4. No boundary treatment (other than the hedgerow), shall be erected along the western boundary of the application site without the express written approval of the Council for this variation.

Reason

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

5. The retained hedgerow along the Southern boundary of the site (along the frontage with Courtney Road), shall be retained at a height not exceeding 3 metres at all times following the grant of permission.

Reason

In the interests of visual amenity and highway safety to accord with Policies D1 and T12 of the South Gloucestershire Local Plan (Adopted).

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

Reason

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

7. All development shall be carried out in accordance with the schedule of external materials as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 07 of PK07/3006/F.

Reason

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

8. All development shall be carried out in accordance with those submitted tree protection measure details dwg.no. 412/0B as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 08 of PK07/3006/F. The protection scheme shall be maintained for the duration of the works.

Reason

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

9. All development shall be carried out in accordance with those submitted boundary treatment details dwg.no. 1229/P100k as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 09 of PK07/3006/F, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

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

Reason

To protect the amenities of the occupiers of nearby dwellings and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted).

11. All development shall be carried out in accordance with those submitted construction compound details as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 11 of PK07/3006/F.

Reason

To safeguard the amenities of the locality, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted).

12. All development shall be carried out in accordance with those details relating to the waste management audit as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 12 of PK07/3006/F.

Reason

To accord with the Council's adopted Waste Management Strategy and to accord with Policy EP1 of the South Gloucestershire Local Plan (Adopted).

13. All development shall be carried out in accordance with those wheel washing details as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 13 of PK07/3006/F. These facilities shall be provided prior to the commencement of the development and maintained during the construction period. All commercial vehicles shall have their wheels washed before entering the public highway.

Reason

To safeguard the amenities of the locality and in the interests of road safety and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted).

14. No development shall take place until the local planning authority has been provided with, and had approved in writing, an initial design stage assessment by an accredited assessor of the Code for Sustainable Homes and an accompanying interim certificate stating the total points which shall meet the minimum requirement for Code Level 3 with the exception of the mandatory element of SUR 1 Management of Surface Water Run-off which is not required to be achieved (or such national measure of sustainability for house design that replaces that scheme). The buildings shall then be subject to a post construction assessment by the assessor and issue of a final Code Certificate of compliance stating the total points in the post construction assessment, which shall meet the minimum requirement for Code Level 3 with the exception of the mandatory element of SUR 1 Management of Surface Water Run-off which is not required to be achieved. The final Code Certificate for each dwelling shall be issued prior to its occupation.

Reason

In order to provide a sustainable form of development and in accordance with Policy D1 of the South Gloucestershire Local Plan and PPS1.

15. All development shall be carried out in accordance with those submitted drainage details as approved by the Local Planning Authority by letter dated the 09th December 2010 in relation to Condition 15 of PK07/3006/F.

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

16. The development hereby permitted shall not be occupied nor the use commenced until detailed plans showing the provision of a new footway measuring 3.0 metres wide along the proposed bus lay-by have been submitted and agreed in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the agreed scheme.

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

17. The development hereby permitted shall not be occupied until detailed plans of the proposed upgrade of an existing path to that of a 3.0 metres shared cycleway/pedestrian link between Gages Road and Park View with all associated works including surfacing and lighting has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details. All work shall be carried out to the full and final satisfaction of the Council Street Care Manager.

Reason

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

18. The development hereby permitted shall not be occupied nor the use commenced until the existing vehicular access onto Courtney Road has been permanently stopped up and the approved access has been provided in accordance with the approved plans.

Reason

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

19. Prior to first occupation of the development hereby approved, full details, (to include size/type and location) of all bollards on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved scheme and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

20. All development shall be carried out in accordance with those cycle parking details dwg.no. 1229/P100k, P120W, P121D and P150 as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 20 of PK07/3006/F. The parking facilities shall be provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason

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

21. All development shall be carried out in accordance with those refuse storage details as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 21 of PK07/3006/F. The approved facilities shall be retained for that purpose only.

Reason

To ensure adequate refuse storage in the interests of the amenity of the area and to accord with Policy D1(H) of the South Gloucestershire Local Plan (Adopted).

22. All development shall be carried out in accordance with those bus layby details dwg.no.1229/P100K and 421/02B as approved by the Local Planning Authority by letter dated the 03rd September 2010 in relation to Condition 22 of PK07/3006/F, subject to final approval of construction details at Section 38 agreement stage.

Reason

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

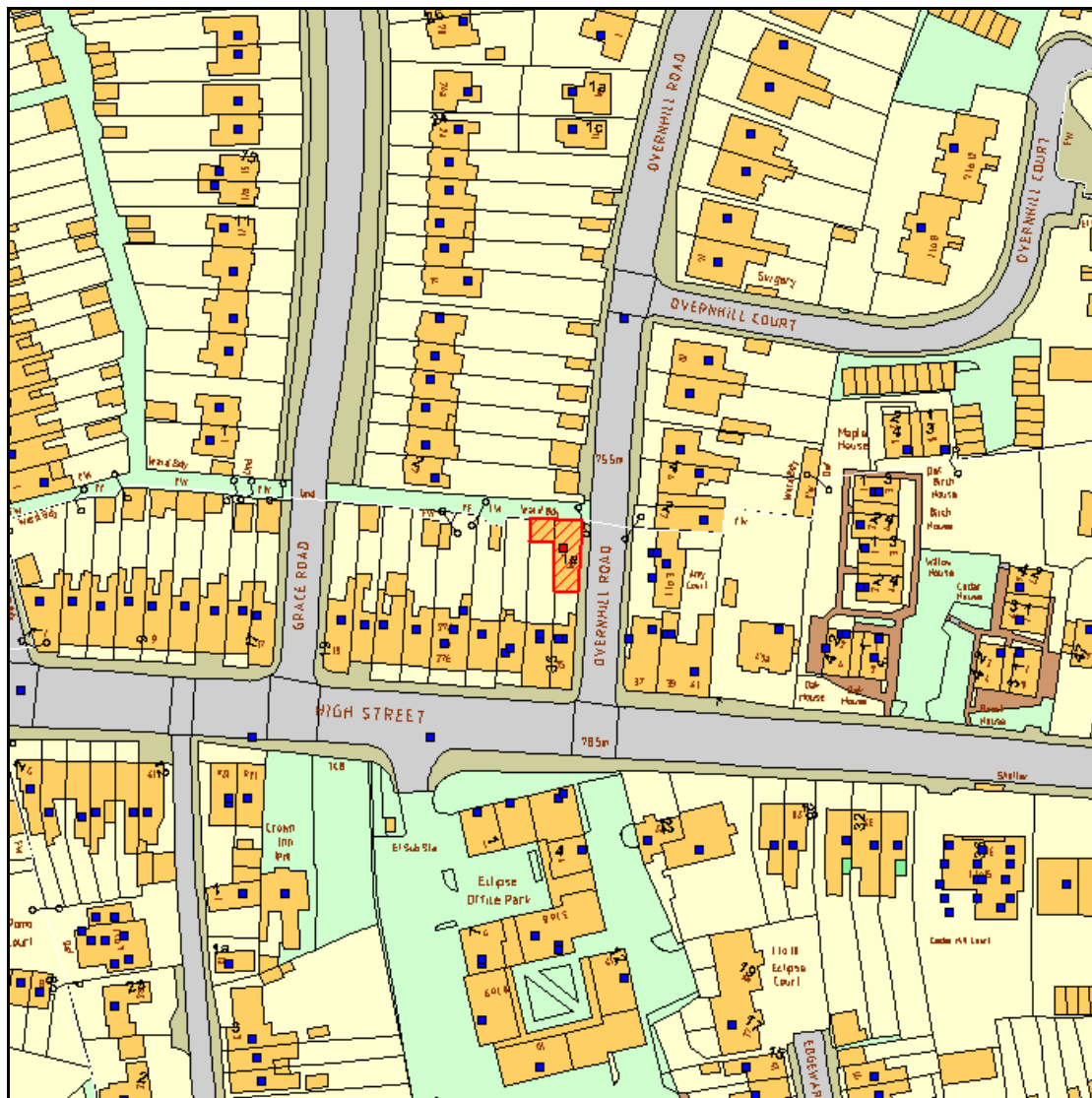
23. All development shall be carried out in accordance with the mining report details as approved by the Local Planning Authority by letter dated the 22nd July 2010 September 2010 in relation to Condition 23 of PK07/3006/F.

Reason

To prevent non-point source pollution and flooding, and to accord with Policies L17, L18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PK10/2921/F	Applicant:	Miss Laura Trevatt
Site:	1E Overhill Road Downend Bristol South Gloucestershire BS16 5DN	Date Reg:	29th October 2010
Proposal:	Change of use of building from Class B2 to Class D2 as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	
Map Ref:	364443 175990	Ward:	Staple Hill
Application Category:	Minor	Target Date:	21st December 2010



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 100023410, 2008. **N.T.S.** **PK10/2921/F**

REASON FOR REPORTING TO COMMITTEE/CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use of a former office building to use within the D2 Use Class (assembly and leisure). The applicant wishes to run a vibration plate studio from the site. This involves customers using machines for a 10 to 15 minute pay-as-you-go session to tone their bodies. The previous use of the site was as an office, however, details of this are unknown as the use was operated without planning permission, according to Council records. If it could be proved that this use was ongoing for a 10 year period, then it would be an unfettered use. For the purposes of determining this change of use application, it will be assumed that the office use of the site became lawful through the expiration of time.
- 1.2 The site is a detached single story building, with accommodation in its (apex) roof space. It is constructed of stone and tile and stands in the rear garden of 35 and 33 High Street, which comprises flats over a shop. To the north of the site runs an access lane serving garages to the rear of properties on High Street. The existing windows in the building face onto this access lane. There is a front door/ shop front onto Overhill Road and an access door into the garden of No.35 High Street in the southern elevation. The western elevation is blank. No changes are proposed to the fabric of the building as part of this application.

2. POLICY

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS4 Economic Development
PPG13 Transportation
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
T8 Parking standards
T12 Highway Safety
- Core Strategy (pre-submission publication draft) 2010
CS8 Improving accessibility

3. RELEVANT PLANNING HISTORY

- 3.1 K1616 Change of use of ground floor from retail to sauna and solarium (no. 35) and ancillary reception area
Approved 1976
- 3.2 K1616/4 Conversion of former store/workshop to dwelling
Refused
- 3.3 K1616/5 Use of building for storage and ancillary office use
Refused 1992

4. **CONSULTATION RESPONSES**

4.1 Parish Council
Unparished area

4.2 Other consultees [including internal consultees of the Council]
Sustainable Transportation

In the design and access statement, the applicant provides information about the actual (proposed) use of the building. The applicant intends to use the building to operate a vibration plate studio consisting of 3 commercial vibration plate machines for health and fitness. According to information provided, the customer would use these machines for a period of 10-15 minutes per session on a pay as you go basis.

The use of the building as proposed is fairly limited and it is considered that its transportation impact would also be limited.

Some local residents have expressed concerns about less parking for the development. The parking impact of this development must be judged against the extant use of the site which is understood to be office (class B1 use) and /or general Industry (class B2 use). The existing use (whether it is B1 use or B2 use) has some demand for parking on its own. Compared to the extant use of the site, it is the officer's assessment that parking impact of the proposal would not significantly be different, if the lawful use of the building was to be recommenced. The size of the building is also a factor. Given the modest size of the building, it is not anticipated that parking demand would rise greatly. The officer also considers the site to be within a sustainable location with good access to public transport facilities in this area.

In view of all above therefore, it would be unreasonable to refuse this planning application. Notwithstanding this, you may want to impose the following conditions,

1) The use of the site shall be limited for health and fitness studio only and shall not be used at any time for other use within Use Class D2 of the Town and Country planning (general Permitted Development) unless written approval is granted by the planning authority.

Environmental Protection

The applicant has advised that fitness vibrating machines will be provided for use in the premises. They will not generate any external noise or vibration. There is no intention to have dance classes and any associated music and microphone use. No objection to this proposal in principle.

Other Representations

4.3 Local Residents/ Businesses

One letter of objection were received, citing the following concerns:

- Inadequate parking provision
- Current use leads to customer parking in front of a domestic garage

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The proposal is for the change of use of an office building. It should be noted that there are no directly applicable policies to control the change of use which has been proposed in the Local Plan, but

Planning Policy Statement 4 instead sets the context for analysing the proposal. This, and other relevant impacts of the proposal are examined below.

5.2 Transportation

The transportation comments at 4.2 indicate that the proposal would lead to broadly similar impact in transportation terms as the current use. The site is in a sustainable location, a short walk from the centre of Staple Hill and well served by bus routes. Therefore it is accessible by other modes of transport and not just the motor car. Car-borne custom would have a short dwell time and would be limited by the size of the business to a fairly low maximum. Only one parking space is available within the site, which is likely to be taken with staff parking. The rest of the parking demand would be met using on street parking, most likely within Overnhill Road itself. It should be borne in mind that policy T8 sets maximum and not minimum parking standards for off street provision and the proposal falls within the remit of the policy.

An objection has been made in regard to the lack of parking at the site and the effects of on-street parking in Overnhill Road which results from this. For the reasons given above, it is considered that such a small scale proposal would not lead to levels of additional on-street parking to the extent that highway safety would be compromised. There may have been instances of inconsiderate parking in the past, but there is no evidence to suggest that these would be caused by the proposed change of use.

Overall, it is considered that the proposal would accord with policies T8 and T12 of the adopted Local Plan.

5.3 Residential Amenity

The applicants have stated that there is no amplified music involved in the proposed use. The application seeks a change of use to any within the D2 Assembly and Leisure Use Class. For the reason of protecting residential amenity, a condition has been included below, tying the use to that of a fitness studio. This has been agreed with the applicants. Subject to this control it is considered that the proposed change of use would not have any impact upon residential amenity in terms of noise generated within the building. It is acknowledged that with the projected short turnaround of customers, that even though the site has limited capacity, the change of use would lead to more coming and going from the site. The transportation effects of this have been analysed above, while the control imposed on the hours of operation shown in the condition below is considered to be satisfactory to maintain present levels of residential amenity. It is anticipated that the main times of customer demand will be at lunchtimes and in the early evening and at other times, within the opening hours, the studio may be closed if the demand is insufficient to keep it operating. For the reasons given above and subject to control through the conditions shown below, the proposal is not considered to harm residential amenity.

5.4 Policy Issues – Core Strategy and PPS4

The Core Strategy is at an early stage at present and greater weight is given in this instance to the adopted Local Plan and the recent PPS4 on economic development. This guidance makes clear that this proposal is for economic

development, as it provides employment opportunities. The building is suitable for conversion and would in principle bring a low key employment use to an otherwise unused building. At EC10, PPS4 sets 5 criteria to be met in determining planning applications for economic development:

a) whether the development has been planned over its lifetime to limit carbon dioxide emissions and avoid vulnerability to climate change.

This development would be a change of use and no information is available on its impact on CO2 emissions.

b) accessibility of the site by a choice of methods.

The site is located within the urban area and on a bus route into Bristol. Due to its use it is considered likely that visitors would avoid accessing the site by car in order to maintain their fitness regimes.

c) High quality inclusive design to the benefit of the locality

This proposal is for a change of use and the design of the building plays only a small part. It would have to be accessible to disabled users under part M of the Building Regulations.

d) The impact on the economic and physical regeneration of the area

No details are available on this issue, but it would be putting the building to a use, which is considered to be an effect that promotes regeneration.

e) Impact on local employment

The application form states that two jobs would be created through this proposed change of use of a small building. It is not known whether these jobs would be of benefit locally, but it is considered likely that there would be a benefit to the local economy generally as a result.

5.5 Material Considerations

Earlier this year an application for the change of use of a B8 unit within a safeguarded employment area to a gymnasium was appealed. (Planning application ref. No. PK09/1009/F) In reaching a decision to uphold the appeal, the Inspector noted the following: That the proposal was for a change of use and the site had adequate parking. As it created employment opportunities, it conformed to the definition of a gymnasium as economic development in PPS4. The staffing level of the proposal was higher than the continued use under Class B8 and the proposal created opportunities for leisure which be easily accessed by a range of means of transportation.

In regard to the current application proposal, it is acknowledged that the site is not specifically safeguarded for employment purposes. The building is small and is not considered to offer the opportunity to accommodate a significantly larger number of employees than the proposed use would. It is therefore considered that the above case is relevant to an extent in the determination of this application and the indication is that the approach put forward in PPS4 should be followed as in 5.4 above.

5.6 Other Issues

Since a condition shown below ties the use specifically to that applied for, any future change of use on the site will require planning permission.

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 proposal would create a facility within the urban area and accessible by varied modes of transport. The proposal would not have a detrimental impact on residential amenity and therefore accords with policies T8 and T12 of the adopted Local Plan, as well as the provisions of policy EC10 of Planning Policy Statement 4.
- 6.3 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The premises shall be used for an exercise studio and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

To protect the amenities of the occupiers of nearby dwelling houses and due to the lack of off-street parking, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and policy EC10 of PPS4..

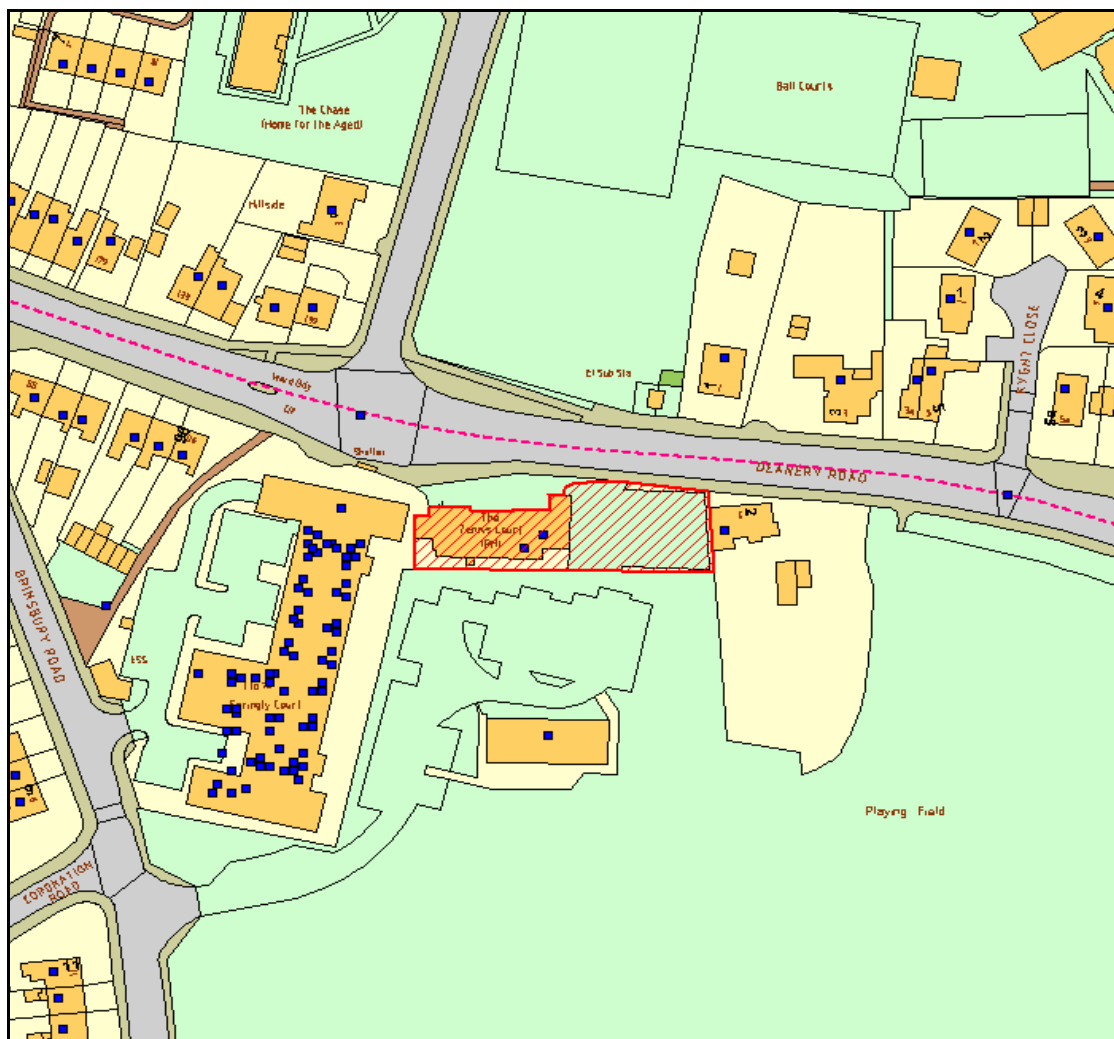
3. The use hereby permitted shall not be open to customers outside the following times 2000 and 0900 Mondays to Saturdays and all day Sundays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with the contents of PPS4.

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PK10/2923/F	Applicant:	Mr Koshtaghaza
Site:	Tennis Court Inn Deanery Road Kingswood Bristol South Gloucestershire	Date Reg:	1st November 2010
Proposal:	Change of use from mixed use Restaurant (Class A3) and Public House (Class A4) to mixed use Restaurant (Class A3), Public House (Class A4) and Takeaway (Class A5) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	None
Map Ref:	366307 173580	Ward:	Woodstock
Application Category:	Minor	Target Date:	23rd December 2010



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 100023410, 2008. **N.T.S.** **PK10/2923/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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 change of use of Tennis Court Inn, Kingswood from mixed use restaurant (Class A3) and Public House (Class A4) to a mixed use restaurant, public house and takeaway (Class A5).
- 1.2 The application site is located to the south of Deanery Road within a residential area of Kingswood, to the east of Kingswood Town Centre.
- 1.3 During the course of the application, additional information regarding the type of takeaway and opening hours was requested. This information was received as requested.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
PPG13 Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development
RT11 Retention of Local Shops, Parades, Village shops and Public Houses.
EP1 Environmental Protection
T8 Parking Standards
T12 Transportation Development Control

South Gloucestershire Core Strategy, Pre-submission Publication Draft March 2010

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 There have been no recent applications at the site.

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

Site falls outside of any parish boundaries

4.2 Sustainable Transport

No objections

Other Representations

4.3 Local Residents

Two letters from local residents have been received raising the following concerns.

- Are there changes to the business hours for the proposed takeaway.
- What kind of takeaway is proposed?
- Additional noise depending on closing time.
- Would like assurances that the additional litter would be disposed of properly.
- Will opening hours include school hours?
- Will there be a policy regarding serving school children, the school is promoting healthy eating, a takeaway could be an attraction for pupils
- Concern regarding pupils crossing the A420
- Customers may proceed along Tennis Court Road, this road adjoins the school site and overlooks school games courts.
- Concern over litter

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy RT11 allows for the changes of use of local shops and public houses, subject to a number of criteria, in this case provided that the proposal would not result in any unacceptable environmental or transportation effects and would not prejudice residential amenity.

5.2 Residential Amenity

The applicant is seeking permission to change the use of the Tennis Court Inn from a public house and restaurant to a public house, restaurant and in addition a takeaway (Class A5). It is envisaged that the takeaway element of the proposal would allow food that has been cooked in the pub restaurant to be taken home to be eaten. The exact range of food that will be available has not been confirmed as the menus have not been decided.

Concern has been raised by local residents regarding the lack of detail on the opening hours of the proposed takeaway and the possibility of increased noise and disturbance. The agent has confirmed that the take away element of the public house would be open 11.00 – 22.00, Monday – Thursday, 11.00 - 22.30 Friday - Saturday and 11.00 – 21.00 Sundays and Bank Holidays. These hours are considered reasonable and are shorter than general public house opening hours, as such it is not considered that the proposal would result in any significant noise or disruption over and above the existing authorised use of the site. A condition would be attached to any permission to ensure the opening hours of the take away element of the proposal remains as stated.

5.3 Design / Visual Amenity

The proposal does not involve any external alterations or extensions, as such it is considered that the proposal would not be harmful to the character and appearance of the principal building and street scene.

5.4 Parking and Highway Safety

The premises enjoy from having an existing off-street car parking area which is of sufficient size and capacity to accommodate the parking requirement of the business as proposed. As such there are no highway objections to the proposal.

5.5 Other Issues

With regard to the concern raised regarding litter, the applicant has been asked to provide additional litter bins if necessary and is willing to do so. A condition would be attached to any approval seeking full details of the number and location of litter bins. With regard to concern raised that pupils from the nearby school would be attracted to the takeaway, the takeaway would be open during school hours, however it would not be reasonable to insist upon the establishment restricting sales to school children. Furthermore with regard to concern that the proposal would result in an increased number of people using the public footpath along the side of the school, this is a public footpath and the use of this footpath is not something that can be controlled by planning legislation.

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 proposal is not considered to result in any unacceptable environmental impacts. Furthermore the proposal would not harm the existing residential amenities of the neighbouring properties and the proposal offers adequate parking provision and will not adversely affect the surrounding highway network. As such the proposal accords with policies RT11 and T12 of the South Gloucestershire Local Plan (Adopted) 2006.

6.3 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

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 & Country Planning Act 1990 (as amended).

2. The A5 use of the building shall only be operated between the following hours 11.00-22.00, Monday to Thursday, 11.00 - 22.30 Friday and Saturday and 11.00 - 21.00 Sundays and Bank Holidays.

Reason

To protect the amenities of nearby occupiers and to accord with policy RT11 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of any A5 use of the building, full details of the litter bins including the number, location and time scale for installation, shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

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

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PK10/2983/F	Applicant:	Mr McCarthy
Site:	61 Downend Road Downend Bristol South Gloucestershire BS16 5UF	Date Reg:	9th November 2010
Proposal:	Erection of two storey rear extension to facilitate the conversion of existing 2no flats into 3no self contained flats with bin and cycle stores and associated works. (Amendment to previously approved scheme PK10/1836/F).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364846 176523	Ward:	Downend
Application Category:	Minor	Target Date:	31st December 2010



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 100023410, 2008. **N.T.S.** **PK10/2983/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections have been received to this proposal which are contrary to the officer recommendation

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the conversion of a two storey, stone fronted render and tile building containing two flats into one to contain three flats. In order to facilitate these works, a two storey extension is proposed to infill a corner of what appears to be a previous rear extension. The building in question lies at the corner of Downend Road and Christchurch Avenue in Downend. It stands on a triangular piece of land, with the front of the building facing Downend Road as an end-terrace property. From the traffic lights of Downend Road and Pendennis Road, the blank, rendered, side of the property is visible, as well as a previous two storey extension projecting to the rear.
- 1.2 The proposed extension which has already been implemented, would bring the rear extension closer to Christchurch Avenue. Across the Avenue is a terrace of two storey dwellings, with progressively deeper front gardens, moving away from the site. Also proposed are cycle and bin storage at the rear boundary of the site with the adjoining property. This application follows the permission approved earlier as detailed at 3.1 below, with the only difference from that approved scheme now being the two storey rear extension, with a footprint of 1 metre by 3 metres, which would extend the bedrooms on ground and first floor levels.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transportation
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H5 Residential Conversions
H4 Extensions to dwellings
T7 Cycle Parking
T8 Parking Standards
T12 Highway Safety
- Core Strategy (pre-submission publication draft)
CS1 High Quality Design
CS17 Housing diversity

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/1836/F Conversion of 2 flats to 3 self-contained flats with bin and cycle stores and associated works Approved 2010

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council

Downend and Bromley Heath Parish Council

The Parish object to the proposal for the following reason: Previous planning permission for PK10/1836/F stated that the stone wall was to be retained. It has been removed and needs to be reinstated in the same type of stone. Work on this present scheme has already been done without planning permission so the application is retrospective. The builders have caused havoc for the local residents during the work.

4.2 Other Consultees [including internal consultees of the Council]

None

Other Representations

4.3 Local Residents

6 letters of objection have been received, citing the following concerns:

- The development has already been built
- Will the boundary wall which was demolished be re-instated? Its removal suggests that there will be car parking in this area
- The property was never converted into two flats – it was previously a house
- Trees and shrubs have been removed from the garden
- The developer's vehicle has constantly blocked the pavement during the construction period
- The cycle and bin store was supposed to be erected before the occupation of the flats, but they were offered for rent before this time
- Not complying with the original permission may mean that the current plans are not accurate
- This would be an ideal opportunity for the Council to put a pavement alongside the property, given the difficulties in crossing Downend Road
- Does the work comply with the Building Regulations? The extension has been built with a single skin
- The roof pitch on the extension should match that of the rest of the building, but it is flat
- The developer has recently put a skip on the public highway

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Given that this development already benefits from planning permission in every respect other than the two storey rear extension, this report will concentrate on that aspect of the proposal, while addressing the concerns raised through the consultation process. This application stands to be assessed against the policies listed above, in the light of all material considerations. Policy H4 applies.

5.2 Proposed Extension: Design and appearance

The proposed development has been completed. It is a two storey, flat roofed infill extension, measuring approximately 3 metres by 1 metre. The flat roof is a continuation of the monopitch roof slop which exists on the previous rear extension. The facing material is render, which matches the rest of the building. It is considered that the design of the extension is subservient to the projecting

rear element of the building due to its flat roof and that the design is acceptable and accords with policy D1 of the adopted Local Plan.

5.3 Proposed Extension: Impact on Residential Amenity

The extension has been erected so as to infill a corner of the built form on the site. It therefore has no impact on the adjoining property, as it would not be seen from that property due to the existing rear extension. It is visible from the terrace of houses Vicarage Cottages, but at a distance and due to its location it would be read against the existing building, projecting no more than 1 metre nearer to them. It is considered that the proposal would therefore have no impact on existing levels of residential amenity and that the proposal accords with policy H4 in this regard.

5.4 Other Issues

The consultation process has raised a number of issues which do not relate directly to the difference between the previously approved scheme and the current one, viz the two storey rear extension. These objections are as follows:
The removal of the boundary wall. This does not require planning permission. However, any replacement wall over 1 metre in height at this location will require planning permission.

Removal of trees and shrubs: This does not require planning permission.

Parking within the curtilage: This does not require planning permission.

The development has already been completed: This is recognised as a retrospective application and has been assessed appropriately on its merits.

The property was formerly a house: The property (albeit on a footprint which is three square metres smaller) benefits from conditional planning permission for three flats.

Blocking of the highway during the construction phase: This is not an issue which is covered by planning legislation.

Non-implementation of the cycle and bin stores condition: The relevant condition, which appears again below, requires the provision of bin storage and cycle facilities prior to the first occupation of any of the dwellings. While they have been offered for rent, the condition would not be breached until first occupation occurs. No evidence has been put forward that this has happened and the details submitted with this application show that the developer still intends to provide these facilities.

Inaccuracy of plans: The plans are considered to be accurate enough for an accurate assessment of the planning application.

Provision of a pavement: It is considered that it would be unreasonable to require this as a result of approving planning permission for a two storey extension.

Is the work compliant with Building Regulations? This is not a matter to be assessed as part of the determination of a planning application.

5.5 Conditions

As noted above, planning permission has already been approved for this development with the exception of the rear extension. It is appropriate therefore to bring forward the conditions which apply to the previous permission, with the exception of the three year commencement condition, as the development has already been commenced. As the extension has been implemented using

matching materials there is no reason to apply any further conditions in regard to it.

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 proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.
- a) The proposal would identify an acceptable level of amenity for occupiers of the flats and would not prejudice the residential amenity of neighbouring occupiers. The development therefore accords to Policy D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - b) The proposal represents an acceptable form of 'car-free' development and would not prejudice highway safety. The development therefore accords to Policy T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - c) The proposal would achieve the maximum density compatible with the site, is of an acceptable design and would not have any adverse environmental impacts. The development therefore accords to Policy D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.
- 6.3 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

1. The refuse storage shown on drawing no. CA/1052/07 shall be provided in full prior to the first occupation of the flats hereby approved.

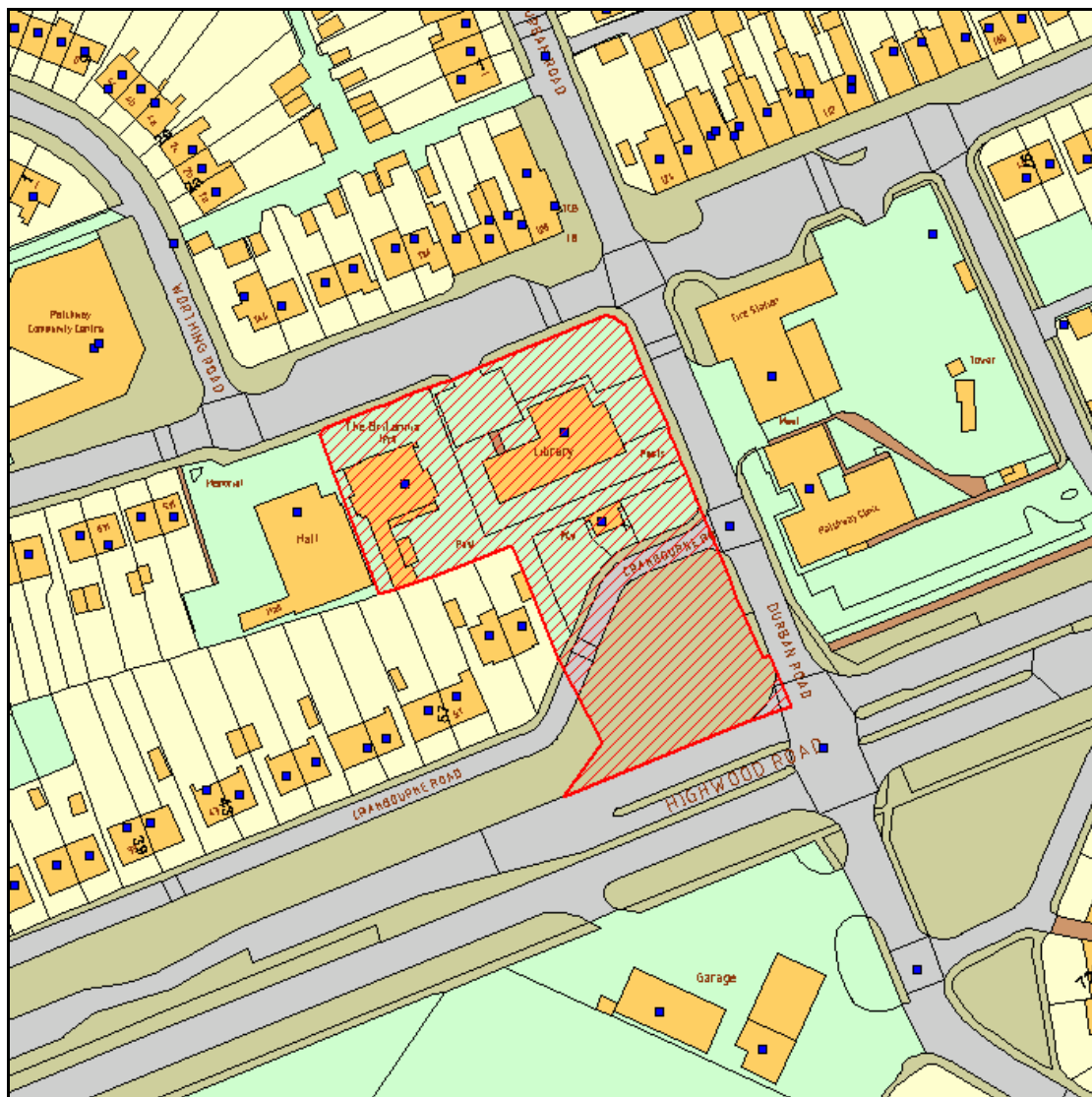
Reason

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

ITEM 5

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PT10/2672/RVC	Applicant:	Mr Gerald Wood SGC
Site:	Patchway Public Library Rodway Road Patchway South Gloucestershire	Date Reg:	12th October 2010
Proposal:	Application to vary conditions attached to PT10/0283/R3F and PT10/1752/NMA which lists the approved plans	Parish:	Patchway Town Council
Map Ref:	360086 181535	Ward:	Patchway
Application Category:	Major	Target Date:	5th January 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule as the Council is the applicant.

1. THE PROPOSAL

- 1.1 The application relates to development approved under planning permission PT10/0283/R3F. The development is underway and will provide office (for South Gloucestershire Departments/Partnerships) and community facilities including a new library for Patchway.
- 1.2 This application seeks to vary a planning condition which relates to the approved plans. The application effectively seeks to replace approved elevational drawings with updated elevation drawings such that the position and size of windows and solar shading in the approved building would change.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
L1	Landscape Character and Enhancement
LC4	Proposals for Educational and Community Facilities within Boundaries of Existing Urban Area and the Defined Settlement Boundaries
T7	Cycle Parking
T8	Parking Standards
T9	Car Parking Standards for People With Disabilities
T12	Transport Development Control Policy for New Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

2.4 Other Material Considerations

South Gloucestershire Core Strategy – Pre-submission Consultation Draft (Chapter 10 and 11)

Policy CS23	Community Buildings and Cultural Activity
Policy CS25	Communities of the North Fringe of Bristol Urban Area
Policy CS26	Cribbs/Patchway New Neighbourhood

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/0283/R3F Demolition of existing library and public house to facilitate the erection of three storey building for use as children and young persons locality hub, One Stop Shop, post office and single storey library and adult day centre with associated car parking and landscaping.

Approved

- 3.2 PT10/1752/NMA Non Material Amendment to PT10/0283/R3F to add a condition listing the approved plans under S.96A of the Town and Country Planning Act.

Approved

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
No comment Received

- 4.2 Other Consultees
No comments received

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 This application proposes to make minor amendments to the development approved under PT10/0283/R3F. Essentially, the amendments relate to the approved plans which are listed by condition (i.e. the approved development is condition such that it must comply with the approved list of plans). This application proposes to change the approved plans listed by condition to revised plans showing amendments to the fenestration and solar shading detail of the approved building.

- 5.2 Principle of Development
The development subject to this application was approved under PT10/0283/R3F. This approval is supplemented by the approved non material amendment PT10/1752/NMA. On this basis, the principle of this development is established. The proposed revisions relate only to the fenestration detail and do not show amendments to the scope, scale and use of the building. On this basis, it is necessary only to assess the visual merits of the amendments to the elevational appearance of this building. This is addressed below.

5.3 Design and Visual Merit

The key proposed changes to the fenestration and solar shading on the South elevation of the approved building. This includes the lengthening of horizontal solar shading to the mid part of the first floor by 2.2 metres; the replacing of 4 individual horizontal shades to the left hand first and second floor windows with two, wider horizontal shades. Two stair case windows to the western service core will be enlarged by 200mm in width. It is also proposed to add a louver grille over the left most ground floor service door on this elevation.

5.4 The remaining changes affect all the elevations of the building and relate to very subtle changes in the appearance of the vertical solar shading position over windows in the right hand side of the East elevation of the building and windows on the right hand side of the South elevation of the building.

5.5 It is considered that the above changes are very minor and do not materially alter the general appearance of the building currently approved. On this basis, the proposed changes are considered acceptable.

5.6 General Conditions.

It should be noted that all pre-commencement conditions relating to the previous approval (PT10/0283/R3F) have now been discharged. As the approval of this application is made under s73 of the Town and Country Planning Act effectively sits side by side with the previous approval, it is not necessary to re-impose previously discharged planning conditions. Nonetheless, any restrictive conditions (such as opening hours or bin collection times) will be re-imposed upon any consent of this application. Similarly, any previously agreed details (such as materials) will also be listed as part of the conditions of any consent.

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 proposed minor amendments would have no material impact upon the scope, scale, design and visual appearance of the building approved under PT10/0283/R3F. As such the proposed amendments are acceptable and the development would continue to comply with Policy D1 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006; The South Gloucestershire Design Checklist and PPS1.

6.3 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 Planning Permission is approved subject to the conditions set out in the decision notice.

Contact Officer: Simon Penketh
Tel. No. 01454 863433

CONDITIONS

1. Prior to the first occupation and use of the building hereby approved, details of the specifications of the fixed plant and machinery to serve the building shall be submitted to and agreed in writing by the Local Planning Authority. The details shall specifically detail the anticipated noise levels of the plant and machinery from outside of the building, and the hours of operation. The development shall be implemented in accordance with the details so agreed.

Reason

In order to protect the impact on residential amenity to accord with policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. Notwithstanding the submitted details, prior to the first occupation of the development hereby approved a revised Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the Travel Plan shall demonstrate how the car parking area located to the South of Cranbourne Road shall be reduced or removed over the first three years of the first occupation of the development. Thereafter, the occupation of the development shall continue in accordance with the agreed details.

Reason

To protect the character and appearance of the area to accord with Policies D1,L1 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006 and to ensure that the future Patchway Town Centre is not unduly compromised.

Reason

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

3. Notwithstanding the submitted details, prior to the construction of the approved car parking area immediately to the South of Cranbourne Road further details demonstrating the type of barrier to be used at the access with the car park area and the method of surfacing the car park area shall be submitted to and agreed in writing by the Local Planning Authority

Reason

To ensure a satisfactory standard of appearance and to accord with Policy D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The hours of working on site during the period of construction shall be restricted to 08:00 hours to 18:00 Monday to Friday; and 08:00 hours until 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

To minimise disturbance to occupiers of dwellings on Hempton Lane and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006

5. No deliveries shall take place using the service access off Cranbourne Road between the hours of 18:00 and 08:00 hours on Monday to Friday inclusive; no deliveries shall take place using the service access off Cranbourne Road on Saturdays and Sundays and Bank Holidays.

Reason

To minimise disturbance to occupiers of dwellings on Cranbourne Road and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The development hereby approved shall be constructed and maintained so as to achieve a minimum BREEAM rating of 'Very Good' and thereafter shall be retained as such. The developer/occupier shall provide written proof that the development has achieved this rating within six months of the first occupation of the building.

Reason

The developer has committed to achieving a BREEAM Rating 'Very Good' in support of the planning application; and to ensure that the building achieves a high standard of design and energy efficiency and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006; and the South Gloucestershire Design Checklist.

7. 4745/1050 9th Feb 2010
4745/1070 9th Feb 2010
4745/1071 9th Feb 2010
4745/1101A 9th Feb 2010
4745/1150 9th Feb 2010
4745/1151 9th Feb 2010
4745/1200F 9th Feb 2010
4745/1204D 9th Feb 2010
4745/1201F 9th Feb 2010
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4745/1271 9th Feb 2010
4745/1300 9th Feb 2010
4745/1301 9th Feb 2010

4745/D1/100714 15th July 2010

4745/9100C 15th July 2010

4745/9101B 15th July 2010
4745/9102C 15th July 2010
4745/9103A 15th July 2010
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4745/1080 15th July 2010
4745K1 100715 Severnsvale LH - Ext Spec 15th July 2010
PE/155/L301 15th July 2010
PE/155/L302 15th July 2010
PE/155/L303

4745/1250D 6th October 2010
4745/1251D 6th October 2010
4745/1252D 6th October 2010
4745/1253D 6th October 2010

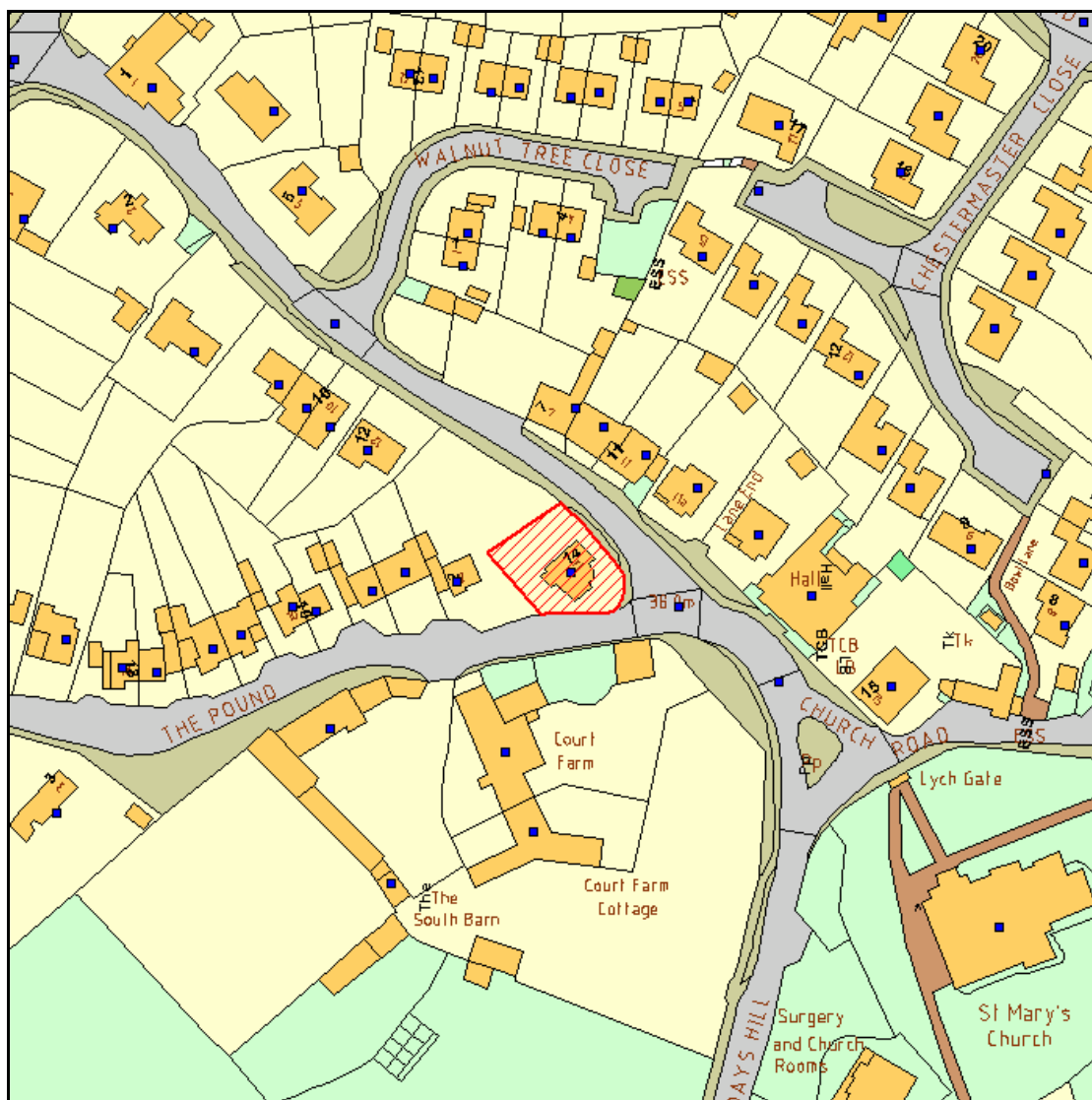
4745/NBSQ19A 3rd November 2010
671 Q22 Spec Rev A 3rd November 2010
4745/9500B 3rd November 2010
4745/9501A 3rd November 2010
4745/9502A 3rd November 2010

Reason

To ensure that the development is constructed in accordance with the agreed plans and in the interest of the visual amenity of the site and the surrounding locality and to accord with Policy D1 and LC4 of the South Gloucestershire Local Plan (Adopted) 2006; and the South Gloucestershire Design Checklist (Adopted)

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PT10/2804/F	Applicant:	ACSA
Site:	14 Church Road Almondsbury South Gloucestershire BS32 4ED	Date Reg:	28th October 2010
Proposal:	Change of use from Residential (Class C3a) to Community Shop (Class A1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Almondsbury Parish Council
Map Ref:	360253 184159	Ward:	Almondsbury
Application Category:	Minor	Target Date:	20th December 2010



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 100023410, 2008. **N.T.S.** **PT10/2804/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the change of use from residential (Class C3a) to community shop (Class A1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 This is a detached, locally listed property within the defined settlement boundary of Almondsbury. The property also lies within the Almondsbury Conservation Area and the Green Belt. The property currently benefits from a temporary consent (approved under planning application PT08/2724/F) for use as a community shop (Class A1) for a period of two years. Prior to this temporary consent being granted the building was in use as a residential dwelling.
- 1.3 The temporary consent was granted in order to provide the Local Planning Authority with time to assess the impact of the development in relation to transportation and to re-assess the development in light of experience of the use, the provisions of the Local Plan, and any other material considerations. The two year time period would also allow the applicant to assess the viability of the proposed shop.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPS4	Planning for Sustainable Economic Development
PPS5	Planning for the Historic Environment
PPG13	Transport

2.2 Development Plans

Joint Replacement Structure Plan (Adopted) September 2002

Policy 41	Safeguarding of Local Shopping
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South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
H4	Development within Existing Residential Curtilage
GB1	Development within the Green Belt
L12	Conservation Areas
L15	Locally Listed Buildings
RT8	Small Scale Retail Uses
T12	Transportation Development Control Policy for New Development

Emerging Development Plan

Core Strategy Pre-Submission Publication Draft (March 2010)

CS1 High Quality Design

CS14 Town Centres and Retail

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

Development in the Green Belt (June 2007)

3. RELEVANT PLANNING HISTORY

3.1 PT08/2724/F - Change of use from dwelling (Class C3) to shop (Class A1) (as defined in the Town and Country Planning (Use Classes) Order 1987) for a period of 2 years. Approved 14/11/2008.

3.2 PT08/3251/VAR - Variation of condition 1 attached to planning permission PT08/2724/F to alter the period of commencement of temporary change of use to run from 21st February 2009 to 20th February 2011. Approved 06/02/2009.

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

The Parish Council has no objection to the application, as long as development does not spill out into the garden eg a cafe.

4.2 Other Consultees

Conservation

No objection.

Highways

No objection.

Other Representations

4.3 Local Residents

61 letters of support were received raising the following points:-

- The shop is a valuable community asset
- Less traffic on the roads as local residents can walk to a shop
- Users of the shop have made new friends
- The shop is very popular and has proved to be viable
- The character of the village will remain and the shop does not adversely impact upon the Conservation Area.
- The shop is in a convenient location
- Most people walk to the shop and so parking problems have been minimal
- Litter and noise have not worsened as a result of the shop
- Opening hours are good and not obtrusive

1 letter of objection was received raising the following concerns:-

- Vehicles park dangerously near to shop which could lead to accidents
- The Highways Code prohibits dangerous parking and measures should be taken to prevent this happening

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Since the temporary change of use consent was granted in 2008, a new planning statement PPS4 'Planning for Sustainable Economic Development' has been published. Policy EC13 contained within this statement provides policy guidance on determining planning applications affecting shops and services in local centres and villages. Criterion A. of the policy states that local planning authorities should take into account the importance of the shop or service to the local community or the economic base of the area if the proposal would result in its loss or change of use. This advice is reflected in Policy 41 of the adopted Joint Replacement Structure Plan which seeks the provision of new shopping facilities to meet the needs of local communities subject to residential amenity, traffic/parking and vitality/viability issues.

- 5.2 This advice is further reflected in Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006. Small scale retail uses within the boundaries of settlements but outside town centres will normally be permitted provided the following criteria are complied with:-

A. The development would not give rise to unacceptable levels of vehicular traffic or on-street parking to the detriment of the amenities of the surrounding area and highway safety;

- 5.3 The Council's Highways Officer was consulted as a part of this application. The proposed shop is in the centre of Almondsbury, within walking distance of a large proportion of dwellings within the village. The village of Almondsbury previously lacked a food shop and residents had to travel out of the village. At the time of the last planning application (PT08/2724/F) it was therefore considered that the proposed shop had the potential to reduce the overall number of vehicle movements by improving the sustainability of the village, although some associated on-street parking is inevitable. Of the letters of support that were received during the application process, many of them have commented that most users of the shop come by foot and that there has been a reduction in car use in and around the village.
- 5.4 The shop does not have the benefit of any on-site parking and whilst there is some on-street parking in the vicinity, availability is limited at certain times. However, due to the majority of customers arriving on foot the shop has not led to significant parking problems and an overwhelming majority of residents who commented on this application have not experienced any major parking issues. The Council's Highways Officer does not object to the application nor considers

there to be any significant adverse impacts as a result of the change of use. Since the shop has been open, there have been no incidents within the vicinity of the site and so it is considered that the shop is not in itself causing hazardous on-street parking. On this basis, any inconvenience that may be caused by a slight increase in on-street parking is outweighed by the overall benefits to the village in improving sustainability. That said, the Council has an active Traffic Management team responsible for the ongoing assessment of these issues and so measures could be introduced in the future should road conditions change and the need arise. The proposal is therefore considered to comply with Policies RT8 and T12 of the Local Plan.

B. The development would not prejudice existing residential amenity;

- 5.5 14 Church Road, Almondsbury is a detached building and it is not considered there would be any adverse impact on neighbouring occupiers. It is considered it has been demonstrated by the volume of response from local residents that for the near two years the shop has been open there have been no major issues in terms of litter, noise pollution or antisocial behaviour. The current shop opening times are restricted until 14.30 on Saturdays, and a slight increase is proposed here. The proposed opening hours of the shop (Monday to Friday 08.30 – 18.00, Saturday 08.30 – 16.30, Sunday Closed) are considered reasonable and these will be conditioned to preserve the amenities of nearby dwellings.

C. The character of the area would not be adversely affected;

- 5.6 14 Church Road, is a locally listed building. The change of use from residential to a shop has seen no external changes that would affect the contribution this building makes to the character and distinctiveness of the locality. After the temporary consent was granted a simple sign was erected outside the front of the shop displaying the name of the premises. The proposal is considered in accordance with the Local Plan Policy L15 which covers locally listed buildings.
- 5.7 The building also lies within the Lower Almondsbury Conservation Area and is in close proximity to other Listed Buildings, namely Court Farm and the Church. However, as no external alterations are proposed it is considered that the appearance of the Conservation Area would be preserved. The proposal therefore complies with Policy L12 of the Local Plan.
- 5.8 Almondsbury is 'washed over' by Green Belt however this proposal would not have a materially greater impact than the present authorised use on the openness of the Green Belt and therefore the proposal satisfies the criteria of Policy GB1 of the Local Plan.

D. Development would improve the range of services to a local community and would not harm the vitality and viability of an existing local centre.

- 5.9 It is considered that the Design and Access Statement submitted with this application clearly demonstrates that the addition of a village shop in the centre of Almondsbury would improve the range of services on offer to the local

community. The nearest 'convenience store' is located at the Murco petrol garage on the A38 approximately 1.5 miles from Lower Almondsbury. In addition, existing local centres at Bradley Stoke and Thornbury would not be adversely affected by this modest proposal. The proposal is therefore considered to comply with Policy RT8 of the Local Plan.

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 proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

- a) The proposal is considered to provide an important community service to the residents of Almondsbury that would not prejudice the appearance of the Conservation Area, the character of this locally listed building or impact upon the 'openness' of the Green Belt. The development therefore accords to Policy D1, L12, L15, RT8 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) The proposal would not prejudice highway safety and due to the shop's location within a village centre would provide sustainability benefits. The proposed change of use would not prejudice residential amenity or have any unacceptable environmental impacts. The development therefore accords to Policy D1, RT8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

- 7.1 That planning permission is **GRANTED** subject to the conditions attached to the decision notice.

Contact Officer: William Collins
Tel. No. 01454 863425

CONDITIONS

1. The use hereby permitted shall not be open to customers outside the following times Monday - Friday 08.30-18.00, Saturday 08.30 - 16.30.

Reason:

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PT10/2813/F	Applicant:	Mr Alan Smailes
Site:	April Cottage Main Road Easter Compton South Gloucestershire	Date Reg:	27th October 2010
Proposal:	Erection of two storey side and rear and single storey rear extensions to provide additional living accommodation and integral garage.	Parish:	Almondsbury Parish Council
Map Ref:	357206 182510	Ward:	Almondsbury
Application Category:	Householder	Target Date:	22nd December 2010



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 100023410, 2008. **N.T.S.** **PT10/2813/F**

This application is being circulated to Members because the Officer's recommendation is contrary to written representations received from a local resident.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for a two-storey side and rear extension and single storey extension for additional living accommodation and an integral garage.
- 1.2 The application site relates to a detached two-storey rendered cottage style dwelling. It is set back from the Main Road in Easter Compton. It is located in the settlement boundary but is washed over by the Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG 2 Green Belt
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Design
H4: Development within Existing Residential Curtilages
GB1: Green Belt
T8: Parking Standards
T12: Transportation in New Development
L1: Landscape Protection and Enhancement
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist Supplementary Planning Document 2007.
South Gloucestershire Development in the Green Belt Supplementary Planning Document.
Trees on Development Sites SPG November 2005
- 2.4 Emerging Policy
South Gloucestershire Council Core Strategy Pre-Submission Publication Draft March 2010:
CS1: High Quality Design
CS9: Environmental Resources and Built Heritage

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Object to proposal on following grounds:

- a) impact on trees;
 - b) loss of light;
 - c) loss of privacy.
- 4.2 Tree Officer
No objection on basis of revised Method Statement of Works and revised Root Protection Plan.
- 4.3 Transportation
No objection.

Other Representations

- 4.3 Local Residents
2 letters of objection received from 1 neighbouring occupier on the following grounds:
- a) obstruction of the existing skylight at Meadow Lea causing loss of light and loss of privacy.
 - b) Inter-visibility between child's bedroom and south eastern elevation window

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The proposed development consists of extensions to a dwelling within an existing residential curtilage. Policy H4 of the Local Plan permits this type of development in principle subject to the following considerations.
- 5.2 Green Belt
Policy GB1 of the Local Plan allows for limited extensions to dwellings within the greenbelt providing that they do not result in disproportionate additions over and above the size of the original building. The South Gloucestershire Development within the Green Belt SPD states that an addition resulting in a volume increase of 50% or more of the original dwelling would be considered in excess of any reasonable definition of limited extension.

There is evidence of rear extensions from the plans and the Officer's site visit. However these would be removed and replaced by the proposed development. The proposed extension is relatively substantial. Whilst policy GB1 and the SPD indicate that substantial extensions are likely to be unacceptable in the green belt, the Development in the Green Belt SPD does not take into account sites located in well-established residential areas within a settlement boundary "washed over" by the green belt. Notwithstanding this policy GB1 indicates that limited infilling is acceptable in locations such as this, thereby permitting in principle new residential dwellings in such locations.

The application site is located within a well-established residential building line within the Easter Compton settlement boundary and the principle of in filling applies here as stated in Policy GB1. Significant weight has been given to this and in assessing whether the extension is proportionate in this location. Accordingly on balance it is considered that the proposal is proportionate and would not result in material harm to the openness of the green belt and as such

accords with policy GB1 of the South Gloucestershire Local Plan (Adopted) 2006 and the Development in the Green Belt SPD and is considered acceptable.

5.3 Residential Amenity

The proposed development would include a row of 3 windows on the side elevation facing the neighbouring occupier. They would measure in total 2 metres in width and approximately 0.4 metres in height. Concerns have been raised by both the neighbouring occupier and the parish council that this could lead to inter-visibility, loss of privacy and overlooking. However the applicant has indicated on the plans that these windows will be located on the landing and will be obscure glazed. In the event of a grant of planning permission it is recommended that a condition be attached to ensure these windows are obscure glazed to at least standard level three and a further condition ensuring that no new windows are inserted into this elevation in the future without the express approval from the Local Planning Authority.

Concerns have been raised that the two storey rear extension element of the proposal would appear overbearing on and result in a loss of privacy and loss of light from existing sky lights in the kitchen of the neighbouring occupier. The southeastern side elevation of this proposal has only the landing windows mentioned previously. These would be obscure glazed and therefore it is not considered that loss of privacy is likely to occur.

The proposed development would be in relative close proximity to the skylights but there will be a flat roof separating the proposal from the neighbouring occupier and as such the proposal would not be located on the boundary. Given that the window is a skylight and not a main window, whilst the concerns are appreciated, it is not considered that the proposal would result in material harm to the outlook or result in an overbearing impact on the neighbouring occupier through this sky light.

With regards to concerns of loss of light, the neighbouring dwelling Meadow Lea faces in a southwest direction. Whilst it is appreciated that there maybe a negligible reduction of light in the early evening, on balance given the location of this property to the southeast of the application site and the orientation of the sun, it is not considered that material loss of daylight through this skylight would occur and as such is not considered a sufficient basis for refusal of the application. Sufficient space remains to serve the host dwelling and the proposal does not prejudice highway safety.

Accordingly it is considered that on balance the proposed development would not result in material harm to neighbouring occupiers and meets criteria contained in policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.4 Design/Visual Amenity

The existing property is a two-storey cottage style semi-detached rendered dwelling. The proposed development would use materials to match the existing. The side extension would be set back some 7 metres from the front elevation with the ground floor used as an integral garage finished with timber gates in a coach house style with living accommodation above. This joins a two-storey rear extension which drops to single storey and projects approximately 10 metres in total. These rear extensions would replace existing rundown single storey rear extensions which project the same distance. The ridge height, roof

pitch and eaves height of the proposal is similar to what exists albeit with an added first floor to part of the rear. The proposal mirrors the style and proportions of side and rear extensions of the neighbouring property. Accordingly it is considered that the proposed development would respect the character and appearance of the existing dwelling and that of the surrounding area, fitting well within the street scene. As such it is considered acceptable in terms of policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006 and the South Gloucestershire Design Checklist SPD.

5.5 Transportation

Adequate parking will remain on the hard standing and in the form of the garage. The proposal is not considered to prejudice highway safety. As such the proposed development accords with policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) 2006.

5.6 Trees

T3, a Walnut tree, shown in the submitted tree survey report has been classified as a category A tree. This tree offers high visual amenity to the area and should be retained, protected and managed in a way that ensures their long-term viability in accordance with South Gloucestershire Council adopted policy L1 of the South Gloucestershire Local Plan (Adopted) 2006.

To fully assess the possible impact this proposed development may have on the existing trees a plan showing the proposed development in relation to the existing trees and their Root Protection Area (RPA) together with a method statement for any works within the RPA of retained trees and a protective fencing plan clearly showing the position of protective fencing was requested. This has been submitted and the South Gloucestershire Council Arboriculturalist has confirmed that this information is satisfactory. In the event of a grant of approval it is recommended that a condition be attached ensuring that any works are carried out in accordance with such agreed details in the interests of the long term health of the trees. As such it is considered that the proposal accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 2006.

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 host dwelling is located in the settlement boundary where the principle of infilling applies. As such the development by virtue of it being within the settlement boundary and within a well-established residential building line is considered, on balance, to be proportionate to the proposed location. The proposed development would not result in material harm to the openness of the Green Belt and as such accords with national policy PPG2, policy GB1 of the South Gloucestershire Local Plan (Adopted) 2006 and the Green Belt SPD.

6.3 On balance it is not considered that the proposal would result in loss of light or privacy. Sufficient off street parking remains. The proposal would fit well within

the street scene and respect the character of the original dwelling. As such on balance, the proposal accords with policies H4, D1 and T12.

- 6.4 The revised method statement and fencing plan with details of safeguarding the RPA of the trees on site are sufficient to ensure the proposal meets criteria in policy L1 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.5 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.

Contact Officer: Genevieve Tuffnell
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

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

2. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed upper floor window on the southeast 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 H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

4. All works shall be carried out in accordance with the submitted and approved revised Arboricultural Method Statement and Tree Protection Plan (Rev. A drg. no. 10/1363-104) received by South Glos on 24 November 2010

If within a period of 3 years from the date of the planting of any tree, that tree, or any tree planted in replacement of it, is removed, uprooted or destroyed and dies or

becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree of the same species and size as the originally planted shall be planted at the same place.

Reason

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

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.: PT10/2938/F
Site: 2 Cotswold View Charfield Wotton Under Edge South Gloucestershire GL12 8ST
Proposal: Erection of two storey side extension with front and rear dormers to form additional living accommodation. Erection of rear conservatory. Erection of new 2m high boundary wall.

Applicant: Mr Robin Willmott
Date Reg: 10th November 2010
Parish: Charfield Parish Council

Map Ref: 372622 192145
Application Category: Householder

Ward: Charfield
Target Date: 4th January 2011



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 100023410, 2008. **N.T.S.** **PT10/2938/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to a letter of support received from a local resident, contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This full application relates to the erection of a two storey side extension with front and rear dormers, erection of rear conservatory and erection of 2m rear boundary wall at 2 Cotswold View, Charfield.
- 1.2 The two storey side extension has a width of just under 3m and has the same ridge height as the existing dwelling. The rear conservatory has a depth of 2.1m, width of 6.2m and a lean-to roof with shallow roof pitch. The conservatory is located 3m from the boundary with the adjoining property. The existing rear boundary wall is currently on line with the side of the dwelling. It is proposed to set this wall back up to the pavement edge, enclosing an area of open garden up to the rear corner of the proposed conservatory.
- 1.3 The application site is a semi-detached dormer property located within a cul-de-sac and at the junction with Horsford Road and Cotswold View. The site is also within the settlement boundary of Charfield.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
L1 Landscape Protection and Enhancement
H4 Development Within Existing Residential Curtilages,
Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New
Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)
- 2.4 Emerging Policy
South Gloucestershire Core Strategy Pre-Submission Publication Draft March
2010
CS1 High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

4.1 Charfield Parish Council
No comment received

4.2 Sustainable Transport
No objection.

Other Representations

4.3 Local Residents

1 letter has been received supporting the proposal on the following grounds:-

- a) will not have any material adverse impact on our visual amenities;
- b) although there may be a slight impairment of sight-lines, this would not represent a traffic hazard.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

In assessing applications for residential extensions, planning policies D1 and H4 of the adopted local plan are particularly relevant. Policy D1 is a general design policy and cites that development will only be permitted where good standards of site planning and design are achieved. In particular, proposals will be required to demonstrate that siting, overall massing, form, scale, height, detailing, colour and materials respect and enhance the amenity, character and distinctiveness of both the site and the locality. Policy H4 specifically relates to residential development, including extensions, and considers issues such as design, residential amenity and highway safety.

5.2 Design/Visual Amenity

The proposed 2 storey extension replicates the design of the existing property; it maintains the front and rear building line and ridge height of the host property. Although not subservient, it is considered that the massing, size and design of the proposal is acceptable. The conservatory is also appropriate in size and style. However, due to the location of the site, the existing dwelling is side-on to Horsford Road. Properties along this part of Horsford Road are characterised by their open plan nature. They are set back from the road frontage by a minimum 5m, the only exception being 19 Horsford Road, a bungalow located to the end of the cul-de-sac, which has the effect of forming a visual stop to the street scene.

5.3 The application site is located midway along Horsford Road, the road rising as one travels south up to Cotswold View before levelling out. The site currently maintains the open feel of the estate by virtue of the side garden area, which was deliberately left out of the private domain as part of the original development. The depth of this grassed verge is between 3.5m to 4m adjacent to the dwelling itself before narrowing to a point where the boundary wall meets the pavement edge. Although an electricity sub-station is adjacent to 1 Cotswold View opposite the site, and is enclosed by a boundary wall in a similar area, it does not impinge upon the openness of the street scene as a

2.5m width of verge is retained. Moreover, it is the proximity of the built development that has the most impact, with a maximum width of only 1m between the side elevation of the two storey extension and the pavement edge. It is considered that this will result in an oppressive feature within the street scene that would detract from the character and appearance of the area in terms of visual amenity. The proposal is therefore unacceptable in this respect.

5.4 Residential Amenity

Due to the location of the 2 storey extension to the side of the property and the distance of the rear conservatory from the adjoining dwelling, no loss of privacy, overlooking or overbearing impact/loss of light will result. The proposal is therefore acceptable on residential amenity terms.

5.5 Transportation Issues

Access/parking arrangements are unchanged by the proposal.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission be refused for the reason set out in the decision notice.

Contact Officer: Genevieve Tuffnell
Tel. No. 01454 863438

REASONS FOR REFUSAL

1. The property is located side-on to Horsford Road. The proposed two storey side extension, by virtue of its proximity to the pavement edge, would result in a development that is oppressive within the street scene, reducing the open nature of the area which is a characteristic of the locality, to the detriment of visual amenity. The proposal is therefore contrary to Policies D1, L1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist (Adopted) August 2007 Supplementary Planning Document.

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PT10/2948/F	Applicant:	Mr Z Jackway
Site:	Tudor Farm Bristol Road Frampton Cotterell South Gloucestershire	Date Reg:	1st November 2010
Proposal:	Formation of new vehicular access from Bristol Road	Parish:	Frampton Cotterell Parish Council
Map Ref:	365626 181962	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	24th December 2010



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 100023410, 2008. **N.T.S.** **PT10/2948/F**

REASON FOR REFERRAL TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following a letter of objection received from a neighbouring resident and the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for a dropped curb and a new vehicular access.
- 1.2 The application relates to Tudor Farm on the northwest side of Bristol Road, Frampton Cotterell. The site lies beyond the Frampton Cotterell settlement boundary and within the open Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPG2: Green Belts
PPG13: Transport

2.2 Development Plans

Emerging Policies: South Gloucestershire Core Strategy Pre-Submission Publication Draft (March 2010)

CS1: High Quality Design
CS34: Rural Areas

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
L1: Landscape Protection and Enhancement
GB1: Development in the Green Belt
T12: Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 There is an extensive planning history relating to the Tudor Nurseries site as a whole. The most relevant to this application would appear to be:
- 3.2 PT01/0914/CLE: Continued occupation of dwelling without compliance with agricultural occupancy condition attached to planning permission SG1028/H (Certificate of Lawfulness). Permitted: 13 November 2001
- 3.3 PT08/3049/CLE: Application for a Certificate of Lawfulness for use of land and units 1, 2, 6, 8- 13 as workshops (Use Class B2) and units 3, 5, 14 –17 for

storage purposes (Use Class B8). (Re submission of PT08/0916/CLE.)
Permitted: 6 March 2009

- 3.4 PT10/1939/TMP: Change of use of land for the stationing of a mobile home for an equestrian worker for a temporary period of 3 years; formation of new access. Refused: 23 September 2010

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

Objection: 'The Council objects on the grounds that this is a busy, fast stretch of road'.

4.2 Other Consultees

Drainage Engineer: no objection in principle
Landscape Officer: no 'in principle' objection
Highways DC: no objection
PROW Officer: no objection

Other Representations

4.3 Summary of Local Residents Concerns:

One letter of objection raising the following concerns:

- o The existing access alongside no. 111 Bristol Road is adequate;
- o It will cause danger to road users- it is close to the junction of Court Road that is already a hazard.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy T12 cites that new development will be permitted provided that, in terms of transportation the proposal (here considered relevant):

- o Provides adequate safe, convenient, attractive and secure access and facilities for pedestrians, cyclists and people with disabilities; and
- o Provides safe access capable of accommodating the motorised traffic that is generated by the proposal; and
- o Would not create or unacceptably exacerbate traffic congestion, or have an unacceptable effect on road, pedestrian and cyclist safety; and
- o Would not generate traffic that would unacceptably affect residential amenity or other environmentally sensitive areas in terms of noise, vibration and air quality.

5.2 The Proposal

The application seeks full planning permission for a new vehicular access from Tudor Farm onto Bristol Road adjacent to no. 107 Bristol Road at the position of an existing vehicular access gate; this is devoid of a dropped curb and provides access into this small parcel of land which the agent has confirmed, has been used for growing vegetables since May 2010; prior to this it was overgrown. The access would run behind the existing gate and would not pass

- over the cultivated land. It is noted that this access formed part of the previous application (PT10/1939/TMP) but that the refusal reason did not relate to this element of the scheme.
- 5.3 The applicant advises that the access is required given that the existing access (adjacent to no. 111 Bristol Road) is very narrow, long and with high hedges, which is not designed for modern vehicular traffic. The lane does not allow vehicles to pass and it is difficult to reverse back into the farm if two vehicles meet. This is particularly difficult when a lorry, tractor, 4x4 and horsebox or car and caravan meet with problems occurring on a weekly basis.
- 5.4 In view of the above, the proposal would provide this new access nearly opposite the junction with Court Road; the applicant also states that this piece of land has been unused for 20 years and cleared for the first time in May. In response, the Councils Landscape Officer advises that the access would be formed through a natural stone boundary wall that is considered a distinctive landscape feature of the locality. It is noted that the gate is to be set back 10-metres into the site but no details have been provided of the boundary treatments over the 10-metre length. Given the distinctive character of the existing stonewall it is suggested this 10-metre length have stonewalls either side to match the existing boundary wall.
- 5.5 Further, the proposed hedgerow adjacent to no. 107 Bristol Road is considered to be acceptable although it is suggested that planting a double staggered row with plants at 500mm centres would be sufficient in place of the triple row proposed. It is also suggested that Hazel be substituted for the Blackthorn given the tendency of Blackthorn to sucker and become invasive. The other proposed species are considered to be acceptable although a percentage planting mix is required.
- 5.6 In view of the above, there is no objection to the proposal on visual amenity/ landscape grounds subject to appropriately worded conditions in respect of boundary treatments and landscaping.
- 5.7 Green Belt
Planning policy GB1 advises that planning permission will be given for the change of use of land where it would not have a materially greater impact than the present authorised use on the openness of the Green Belt. In this instance, it is not considered that this application for the new access and the creation of a dropped curb would have any significant adverse impact on the openness of the Green Belt with any associated refusal reason unlikely to prove sustainable. On this basis, there is no objection to the proposal on Green Belt grounds.
- 5.8 Residential Amenity
The proposed access would run alongside no. 107 Bristol Road; a single-storey property which fronts the main road and with the main part of the dwelling inset from the boundary; boundary screening helps to limit views from the application site through to this property.
- 5.9 In view of the relatively low level of traffic that would be associated with this new access, any residential amenity objection is unlikely to prove sustainable.

However, the proposed hedgerow should be maintained at a suitable height to help offset the impact on this property; this could form the basis of a suitably worded condition.

5.10 All other neighbouring properties are positioned at an appreciable distance from the site of the proposal; on this basis, it is not considered that any significant adverse impact in residential amenity would be caused.

5.11 Highway Safety

The existing access into the site from Bristol Road is narrow and shared with a public right of way; consequently if vehicles meet, one might have to reverse back onto the main road. The proposed access would be wide enough to facilitate two-way traffic thus overcomes the issue of reversing and removes the potential conflict with users of the right of way. For these reasons, on balance, the proposed new access is considered to be acceptable and thus in this instance, advice received from the Councils Highway Engineer advise that there is no transportation objection. An appropriately worded condition would be necessary to ensure closure of the further access points into Tudor Farm.

6. CONCLUSION

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

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

6.3 The recommendation to grant permission is for the following reasons:

1. The proposal would be acceptable in landscape terms and would cause no significant adverse impact to the openness of the Green Belt. The proposal would therefore accord with Planning Policies L1 (Landscape Protection and Enhancement) and GB1 (Development in the Green Belt) of the South Gloucestershire Local Plan (Adopted) January 2006.
2. The proposal would cause no significant adverse impact in residential amenity and is considered to accord with Planning Policy T12 (Transportation Development Control Policy) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal is considered to be acceptable in highway safety terms and would accord with Planning Policy T12 (Transportation Development Control Policy) of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

2. Prior to the commencement of development an amended scheme of landscaping in respect of the proposed boundary hedge shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

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

3. Prior to the commencement of development a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to the Local Planning Authority for approval. The boundary treatment shall be completed before the first use of the access hereby approved. Development shall accord with the approved details.

Reason

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

4. Prior to the first use of the access hereby approved, the two existing vehicular access points into Tudor Farm as shown on the site layout plan submitted shall be permanently closed to vehicle traffic in accordance with details hereby agreed.

Reason

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

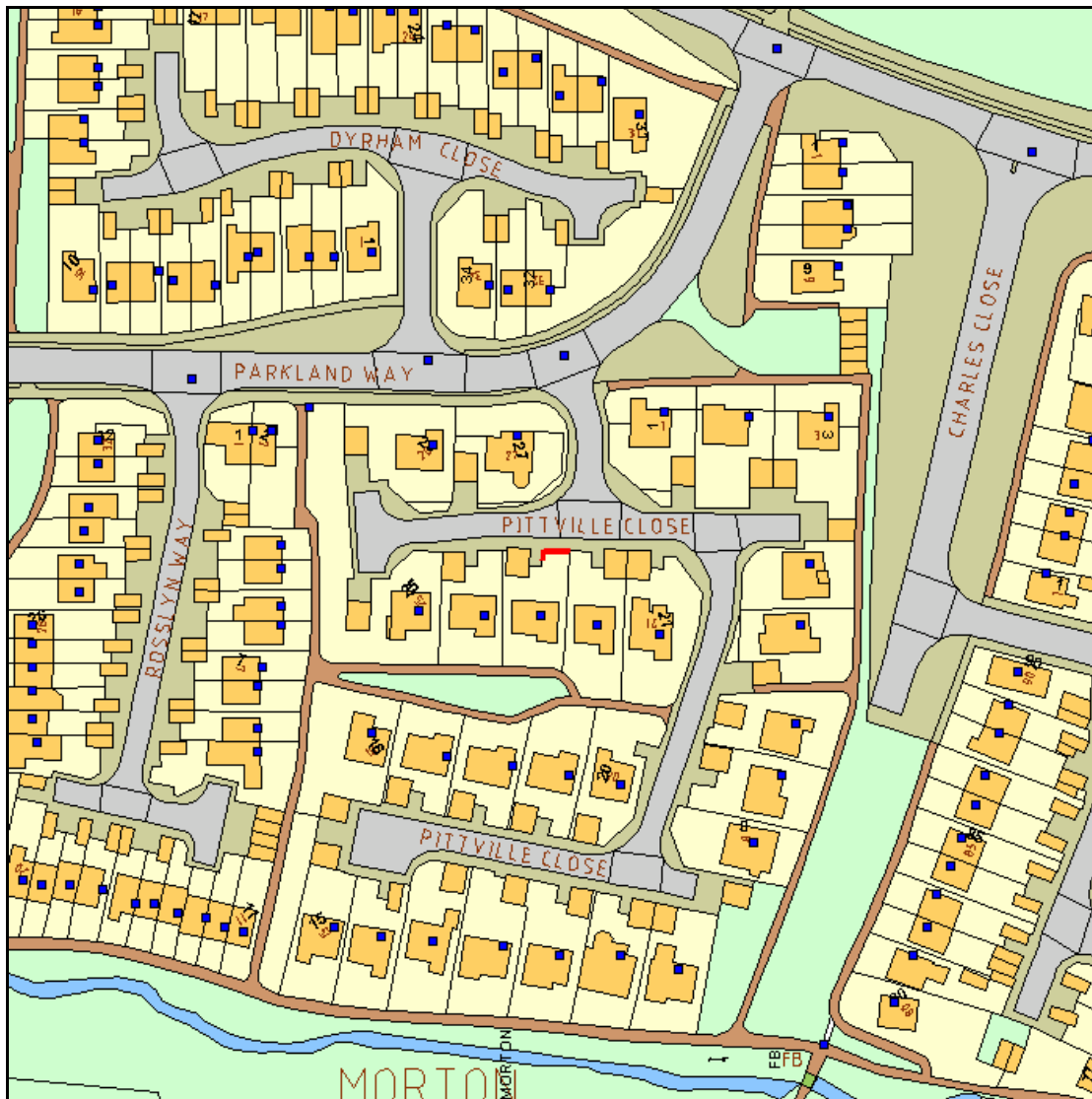
5. Prior to the commencement of development a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to the Local Planning Authority for approval. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

In the interests of residential amenity and to protect the character and appearance of the area to accord with Planning Policies D1, L1 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PT10/2960/F	Applicant:	Mr P Van Beek
Site:	23 Pittville Close Thornbury South Gloucestershire BS35 1SE	Date Reg:	9th November 2010
Proposal:	Erection of replacement 1.8m high rear boundary wall	Parish:	Thornbury Town Council
Map Ref:	364177 191208	Ward:	Thornbury North
Application Category:	Householder	Target Date:	3rd January 2011



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 100023410, 2008. **N.T.S.** **PT10/2960/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a replacement 1.8m high rear boundary wall.
- 1.2 This is a modern detached dwelling located within the defined settlement boundary of Thornbury. The proposal consists of the erection of 1.8 m high replacement boundary treatment in the form of a brick wall with detailing.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG13 Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design
H4 Development within Existing Residential Curtilage
T12 Transportation Development Control Policy for New Development

Emerging Development Plan

Core Strategy Pre-Submission Publication Draft (March 2010)

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

PT10/0381/F (22 Pittville Close) - Erection of 1.8m high wall, fence and gates. Approved 15/04/2010.

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

Object - Thornbury Town Council has always objected to applications to enclose areas of open space on the town's estates on the grounds that any such enclosure would detract from the open aspect and visual amenity of the area.

Other Representations

- 4.2 Local Residents
No response.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Residential Amenity

Overbearing Analysis

Due to the overall scale and size of the proposed development and its location away from neighbouring properties the proposal would not be overbearing on the residential amenity of neighbouring occupiers.

Privacy Analysis

The proposal is for a replacement party boundary fence approximately 1.8 m in height so therefore there would be no overlooking or loss of privacy as a result of the proposal.

Highway Safety Analysis

The proposed boundary treatment is set back slightly from the public footpath and would not impede the carriageway. The proposal would not prejudice highway safety and is therefore acceptable.

5.3 Design / Visual Amenity

The proposal consists of the removal of an existing brick built boundary wall with blank face elevations. The proposed boundary wall has brick detail common with the character of other walls in the locality. The proposal would result in the increase of no. 23 Pittville Close's residential curtilage by approximately 9 m².

It is considered that the increase in size of no. 23's residential curtilage is acceptable given the small amount of land being reused and the limited quality of 'landscaped' land being taken in to the occupant's rear garden space. Earlier this year permission was given for an almost identical proposal at the neighbouring property (no. 22 Pittville Close) under application PT10/0381/F. That proposal was deemed not to be harmful and it is considered this proposal would not have a detrimental impact on the character of the area.

5.4 Improvements to Scheme

No improvements considered necessary.

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 proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

- a) The proposal would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) The proposal has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the existing dwelling and the surrounding area. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.

7. RECOMMENDATION

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

Contact Officer: William Collins
Tel. No. 01454 863425

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PT10/3040/F	Applicant:	Mr Tim Horswell
Site:	2 Elmdale Crescent Thornbury South Gloucestershire BS35 2JH	Date Reg:	12th November 2010
Proposal:	Erection of 1no. attached dwelling with associated works.	Parish:	Thornbury Town Council
Map Ref:	364331 190149	Ward:	Thornbury North
Application Category:	Minor	Target Date:	6th January 2011



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 100023410, 2008. **N.T.S.** **PT10/3040/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following the receipt of representations from a local resident that are contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a new attached dwelling. The existing dwelling would remain as a 3-bedroom dwelling.
- 1.2 It is important to acknowledge that this proposal follows two previous planning applications that granted consent for a two storey side extension (PT10/1135/F) and subsequently a attached dwelling (PT10/1989/F).
- 1.3 The proposed development comprises of single attached dwelling. The proposal would be attached to the buildings south-west side elevation. The development would be almost identical in design to the existing property.
- 1.4 The application site relates to an existing semi-detached dwelling and its associated curtilage. The site is situated within a well established residential area and lies within the Thornbury Settlement Boundary.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1: Achieving Good Quality Design In New Development
- H2: Proposals for Residential Development within Defined Settlement Boundaries
- H4: Development within Existing Residential Curtilages
- H5: Residential Conversions, Houses in Multiple Occupation, and Re-use of Buildings for Residential Purposes
- T8: Parking Standards
- T12: Transportation Development Control Policy for New Development

2.3 Emerging Development Plan

South Gloucestershire Core Strategy (Pre-Submission Draft) March 2010

- CS1: High Quality Design
- CS5: Location of Development
- CS15: Distribution of Housing
- CS16: Housing Density
- CS32: Thornbury

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT10/1135/F Two storey side extension to form additional living accommodation
Approved 09.06.2010.
- 3.2 PT10/1989/F Erection of 1no. detached dwelling and associated works.
Approved 27.10.2010.

4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council
No objection.
- 4.2 Highway's Authority
No objection.
- 4.3 Local Residents
In response to this planning application one letter of objection has been received. The main points are summarised below: -
- A. Maintain existing hedge.
 - B. Hedge should be replaced with fixed fence panels.
 - C. No comments/objection to the proposed building work.

5. **ANALYSIS OF PROPOSAL**

- 5.1 The applicant seeks planning permission for the erection of a new dwelling. The development would include a two-storey side extension to the existing dwelling. The main issues to address in the assessment of this application are:
- 1. The principle of development?
 - 2. Would the proposed development achieve good quality site planning and design?
 - 3. Would the proposed development prejudice residential amenity?
 - 4. Would the proposed development give rise to unacceptable highway safety effects?
- 5.2 Principle of Development
The proposed development relates to the erection of an attached dwelling. Policies H2 and H4 of the South Gloucestershire Local Plan establish that new residential development on sites within the defined settlement boundaries and the curtilage of dwellings are acceptable in principle, subject to the proposal

- satisfying other material considerations, such as an density, design, residential amenity, and highway safety.
- 5.3 Furthermore, it is important to acknowledge that planning permission has been previously granted (PT10/3040/F) for the erection of an attached dwelling on the application site. Accordingly the applicant has a valid fallback position whereby they could implement the extant scheme. On this basis, it is considered that the principle of the proposed development is acceptable.
- 5.4 Design
The extant planning permission (PT10/3040/F) on the application site has grants planning permission for the erection of an attached two-storey dwelling. This approved development would be subservient to the existing dwelling and would include a porch on the side elevation.
- 5.5 This planning application seeks to amend the design of the previously approved scheme. The revised design would comprise of a repetition of the existing house type. It is noted that the previously approved scheme was concluded to be acceptable in design terms. Nevertheless it is considered that the proposed revision would improve the design of the new dwelling and its integration into the street scene. This is because the development would repeat an existing house type and thus would maintain the uniformity of the street scene. Accordingly there are no objections to the amended design.
- 5.6 This application would include a new parking space and would subdivide the existing rear garden. It is considered that these rather minor developments would not materially harm the character and appearance of the site and its surrounds. Moreover the development would provide adequate private amenity space and would not result in a significant loss of garden space.
- 5.7 In view of the above, it is concluded that the proposed development would achieve good quality site planning and design, and would not conflict with policies D1, H2, and H4 of the South Gloucestershire Local Plan.
- 5.13 Residential Amenity
It is important to note that the revised development is very similar to the previous approved scheme. As such it has been assessed that the proposed development would be sited away from any nearby dwellings and thus would not give rise to a material overbearing effect or loss of light. Moreover the development would not give rise to a material loss of privacy as the proposal would not afford any direct inter-visibility into adjacent properties. It is therefore concluded that the proposed development would not materially prejudice the amenities of nearby occupiers, and would not conflict with policy H2 and H4 of the South Gloucestershire Local Plan.
- 5.14 Transport
The proposed development would provide off-street parking spaces for the existing and proposed dwelling. The Highway Authority has considered this proposal and the Engineer concluded that the access and turning arrangements would be acceptable and the level of parking would conform to the Council's parking standards. Notwithstanding this it is recommended that a

condition be attached to ensure that the dwelling is not occupied until the car parking area is provided. The proposed development would therefore accord with Policy T12 and H2 of the South Gloucestershire Local Plan.

5.15 Other Matters

It is noted that a local resident have raised concerns regarding the maintenance of an existing hedge (Between Nos. 2 and 4) and have requested that it would be replaced with a fixed wooden fence. Notwithstanding these concerns, Officers are satisfied with the existing boundary treatment and there is no planning reason to justify its replacement. The matters of maintenance and ownership of this boundary are civil matters between the landowner and neighbour and therefore fall beyond the remit of the Local Planning Authority.

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.

- a) The proposed residential development would be situated within the Thornbury settlement boundary and within the curtilage of an existing dwelling. It is considered that this is an appropriate area for residential development. It is therefore considered that the principle of the proposed development would accord with PPS3 and policies H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- b) The design and landscape impact of the proposed development has been fully assessed. It is considered that the development would achieve good standards of siting planning and design. This is because the siting, overall layout, density, form, scale, height, massing, detailing, materials, are informed by, and respect and enhance the character and appearance of the site and locality. The proposed development would therefore accord with PPS3 and policies D1, L1, H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- c) The impact of the proposed development on nearby properties has been fully assessed. It is considered that the siting and layout of proposal would not result in a material loss of privacy, an overbearing effect, or adverse levels of air, light and noise pollution. The proposed development would therefore accord with Policy H2 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- d) The impact of the proposed development in terms of transportation has been fully assessed. It is considered that proposal would have satisfactory access and parking arrangements. The proposed development would therefore accord with Policy T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.

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

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

7. RECOMMENDATION

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

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

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

2. Prior to the first occupation of the dwelling hereby approved, the parking space (as shown on Dwg. No. 11545 200) shall be completed in accordance with the approved details.

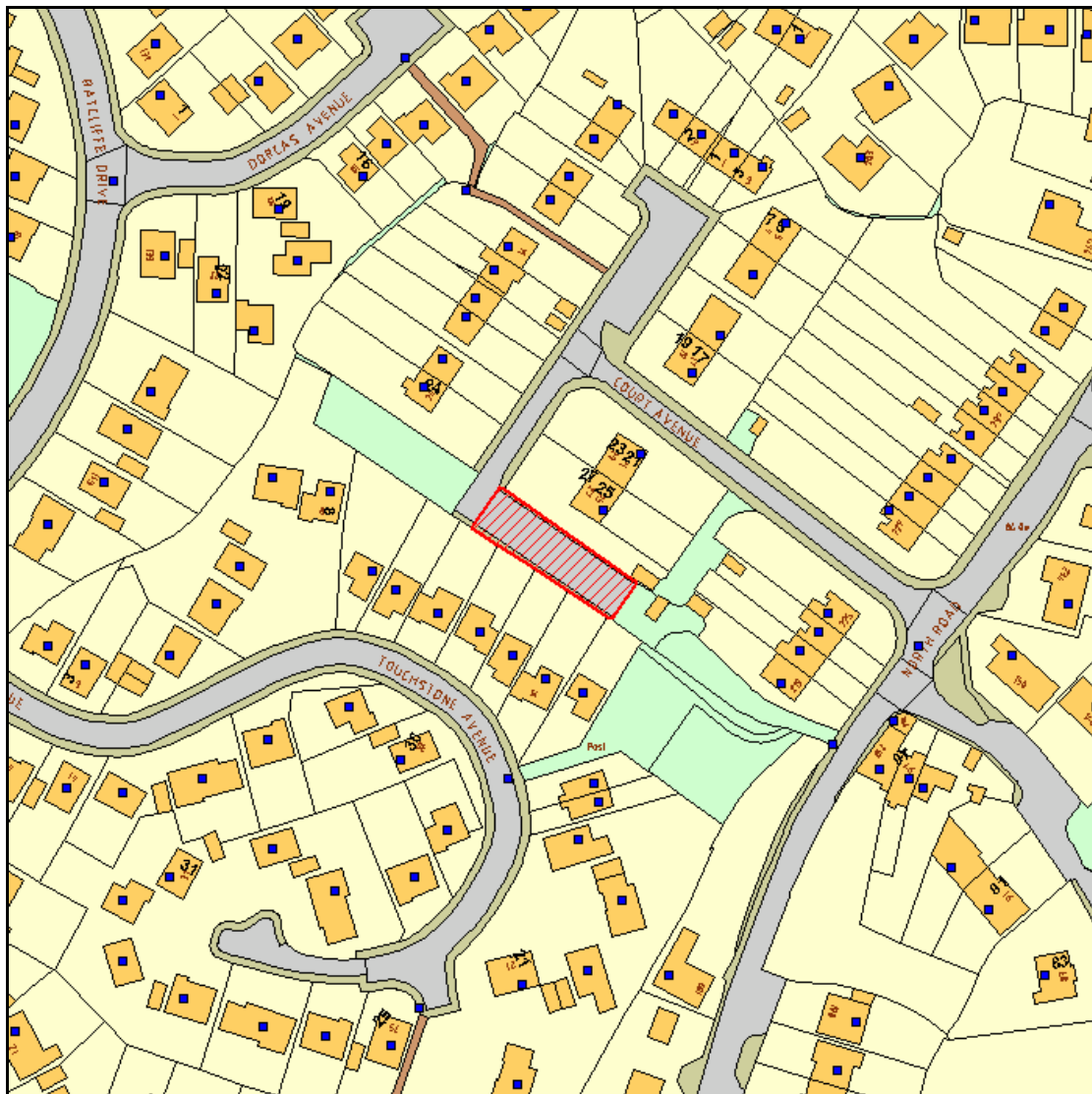
Reason

To ensure the proposed development provide satisfactory off-street parking, and to accord with Policy H2, T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.

ITEM 12

CIRCULATED SCHEDULE NO. 48/10 – 10 DECEMBER 2010

App No.:	PT10/3048/F	Applicant:	Mr Darren West
Site:	Land Adj. 25/27 Court Avenue Stoke Gifford South Gloucestershire BS34 8PJ	Date Reg:	11th November 2010
Proposal:	Erection of 2 no. semi detached 2 bedroom houses and associated works.	Parish:	Stoke Gifford Parish Council
Map Ref:	362622 180206	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	4th January 2011



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100023410, 2008. **N.T.S.** **PT10/3048/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following the receipt of representations from local residents that are contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of 2no. semi detached dwellings.
- 1.2 The application site is roughly rectangular in shape and is approximately 0.037ha in area. The site comprises of an area of hardstanding, which was previously used as a parking area. The site is situated within a well established residential area and is within the Bristol North Fringe Urban Area.
- 1.3 The proposed development would comprise of two brick semi-detached dwellings. The units would be laid across the middle of the site. They would a parking area to the front and private amenity space to the rear.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPS3: Housing
PPG13: Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design In New Development
L17/L18: The Water Environment
EP1: Environmental Protection
T8: Parking Standards
T12: Transportation Development Control Policy for New Development
H2: Proposals for Residential Development within the Urban Area

2.4 Emerging Development Plan

South Gloucestershire Core Strategy (Pre-Submission Draft) March 2010

CS1: High Quality Design
CS5: Location of Development
CS16: Housing Density
CS17: Housing Diversity
CS25: Communities of the North Fringe of Bristol Urban Area

2.5 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P84/1144 Construction of a vehicle parking area.
Approved 21.03.1984.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
No comments received.

- 4.2 Highway's Authority
No objection.

- 4.3 Environmental Protection
No objection.

- 4.4 Street Care – Drainage Comments
No objection

- 4.5 Local Residents
Three letters of objection have been received from local residents. The main points have been summarised below: -

- A. Loss of light.
- B. Loss of enjoyment of garden.
- C. Privacy and overlooking issues.
- D. Devalue property.
- E. Prevent rear access.
- F. Smell from bin storage

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of two semi-detached dwellings.

The main issues to address in the determination of this application are: -

1. Is the principle of residential development within the Bristol north fringe urban area acceptable?
2. Would the proposed development deliver the most efficient use of land?
3. Would the proposed development achieve good standards of site planning and design?
4. Would the proposed development provide adequate private amenity space?

5. Would the proposed development prejudice the amenities of nearby occupiers?
 6. Would the proposed development have acceptable transportation effects?
 7. Would the proposed development have an unacceptable effect on the water environment (surface water drainage)?
- 5.2 Principle of Development
- The proposed development relates to the erection of two semi-detached dwellings on previously development land within the Bristol North Fringe Urban Area. PPS3 and Policy H2 of the South Gloucestershire Local Plan establish that new residential development on sites within the urban area are acceptable in principle, subject to the proposal satisfying other material considerations, such as an density, design, residential amenity, and highway safety.
- 5.3 Efficient Use of Land
- A key objective of PPS3 and Policy H2 of the South Gloucestershire Local Plan is to make effective use of land by re-using land that has been previously used. The proposed development seeks to re-use a former car park for residential purposes. The Council expect schemes to make the maximum effective use of sites by achieving the maximum density compatible with the site's location, accessibility, environmental constraints, and its surroundings. The expectation is that all development will achieve, at least, 30 dwellings per hectare or higher.
- 5.4 In this application, the development would deliver two semi-detached dwellings, that would equate to approximately 54 dwelling per hectare. Officers are satisfied that this amount of development would achieve the most efficient use of the application site and thus would accord with PPS3 and Policy H2 of the South Gloucestershire Local Plan.
- 5.5 Design
- A key objective of PPS1, the South Gloucestershire Local Plan, and the emerging South Gloucestershire Core Strategy is to promote high quality design that responds to its context, the distinct assets of the district and creates a 'sense of place' and civic pride. The Council approach to design in set out under policy D1 of the South Gloucestershire Local Plan, CS1 of the emerging Core Strategy, and the Design Checklist SPD.
- 5.6 Before assessing the quality of the design of the proposed development it is important to understand the context of the site and its surrounding area. The application site relates to an existing car parking that is situated at the end of Court Avenue. The site is enclosed by the modern residential development along Touchstone Avenue and Court Avenue. It is important to acknowledge that the site comprises of a large area of hardstanding and its therefore considered to be previously developed land.
- 5.7 The proposed dwellings would be sited within the centre of the application site. The development would mirror the building line of the existing dwellings along Court Avenue, and the side elevation of the proposed dwellings would face

- onto the rear elevation of the dwellings along Touchstone Avenue. It is considered that this would be an appropriate layout and would respect the street scene.
- 5.8 In terms of scale and massing, the proposed two-storey dwellings would be comparable to the adjacent residential development. With regard to the dwelling's appearance, the building would not be widely visible from the street scene. In view of this, there is limited context to inform the design of the proposed dwelling. As such, the applicant has adopted a modern design and would utilise finishes that are common in the surrounding area, for instance brick and double roman tiles. It is considered that this represents an appropriate design approach for the site.
- 5.9 The proposed development would provide two small rear gardens. It is considered that this would meet the basic outdoor needs of the occupiers of the new dwellings. On this basis, Officers are satisfied that the development would provide a good quality living conditions.
- 5.10 In summary, it is considered that the design of proposed development would respect the character and appearance of the site and the surrounding area. The proposed development therefore accords with policies D1, L1, and H2 of the South Gloucestershire Local Plan.
- 5.11 Residential Amenity
It is acknowledged that a number of local residents have objected to the development on the grounds that it would result in: an overbearing effect; a loss of light, a loss of privacy; and smell (air quality). Policy H2 of the South Gloucestershire Local Plan is clear that new development should only be permitted where it would not prejudice the amenities of nearby occupiers. On this basis, the impact of the proposed development on these occupiers have been assessed below:
- 5.12 Overbearing Effect/Loss of Light
The side elevation (south west) of the proposed development would be separated from the rear elevations of the dwellings along Touchstone Avenue (Nos 11 to 14) by at least 15m. It is acknowledged that the outlook of these dwellings would be altered by the proposed development. Nevertheless, given the distance separating the properties, it is considered that the impact of the proposal would not result in a material overbearing effect or loss of light. Furthermore, the proposed development would be sited alongside Nos 25 & 27 Court Avenue. Given the location of the proposal to the side of these two properties it is considered that there would be no material harm through an overbearing effect or loss of light. The proposed development therefore accords with policy H2 of the South Gloucestershire Local Plan.
- 5.13 Loss of Privacy
The proposed development would include first floor rear and side windows. It is considered that the proposed rear windows would be acceptable because they would not afford any direct inter-visibility into the nearby dwellings. On the other hand, the proposed side bathroom windows would be situated on the boundary and therefore would afford views into private amenity space and the rear rooms

of the adjacent development. It is therefore recommended that a condition be attached to ensure that window is glazed with obscured glass (Level 3) and is non-opening (unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room the window is installed). On this basis, it is considered that the proposed development would not be detrimental to privacy, and would accord to Policy H2 of the South Gloucestershire Local Plan.

5.14 Air Quality

It is noted that some local residents have raised concern that the proposed bin storage within the rear gardens of the proposed development would result in an unpleasant smell that would be detrimental to air quality. Notwithstanding these views, it is considered that the amount of waste associated with a household would not result in material harm to air quality and the amenities of nearby occupiers. The proposed development would therefore accord to Policy EP1 and H2 of the South Gloucestershire Local Plan.

5.15 Transportation

The Highway Authority has considered the proposed development. The Engineer concluded that the access and turning arrangements would be acceptable and the level of parking would conform to the Council's parking standards. Notwithstanding this it is recommended that a condition be attached to ensure that the dwelling is not occupied until the car parking area is provided. The proposed development would therefore accord with Policy T12 and H2 of the South Gloucestershire Local Plan.

5.16 Water Environment

The Council Drainage Engineer has confirmed that the development would not have adverse drainage issues. However, it is recommended that a condition be attached to ensure that a scheme of drainage is agreed prior to the commencement of development. The scheme should incorporate sustainable means of drainage that ensure the development drains within its own curtilage and does not materially increase run-off on adjacent sites.

5.17 Outstanding Matters

It is noted that local residents have raised a number of other issues:

Devalue property

It is noted that some local residents have raised concerns that the new development would devalue their property. Notwithstanding these concerns, it should be acknowledged that a perceived loss of property value from a new development is not a material consideration.

Rear Access

It is acknowledged that a number of local residents have raised concerns with regard to the loss of their rear accesses. It is considered that these comments relate to land ownership and is a civil matter between the landowner and the local residents. This is beyond the remit of the Local Planning Authority and therefore it is not considered to be a material planning consideration in this instance.

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.
- a) The proposed residential development would be situated within the Bristol North Fringe urban area. It is considered that this is an appropriate area for residential development. It is therefore considered that the principle of the proposed development would accord with PPS3 and policies H2 of the South Gloucestershire Local Plan (adopted) January 2006.
 - b) The density of the proposed development would represent the most efficient use of land that is compatible with the site and its surrounds. The proposed development would therefore accord with PPS3 and policies H2 of the South Gloucestershire Local Plan (adopted) January 2006.
 - c) The design and landscape impact of the proposed development has been fully assessed. It is considered that the development would achieve good standards of siting planning and design. This is because the siting, overall layout, density, form, scale, height, massing, detailing, materials, are informed by, and respect and enhance the character and appearance of the site and locality. The proposed development would therefore accord with PPS3 and policies D1, L1, and H2 of the South Gloucestershire Local Plan (adopted) January 2006.
 - d) The impact of the proposed development on nearby properties has been fully assessed. It is considered that the siting and layout of proposal would not result in a material loss of privacy, an overbearing effect, or adverse levels of air, light and noise pollution. The proposed development would therefore accord with Policy H2 of the South Gloucestershire Local Plan (adopted) January 2006.
 - e) The impact of the proposed development in terms of transportation has been fully assessed. It is considered that proposal would have satisfactory access and parking arrangements. The proposed development would therefore accord with Policy T8, T12 and H2 of the South Gloucestershire Local Plan (adopted) January 2006.
 - f) The drainage arrangements of the proposed development have been fully assessed. It is considered that subject to a condition securing Sustainable Drainage Systems the proposal would be acceptable. The proposed development would therefore accord with Policy L17/L18 of the South Gloucestershire Local Plan (adopted) January 2006.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

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.

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

2. No development shall commence until drainage details have been submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. For the avoidance of any doubt the drainage proposals should incorporate Sustainable Drainage System (SuDs) for the disposal of surface waters. If this is not practicable it must be demonstrated that an acceptable alternative means of surface water disposal is incorporated.

Reason

To ensure the development would not have a unacceptable effect on the water environment, and to accord to Policy L17 and L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the first occupation of the dwellings hereby approved, the parking spaces shown on Drawing No. 1071 - 05 shall be substantially completed.

Reason

To ensure the development provides satisfactory levels of off-street parking, and to accord to Policy T8, T12, and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The glazing on the side elevations shall at all times be of obscured glass to a level 3 standard or above. The windows shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room the window is installed.

Reason

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