



**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. 49/10

Date to Members: 16/12/10

Member's Deadline: 22/12/10 (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 you 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

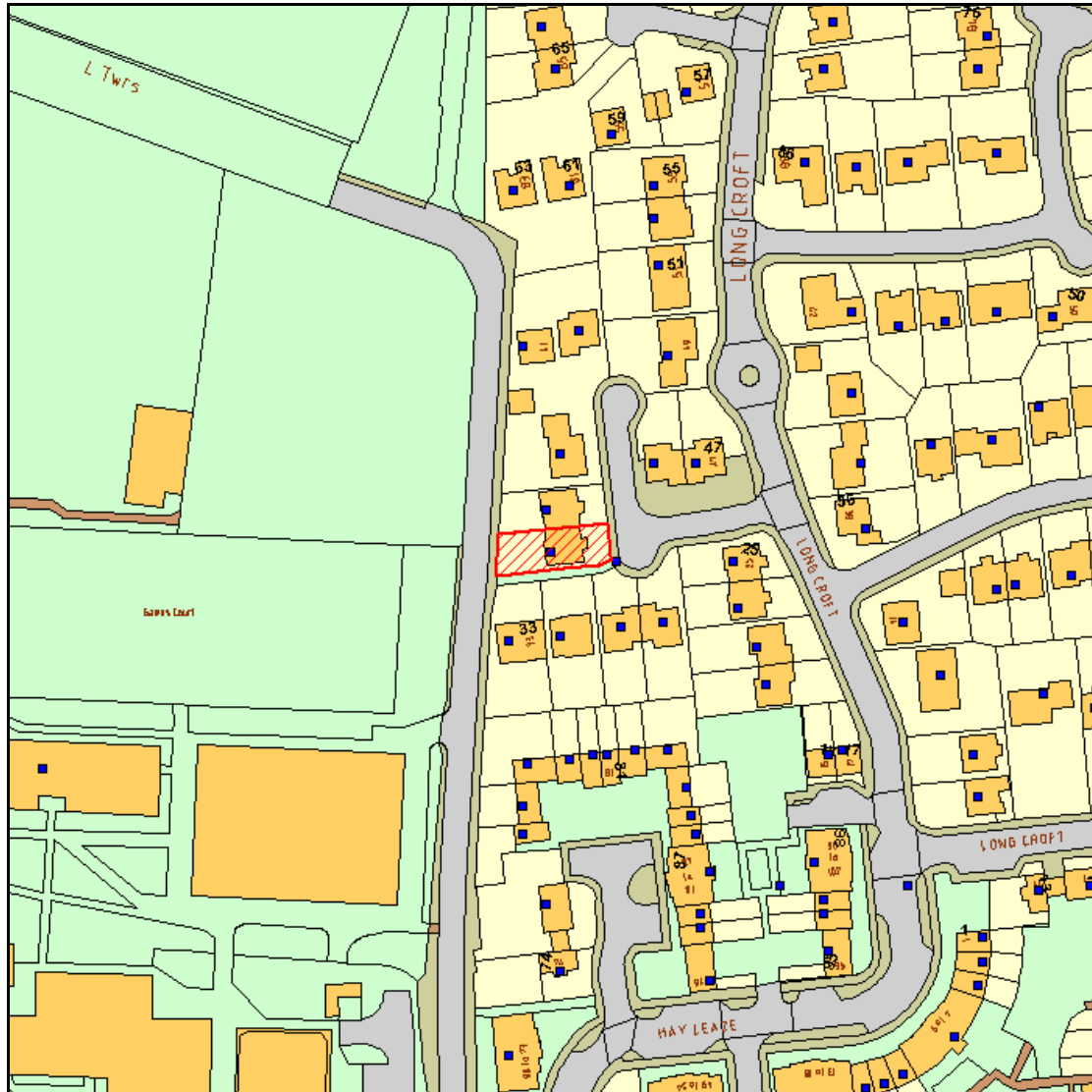
Schedule Number	Date to Members 9am on	Members Deadline 5pm on
49/10	Thursday 16 December 2010	Wednesday 22 December 2010
50/10	Wednesday 22 December 2010	Friday 31 December 2010
51/10	No Circulated Schedule production	No Circulated Schedule production
01/11	Friday 07 January 2011	Thursday 13 January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

CIRCULATED SCHEDULE – 16 DECEMBER 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
	PK10/2769/F	Approve with Conditions	35 Long Croft Yate South Gloucestershire BS37 7YN	Yate North	Yate Town
	PK10/2982/F	Approve with Conditions	11 Woodhall Close Downend South Gloucestershire	Rodway	None
	PK10/3004/F	Approve with Conditions	183 High Street Oldland Common South Gloucestershire BS30 9QG	Oldland	Bitton Parish Council
	PK10/3098/R3F	Deemed Consent	Courtney Primary School Courtney Road Kingswood South Gloucestershire BS15 9RD	Woodstock	
	PT10/2593/F	Refusal	Severn Beach United Church Beach Avenue Severn Beach South Gloucestershire	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
	PT10/2828/F	Approve with Conditions	Oakhill Farm 8 Oakhill Lane Hallen South Gloucestershire BS10 7RW	Almondsbury	Almondsbury Parish Council
	PT10/2922/F	Approve with Conditions	10 Orchard Rise Olveston South Gloucestershire BS35 4DY	Severn	Olveston Parish Council
	PT10/2924/F	Approve with Conditions	Elberton Old Manor Church Lane Olveston South Gloucestershire BS35 4AA	Severn	Aust Parish Council
	PT10/2945/F	Approve with Conditions	76 Woodend Road Coalpit Heath South Gloucestershire BS36 2LH	Frampton Cotterell	Frampton Cotterell Parish
	PT10/2975/F	Approve with Conditions	6 Buckingham Drive Stoke Gifford South Gloucestershire BS34 8LN	Stoke Gifford	Stoke Gifford Parish Council
	PT10/3024/F	Approve with Conditions	12 Stanley Mead Bradley Stoke South Gloucestershire BS32 0EG	Bradley Stoke North	Bradley Stoke Town Council
	PT10/3061/F	Approve with Conditions	Post Office Townwell Cromhall Wotton Under Edge South Gloucestershire GL12 8AQ	Charfield	Cromhall Parish Council
	PT10/3079/F	Approve with Conditions	Byways Cowship Lane Cromhall Wotton Under Edge South Gloucestershire GL12 8AY	Charfield	Cromhall Parish Council
	PT10/3166/F	Approve with Conditions	16 Kemperley Way Bradley Stoke South Gloucestershire BS32 8EB	Bradley Stoke South	Bradley Stoke Town Council

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.: PK10/2769/F	Applicant: Mr S Fast
Site: 35 Long Croft Yate Bristol South Gloucestershire BS37 7YN	Date Reg: 4th November 2010
Proposal: Erection of first floor extension over existing garage to provide additional living accommodation.	Parish: Yate Town Council
Map Ref: 370767 183946	Ward: Yate North
Application Category: Householder	Target Date: 29th December 2010



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **PK10/2769/F**

INTRODUCTION

The application appears on the Circulated Schedule as representations have been received contrary to the officer's recommendation.

1. THE PROPOSAL

1.1 The application relates to a linked-detached dwelling situated in the cul-de-sac of Long Croft, Yate. The site lies within a residential area of Yate. Planning permission is sought for the erection for a first floor side extension over the existing attached garage, and a rear dormer.

1.2 The property is a brick built two storey property and is surrounded by similar properties. The property has a rear conservatory.

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Core Strategy – Pre-Submission Publication Draft
CS1 Design

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including
Extensions and New Dwellings
T8 Parking standards

3. RELEVANT PLANNING HISTORY

3.1 P89/0600/5 Erection of dwellings
Approved 20 Nov 1989

P88/0600/4 Erection of dwellings
Approved 28 Nov 1988

P98/2625 Erection of rear conservatory.
Approved 09 Dec 1998.

4. CONSULTATION RESPONSES

4.1 Yate Town Council
No objection.

Other Representations

4.2 Local Residents
One letter of objection has been received, raising the following concerns:

- The proposal is for two storeys above the garage
 - The proposal will significantly reduce privacy of garden to No 37
 - The resulting building will be significant deviation from original build
 - Impact of increase in size on streetscene
 - Foundation queries and weight on garage wall
 - Construction encroachment to No 37
 - Drainage
 - Materials on dormer
 - Impact on Party walls
 - Insurance
 - Small gap between Party Line and development, leading to difficulty for No37 to construct similar extension
 - Insufficient parking
 - Materials used should be attractive
- 4.3 It should be noted that the Party Wall Act and insurance queries are civil issues that will need addressing outside of this application. If approved, an Informative will be attached to the Decision notice advising the applicant that the Party Wall Act must be adhered to. Drainage and foundations will be covered by Building Regulations legislation and therefore do not form part of this application.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows for the principle of house extensions subject to considerations of design, residential amenity and highway safety. The principle of development is therefore acceptable subject to the following detailed assessment.
- 5.2 Design/Visual Amenity
This application seeks planning permission for the erection for a first floor side extension over the existing attached garage. At first floor level the extension will measure 3.5 metres in width and span the full depth of the dwelling. The front roof will have a gablet inserted at the centre of the roof. The extension will have a pitched roof to match the host dwelling. There will be one window to the front elevation at first floor level. The materials used in the proposed side extension will match the host dwelling.
- 5.3 The rear dormer will span the existing and proposed roof. It will have a flat roof and measure 6.3 metres in width by 1.7 metres in height and have a depth of 2.5 metres. Although large, the rear dormer would be allowed by 'permitted development' once the side extension has been erected. Due to Officer concern, the proposed materials used on the dormer will be conditioned to match the host dwelling.
- 5.4 Concern has been raised that the resulting building will look significantly different from that which was built, and will impact upon the streetscene. It is accepted that the host dwelling is currently a mirror image of the adjoining

dwelling, however, it is considered that the proposed extension is modest in scale and is of a design that is residential in nature.

5.5 In respect of the design of both the side extension and rear dormer, with the conditioned construction materials, it is therefore considered the additions are appropriate additions to the dwelling and the streetscene.

5.6 Overbearing analysis

The proposed side extension will not extend beyond the front or rear wall of the host dwelling. The rear dormer is set back from the revised side elevation by approximately 1 metre. As there would be no increase in footprint, it is not considered that the proposal would have any overshadowing or overbearing effect on the neighbouring dwellings. The proposed extensions are therefore considered appropriate for the residential area and the size of the application site. On balance, the scale and design of both the proposed extension is considered to be acceptable.

5.7 Privacy Analysis

Three windows are proposed in the rear dormer; two to bedroom accommodation and one to a w.c. As the property has existing first floor windows, it is not considered that the proposal would result in any significant increase in overlooking or loss of privacy over and above the levels of overlooking from the existing first floor windows. As such it is considered that there are no issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight.

5.8 Other Matters

A concern has been received that if this application were allowed, it would be difficult for the adjacent dwelling to erect a similar extension. However, each application must be assessed on its own merits, and although it is appreciated that it may cause difficulty for a similar extension next door, because the proposed development is wholly within the applicant's ownership, it is considered that the application cannot be refused for this reason.

5.9 Amenity Space

Whilst the proposed extension does not project into the rear garden, and sufficient garden space will remain to serve the occupiers of the property.

5.10 Highway Safety Analysis

The property will retain its garage and off street parking. A concern has been raised that there is insignificant parking for the dwelling however, two parking spaces will remain. This accords with the maximum parking standards laid down in Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. There will be no impact on highway safety.

6. CONCLUSION

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

- 6.2 It has been assessed that the proposed extensions have been designed to respect and maintain the massing, scale and design of the existing dwelling. The proposal also takes fully into account the neighbouring residential amenities and will not materially harm the amenities of neighbouring properties. It therefore accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.**

The proposal would retain a level of car parking that would comply with Policy T8 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 planning permission be **GRANTED** subject to the conditions on the Decision Notice.

Contact Officer: Elizabeth Dowse
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

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

Reason

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

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PK10/2982/F	Applicant:	Mr And Mrs Coombes
Site:	11 Woodhall Close Downend Bristol South Gloucestershire BS16 6AJ	Date Reg:	4th November 2010
Proposal:	Erection of two storey side extension and single storey front extension to form additional living accommodation (Re- Submission of PK10/1878/F)	Parish:	None
Map Ref:	365842 176919	Ward:	Rodway
Application Category:	Householder	Target Date:	28th December 2010



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK10/2982/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a two-storey side and single storey front extension to provide additional living accommodation.
- 1.2 This application is a re-submission of a recently refused planning application (PK10/1878/F) that sought planning permission for a two storey side, single storey side and front extension.
- 1.3 The application site relates to a two storey semi detached dwelling within the established residential area of Downend.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Extensions
L9 Protected Species

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 PK10/1878/F Erection of two storey side, single storey side and front extensions
Refused September 2010 on design and residential amenity grounds.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not covered
- 4.2 Other Consultees
Ecology Officer-no objection subject to condition

Other Representations

4.3 Local Residents

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

- Large active badger set near application site
- East elevation will result in loss of privacy to garden and dwelling, especially as trees have been removed along the boundary
- Loss of sunlight
- Issue of subsidence with regards decking

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Plan allows for extensions to existing dwellings, subject there being no adverse impact on existing visual and residential amenities. Policy CS1 of the emerging Core Strategy seeks to achieve high quality design.

5.2 This revised planning application seeks to overcome the previous planning objections that were raised relating to issues of visual and residential amenity.

5.3 Visual Amenity

The application site relates to a two-storey semi detached post war dwelling at the end of a cul-de-sac. The application site is set at a lower level to the road. This application seeks permission for a two-storey side extension and single storey front extension.

5.4 The previous application was refused on the following grounds:

It is considered that an extension of this width along with the proposed additional single storey front extension, if allowed would result in large-scale addition out of keeping with the scale and proportions of the existing dwelling, which would be to the detriment of the character of the dwelling, the balanced appearance of this pair of semi's and the immediate street scene.

5.5 This revised application has sought to address the above by omitting the previously proposed single storey side extension and has reduced the width of the two storey side extension from 3.93m to that of 3.26m. It is considered that an extension of this scale would be in keeping with the scale and character of the existing dwelling and in turn has addressed the previous planning objection.

5.6 Residential Amenity

Objections have been raised by a neighbour sited at lower level at the rear of the application site on the grounds the proposed two storey side extension will result in a loss of privacy to their garden and property and loss of light.

5.7 The above objections were raised last time round and the Planning officer made the following assessment:

It is accepted the application site is set at a higher level to those gardens and properties of Brook Road. However, as the application site property is set back at a distance of 29.0m from the rear elevation of those properties and 9.0m from the adjoining boundary and although the extension will introduce a first floor habitable room window on the rear elevation there is an existing first floor bedroom window on the rear elevation. Given the separation distance and orientation of the dwelling in relation to those properties along Brook Road i.e. easterly position, it is considered that a two-storey side extension in this location would not have a significant impact on existing levels of light or privacy. It also considered that the proposed works in relation to 10 sited east of the application site would not have an adverse impact.

5.8 As this application seeks planning permission for a two storey extension in the same location but smaller in width, it is considered that the proposed extension by reason of its scale and siting would not have an unacceptable impact on the existing amenities of no. 66 in terms of loss of light and loss of privacy.

5.9 Transportation Issues

The proposed extension will result in an increased number of bedrooms from 3 to 5. Existing on site provision for 2 cars will remain. Although the Council's parking standards seek 3 car parking spaces for a 5 bed roomed house, these are maximum parking standards and as two car parking spaces can be provided no highway objection is raised.

5.10 Ecology

A resident has advised that there is a nearby badger sett to the application site. The Council's Ecology Officer has advised that whilst it is unlikely any sett tunnels extend under the application site, if a sett were present however development would be within such a distance from the nearest sett entrance so as to require a licence under the Protection of Badgers Act 1992 before work could be carried out legally. In the event planning permission is granted a condition will be imposed requiring the site and adjoining land be surveyed by a suitably qualified person for badgers and if present a mitigation strategy will have to be drawn up.

5.11 Other Issues

Concerns have been raised regarding the erection of proposed decking on the grounds that it may cause the land to subside as a small section of land behind the site has almost completely eroded. It should be noted that the previous application proposed decking along the rear of the dwelling and rear extension. This however has been omitted and now the application only proposes a raised platform with steps on the side of the proposed two storey side extension. Whilst the Planning Officer accepts there is a difference in land levels between the application site and those properties of Brook Road sited rear of the application site, there is no reason to assume this will happen. Should building regulations be required then this will be covered under this otherwise the onus is on the applicant to ensure that all works are carried out in an appropriate manner.

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.

- a) The proposed extensions have been designed to positively enhance the character and appearance of the dwelling and area taking account of materials, design, siting, height and scale of the development-Policies D1 and H4.
- b) The proposed extensions have taken account of neighbouring residential amenities and through careful design, the proposal will not materially harm the amenities of neighbouring properties by reason of loss of privacy or overbearing impact-Policy H4
- c) The development proposes satisfactory levels of onsite car parking to meet highway car parking standards-Policy T12
- d) A planning condition is imposed to mitigate against any identified harm to protected species – Policy L9

7. RECOMMENDATION

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

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

Reason

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

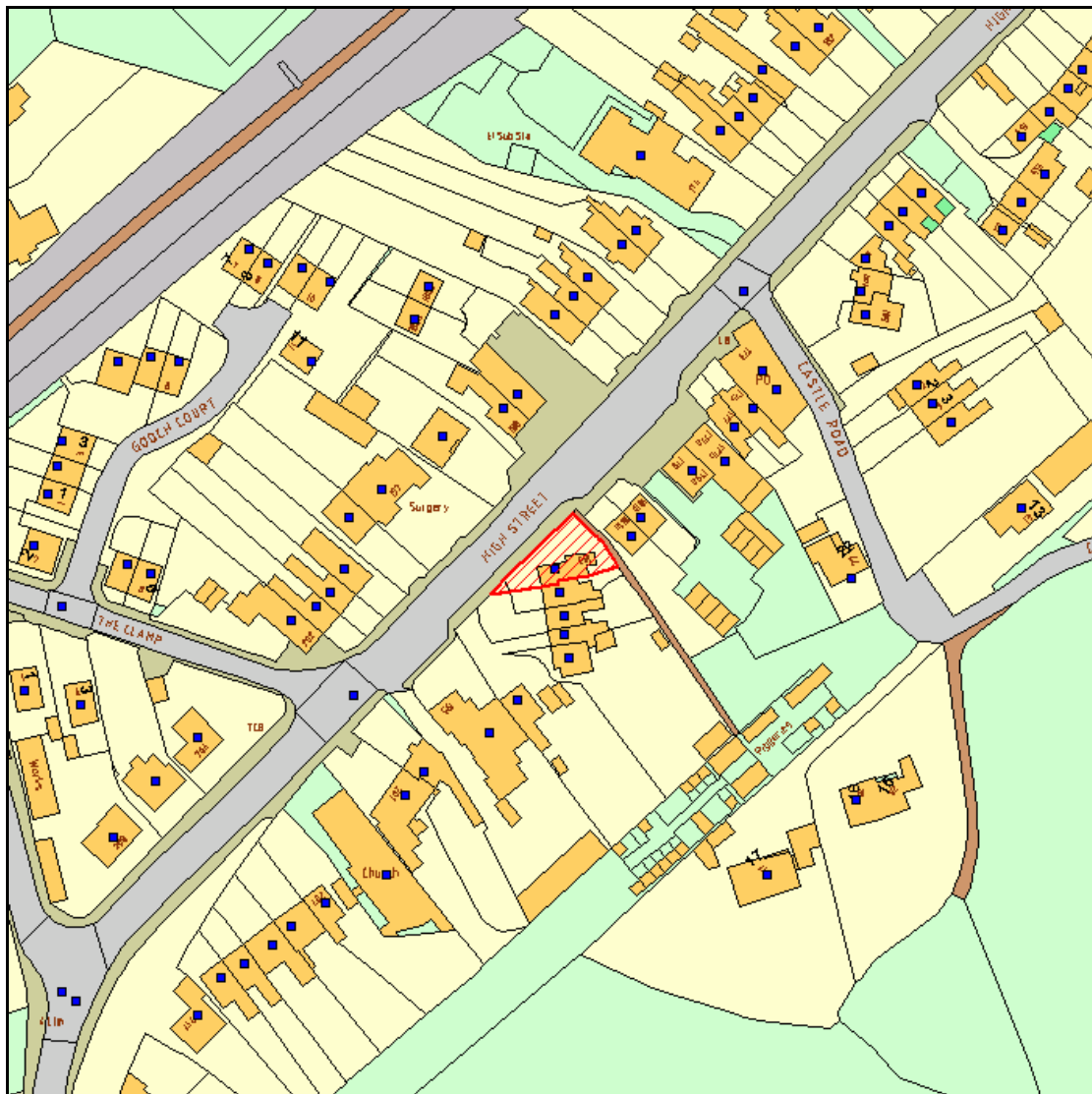
3. Prior to the commencement of development hereby authorised the application site and adjoining land must be surveyed by a suitably qualified person for badgers. If present, a mitigation strategy should be drawn up and submitted to in writing and approved by the Council to include details of any work subject to the provisions of the Protection of Badgers Act 1992. All work should be carried out in accordance with the approved details.

Reason

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

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PK10/3004/F	Applicant:	Mr J Nicholls
Site:	183 High Street Oldland Common Bristol South Gloucestershire BS30 9QG	Date Reg:	10th November 2010
Proposal:	Erection of first floor rear and side extension to form additional living accommodation. Erection of rear porch.	Parish:	Bitton Parish Council
Map Ref:	367432 171349	Ward:	Oldland Common
Application Category:	Householder	Target Date:	4th January 2011



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **PK10/3004/F**

about the possible adverse effects on neighbours to the side and rear of the property.

4.2 The Coal Authority

No objections to the proposal, however the attachment of the standard informative is recommended.

Other Representations

4.3 Local Residents

No response received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design / Visual Amenity

The proposed extension is of an acceptable standard in design and whilst large it is considered that the proposal reflects the character of the main dwelling house and surrounding properties. It is accepted that the proposed extension is very large and when viewed from the side the extension does appear as a very dominant feature, however, given the low ridge height it is considered that the proposal is sufficiently subservient to the main dwelling. It is considered that the appearance of the resultant building is adequately proportioned and would remain in keeping with the scale of the surrounding dwellings, which are of various scale and design. Furthermore, the proposed addition would incorporate materials to match those of the main dwelling, assisting the successful integration of the extension with the host dwelling.

The proposed extension would be to the rear of the dwelling but given the orientation of the property, the proposal would be highly visible from the High Street. Given that surrounding dwellings are of various designs, in combination with the mix of existing rear extensions within the terrace, it is not considered that the proposal would result in any demonstrable harm to the character and appearance of the host dwelling and surrounding area.

5.3 Residential Amenity

The proposed extension has a maximum depth of 6.6 metres with the two storey element projecting 4.2 metres in depth. During the course of the application, amended plans were requested to reduce the scale of the proposal. Amended plans were received as requested, the eaves height has been lowered and the design of the porch has been changed so that the roof now hips away from the neighbouring property, however the footprint has not been reduced in any way. The adjoining property, No. 185 High Street has an

existing rear conservatory/utility room adjacent to the proposed two storey extension, the outlook from this conservatory is already adjacent to the blank side elevation of the existing rear protrusion of the application dwelling. Whilst it is accepted that the proposed extension would inevitably result in some additional overshadowing of this room, it is considered that the fact that the outlook is already enclosed by the existing circumstances a refusal reason on overshadowing grounds could not be substantiated. It is considered that the reduction in eaves height and the fact that the roof of the porch hips away from the neighbouring property has minimised the impact that the proposal would have on 185 High Street. Furthermore, it should be noted that the neighbouring property has the intention to construct a two storey rear extension of a similar scale to the proposed extension, this is a material consideration.

The proposal includes the addition of two new first floor windows one on the rear elevation and a bathroom window on the side elevation. Given the location of these windows, it is not considered that the proposal would result in any significant increase in overlooking or loss of privacy over and above the levels of overlooking from the existing first floor windows. Consequently it is considered that in this instance the proposal is considered acceptable.

5.4 Other Issues

It should be noted that the property is not locally listed.

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 incorporate the use of materials to match the existing dwelling, as such it is considered that the proposal would respect the character and appearance of the principal dwelling and street scene in accordance with Policy D1. Furthermore the extension would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. As such the proposal accords with Policies D1 and H4 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 conditions attached to the decision notice.

Contact Officer: Kirstie Banks
Tel. No. 01454 865207

CONDITIONS

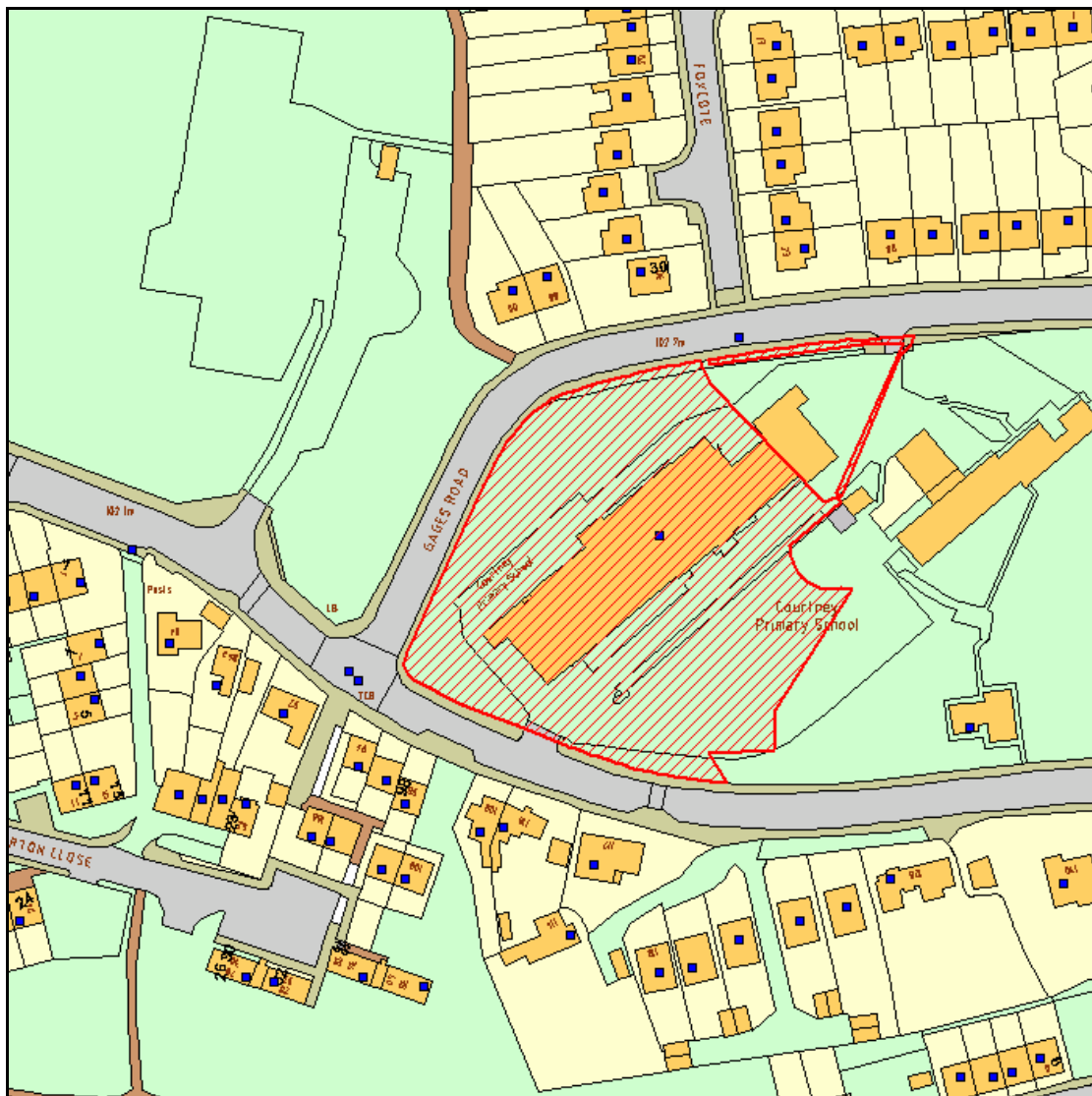
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PK10/3098/R3F	Applicant:	Mr Patrick Casey CYP Dept, SGC
Site:	Courtney Primary School Courtney Road Kingswood Bristol South Gloucestershire	Date Reg:	16th November 2010
Proposal:	Erection of new 15 place BESD special primary school with associated works. Erection of 3m maximum high boundary fence and gates. (Resubmission of PK09/6022/R3F)	Parish:	
Map Ref:	365520 173224	Ward:	Woodstock
Application Category:	Minor	Target Date:	7th January 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK10/3098/R3F**

REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the circulated schedule in accordance with correct procedure as the applicant is South Gloucestershire Council itself.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the construction of a new 15 place special primary school. The school will provide education facilities for pupils aged between 7 – 11 with behavioural, emotional and social difficulties. The new school building will be constructed on the site that is currently occupied by Courtney Primary School. This 210 place school will be re-located into a new building which is currently under construction on the adjacent playing field.
- 1.2 The site comprises a 0.5ha parcel of land at the junction of Courtney Road with Gages Road and was previously occupied by Courtney Primary School. Planning permission has recently been granted for a new primary school on the former playing fields immediately adjacent to the application site and this has recently been opened. The proposed school will be single storey only.
- 1.3 A previous planning approval for the school was granted planning approval on 12th February 2010 under application reference PK09/6022/R3F. Following an announcement in August 2010 from central government, the building has been reduced in size and simplified in form and external works on order to deliver the facility for South Gloucestershire within a reduced budget. Given that permission has previously been approved for this facility on this site, the purpose of this planning application is to focus solely on the revised layout and design

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG17 Planning for open space, sport and recreation

2.2 Development Plans

South Gloucestershire Core Strategy – Pre-Submission Publication Draft

CS1 Design
CS5 Location of Development

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
L1 Landscape Protection and Enhancement
LC4 Proposals for Community and Education Facilities
T8 Parking standards
T12 Transportation Development Control

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK09/6022/R3F Erection of new 15 place BESD special primary school with associated works. Erection of 3m maximum high boundary fence and gates. Approved February 2010
- 3.2 PK08/2561/R3F Erection of replacement primary school (7 classrooms) on existing site with new access and associated works. Erection of 2.4m high perimeter fence. Approved September 2008
This application is the approval of the replacement primary school on the adjacent site as referred to in the introduction.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
The area is un-parished
- 4.2 Other Consultees
- Highway Officers
No objection
- Environmental Protection
No Objection

Other Representations

- 4.3 Local Residents
None Received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy LC4 of the South Gloucestershire Local Plan (Adopted) relates to the expansion of education facilities within the existing urban area. The previous application for the erection of the primary school on the adjacent site was also tested against a number of policies relating to the protection of playing fields and open space. These policies are not relevant here as the site is already developed and will not result in the loss of any existing play fields. Policy LC4 states that proposals for education facilities within the urban area will be permitted provided the following criteria are satisfied:
- 5.2 **A. Proposals are located on sites which are highly accessible on foot and by bicycle;** and
The site is located in the centre of a densely populated residential area with many dwellings within easy walking/cycling distance of the school. This criterion is therefore complied with.
- 5.3 **B. Development would not unacceptably prejudice residential amenities;** and

The has been used as a school for many years. The proposed building is modest in scale and will be further into the site and therefore further away from neighbouring dwellings than the existing building. There will be a limited number of children at the school (15) and therefore the potential for noise at break times is likely to be lower than the noise generated by the existing much larger school. Impact upon existing levels of residential amenity is therefore likely to be minimal.

5.4 **C. Development would not have unacceptable environmental or transportation effects; and**

5.5 Environmental Effects

The proposal will have no adverse environmental effects. An external lighting scheme has been submitted as part of the design and access statement to indicate that the development will have minimal impact upon the local environment in terms of light spillage/pollution. Whilst external illumination of the building, access and play areas will be required, this has been designed to be as un-obtrusive as possible.

5.6 Ecology

Most of the site consists of buildings and tarmac playing areas and is without vegetation. There are some trees on the site but these will be discussed in more detail in section 5.20 below. An ecological survey was submitted with the previously approved application which confirms that no signs of any protected species have been seen on the site. The only groups for which the site is potentially suitable are badgers and bats.

5.7 The site, and as far a possible areas within 30 metres was searched for setts and other signs of badger activity. None were seen.

5.8 The school buildings are flat roofs and constructed of well-pointed brick and lack any spaces for potential bat roosts. The ecological report states that none of the trees on the site have any deep holes although some have small crevices and/or ivy coverings of ivy that could be used by small numbers of bats although no signs of any use were seen. The ecological report states that there are no habitats on site that are likely to be of significant value as bat foraging or commuting habitats.

5.9 Any grass on the site is short mown and are therefore unsuitable for slow worms and other reptiles. There are no ponds or other wetlands either on the site or as far as could be seen, in nearby areas.

5.10 Because of the existing use of the site, the heavy use by man and the fact that the site is devoid of many natural features, the ecological impact of the proposal is acceptable. The sedum roof will contribute positively towards the ecological benefit of the site and the application is therefore considered to comply with Policies L9 and LC4 of the South Gloucestershire Local Plan (Adopted).

5.11 **D. Development would not give rise to unacceptable levels of on street parking to the detriment of the amenities of the surrounding area and highway safety.**

The new school will be built on the site of Courtney primary school which is being replaced with a new building lower down the hill.

5.12 The new school will cater for 15 students and it is considered reasonable to expect these pupils will arrive by car and minibus. The existing main vehicular and pedestrian access will remain the same and will be used as the only means of entrance to the new school. Adequate provision is made for delivery vehicles and fire appliances. The plans show the provision of 11 car parking space plus one disabled parking bay. There is a drop off area for 5 taxis or minibuses, with one additional minibus parking space and a cycle shelter to accommodate 5 cycles.

5.13 In light of the above, adequate on site parking space is being provided to meet the needs of the school. The proposal does not include the introduction of any new vehicular access points that could effect the safe and free flow of traffic in the vicinity. In light of the above there are no highway objections to the proposal and the applications complied with the requirements of LC4, T8, T7 and T12 of the South Gloucestershire Local Plan (Adopted).

5.14 Design

Whilst it is regrettable that the design of the building has to be changed from that previously approved, the design of the building is still considered to be appropriate for its location.

5.15 The proposed building will appear compact and pays attention to the topography of the site and the surrounding built environment by incorporating curved landscape features. The building has been designed to address both Courtney Road and Gages Road with the two most important elevations facing these two roads.

5.16 The new school building is to have a modern and contemporary feel. The bulk of the school will be finished in buff brick although panels of coloured render are to be added to introduce visual interest. Parts of the external walls will also be finished with a different and more bold coloured render to add visual interest to the building.

5.17 It is considered that the proposed new building is of good design that respects and enhances the street scene. It will facilitate the removal of the existing school building, which is of far lower design quality having a more institutional appearance. The use of varied materials adds visual interest and help to keep the bulk of the building as low as possible through the horizontal emphasis. The design of the building is therefore considered to be entirely appropriate.

5.18 Fencing

The application seeks consent for a variety of fencing - around the proposed new school, around the adjacent Air Training Corps Site and an isolated section adjacent to the new school under construction on the lower site.

5.19 Drawing 200 shows the location of the proposed fencing which is focused mainly around the new school. The majority of the proposed fencing is 2.4 metre high weld mesh perimeter fencing. This is of the same height and design as the fencing surrounding the new school on the lower site. Fencing of this height is required in the interests of safety and crime reduction. Fencing has traditionally been found around the site and the new fencing will not have any significant visual impacts. An assortment of other fencing is also included within the application – notably the 3m tall fencing around the proposed games Court. This is required to prevent balls and other such items leaving the games court during play. The design of the fencing is appropriate and effective without appearing unduly obtrusive.

5.20 Landscaping/Trees

A detailed landscaping plan has been submitted with the application which does show the felling of one TPO'd tree in the northern corner of the site adjacent to Gages Road. This Lombardy Poplar is in poor condition and there is no objection to its removal. The proposed landscaping scheme shows the planting of a replacement tree in the location of the TPO'd tree to be felled. The majority of existing trees on the site are to be retained as part of the re-development along with some new planting. A condition will be attached to any consent granted to ensure that tree protection measures are put in place to protect the trees during the construction period.

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 is suitable for its setting and is of a good design that will enhance the street scene and character of the area. The proposed new building is to be located centrally within the plot and will be slightly further away from neighbouring dwellings than the existing building it is to replace. Existing levels of residential amenity are protected through the development. The site is located in a densely populated residential area with many dwellings within easy walking/cycling distance of the school and adequate on site parking space is being provided to meet the needs of the school. The proposal does not include the introduction of any new vehicular access points that could effect the safe and free flow of traffic in the vicinity.

6.3 The proposed new building is of good design that respects and enhances the street scene. It will facilitate the removal of the existing school building, which is of far lower design quality having a more institutional appearance. The use of varied materials adds visual interest and helps to keep the bulk of the building as low as possible through the horizontal emphasis. The design of the building is therefore considered to be entirely appropriate. The proposed fencing in terms of height and design is entirely appropriate for the setting and will integrate with that already approved and erected around the adjacent primary school.

6.4 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: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. Prior to the commencement of development details and samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

3. No development shall take place until a tree protection plan in accordance with BS:5837:2005 has been submitted to the Council and if acceptable, agreed in writing. The tree protection measures as agreed must be fully in place before development commences.

Reason

To ensure that the protected trees, and the trees to be retained, are not accidentally damaged during the development process and to comply with the requirements of Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

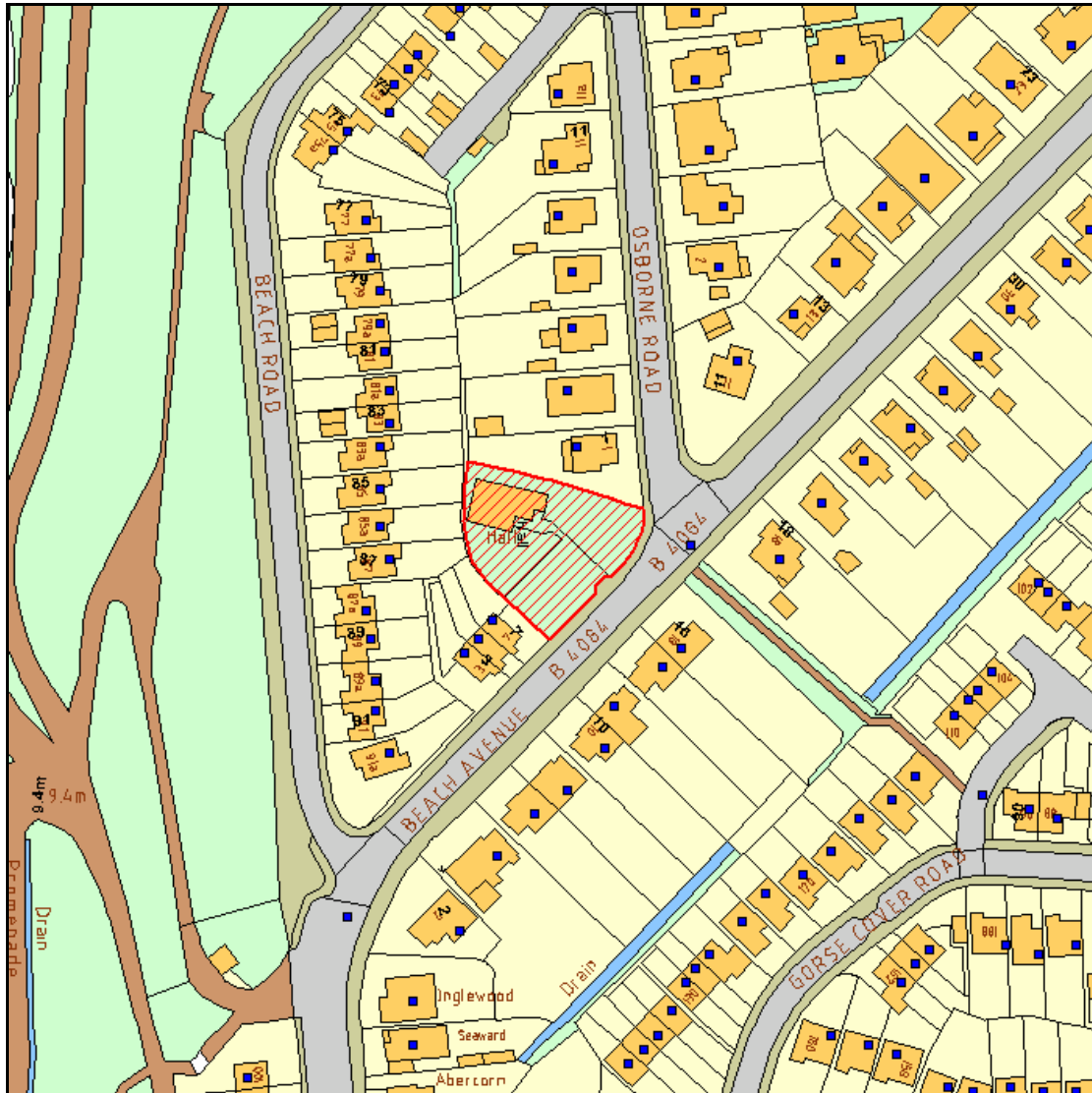
5. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 49/10 – 6 JANUARY 2010

App No.:	PT10/2593/F	Applicant:	Severn Beach United Church
Site:	Severn Beach United Church Beach Avenue Severn Beach Bristol South Gloucestershire	Date Reg:	15th November 2010
Proposal:	Demolition of Church. Erection of Elliott Unit to provide a replacement church and church hall facilities. Extension of car parking area.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	353972 185085	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	6th January 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/2593/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following the receipt of a representation from a local resident which is contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 This full application relates to the demolition of existing church to be replaced with an Elliot building to provide church and church hall facilities and the extension of car parking area at Severn Beach United Church, Beach Avenue, Severn Beach.
- 1.2 The application site has an area of some 0.09 hectares. It is broadly triangular in shape. The majority of the front boundary faces onto Beach Avenue. The side boundary of 1 Osborne Road forms the northern boundary. The other boundary is formed by the rear gardens of 85, 86 and 87 Beach Road and the side boundary of 7 Beach Avenue.
- 1.3 The existing Church is located to the rear of the site with car parking area and an area of lawn located to the front. The current building is in poor condition. It is a prefabricated building, constructed of asbestos sheets on timber framing with tiled roof. The building is single storey in nature with a ridge height of 5.2m. A small lean-to extension is located to the front of the building with a flat roof side extension. The overall floor area of the church is 121 square metres.
- 1.4 The application site is located within the settlement boundary of Severn Beach and also lies within the Coastal Zone. The site locality is characterised by residential development largely consisting of small bungalows along Beach Avenue and Osborne Road, with two storey properties along Beach Road and opposite the site.
- 1.5 The proposed church is typical of an Elliot building and measures some 12m in depth, 14.5m in width and has a height of 3.6m. It has a floor area of 160 square metres and is to be located to the front of the site, its nearest, southernmost corner 2.5m from the front boundary. The rear of the building is parallel with the boundary to 1 Osborne Road, located 1-1.5m from it. This boundary largely consists of a 2.5m evergreen hedgerow.
- 1.6 In support of the application the applicant's have submitted the following:-
 - the Severn Beach United Church provides a meeting place for the local community and offers a fortnightly breakfast club for parents and children, a toddlers and carers group, an elderly peoples social gathering in addition to church services.
 - The proposed building is a replacement, required due to the deteriorating state of the existing building and the cost of repairs.
 - Building has been donated by the local school, which was essential due to limited funding opportunities available to the church.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Growth
PPS25: Development and Flood Risk
PPG13: Transport
Circular 11/95: The Use of Conditions in Planning Permission

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Design
L3: Coastal Zone
T8: Parking Standards
EP2: Flood Risk and Development
T12: Transportation Development Control Policy for New Development
LC4: Proposals for Educational and Community Facilities Within the Existing Urban Area and Defined Settlement Boundaries

2.3 Emerging Development Plans

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

CS1: High Quality Design
CS9: Environmental Resources and Built Heritage
CS23: Community Buildings and Cultural Activity

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 None.

4. CONSULTATION RESPONSES

4.1 Severn Beach Parish Council

The Parish Council is supportive of this application. However we wish to make the following comment:

There may be a need to examine the 'flood safe exit plan' as flooding in 1976 occurred without warning and difficulties in evacuating children led to some problems.

4.2 Highways Authority

No objection.

4.3 Environment Agency

No objection, subject to condition to secure flood mitigation.

4.4 Lower Severn Drainage Board

No comments received.

4.5 Ecology Officer

No objection.

4.6 Drainage Officer

No objection.

4.7 Local Residents

Four letters (2 objection and 2 support) have been received in response to this planning application. The main points have been summarised below:

Objection

- A. Elliot building would be an eyesore.
- B. Would not fit in with residential properties.
- C. Industrial type building.
- D. Severn Beach is a great place to live the residents' deserve a decent building.

Support

- A. Church is important to community.
- B. The current building is unfit for purpose.
- C. The harm to the residential area would be outweighed by the community benefits.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within the settlement boundary of Severn Beach. The proposed building will be used in association with the Church, with the existing building being demolished when funds allow. PPS4 sets out a presumption in favour of community uses. This is reiterated under Policy LC4 of the adopted Local Plan which allows for community facilities in existing settlement where; they are located in a highly accessible location; would not prejudice residential amenities; would not have unacceptable environmental or transportation effects and is acceptable in terms of parking provision. In view of this policy context, it is considered that the principle of the proposed development would be acceptable.

5.2 Design

The proposed development would consist of the siting of a single one-storey modular portacabin to the front of the application site. It is considered that modular buildings of this type are temporary in nature and therefore are unacceptable long-term design solutions because they invariably appear out of character with the site and its surrounds. Furthermore, it is considered that this development would be particularly harmful because it would be very prominent within the street scene.

5.3 It is acknowledged that the applicant has demonstrated that the existing building is in a somewhat dilapidated state and therefore requires repair or

- replacement. Furthermore, Officers accept that the provision of enhanced church facilities would have carry significant community benefits for Severn Beach. Despite this, the adopted and emerging Development Plan (Policy D1 and Policy CS1) gives substantial weight to achieving high quality design in new development. Accordingly, the proposed development would be a prominent addition to the street scene and would cause long-term harm to visual amenity. Therefore, on balance it is considered that the community benefits from the proposed scheme would not outweigh the long-term harm caused to visual amenity in this instance.
- 5.4 It is noted that in some circumstances portacabins are occasionally allowed as temporary buildings. This is because the community benefits may be deemed to outweigh the harm to visual amenity. Nevertheless, it is considered that this approach would not be appropriate in this instance. This is because the applicant has applied for a permanent consent and has made no indication that there is a viable long-term plan to provide a permanent church on the site. It is therefore considered that a condition to limit the consent for a temporary period would fail Circular 11//95 because such a condition would be 'unreasonable' because the Local Planning Authority have no reassurance that a permanent church of good quality design could be delivered on the site.
- 5.5 It is important to acknowledge that this decision does not limit the possibility of a temporary portacabin being allowed on the site in the future. It is considered that a portacabin could be allowed on the site, if the applicant can provide the necessary reassurance that a permanent facility, of good design quality, can be delivered on the site within a reasonable time period (e.g. 5 years).
- 5.6 Residential Amenity
The existing building is located to the rear of the site and is unobtrusive within the street scene. Due to its siting and single storey nature it has no adverse impact upon residential amenity. The proposed building however is to be located to the front of the site. Its rear elevation lies in close proximity to the boundary with 1 Osborne Close and faces on to the side elevation of this bungalow. This boundary consists of a 2.5m evergreen hedgerow. The proposed Elliot building has a maximum height of 3.6m. As such only a metre of the building will be visible above the existing hedge. It is therefore considered that the proposal will not result in an overbearing impact to this property. With regard to loss of privacy, no windows are located in the rear elevation, the only opening being a fire escape. The windows in the other elevations are all sufficient distance away from surrounding dwellings and compliant with inter-visibility standards.
- 5.7 Transportation
Part of the building will be located on a small area of the existing car park and to overcome this the car park is to be extended to the north-west. The proposal will maintain the existing level of parking provision, at 12 spaces. It is considered that the parking and access arrangements would be acceptable and would not give rise to unacceptable transportation effects.
- 5.8 Flood Risk
The application site is situated within Flood Zone 3a and therefore has a high probability of flooding. The proposed development would be a like-for-like

replacement of the existing use on the site. However the proposed portacabin is likely to be less resilient to flooding than a permanent building. It is therefore considered that there would result in a slight increase to the vulnerability to flooding on the site. It is considered that this would not amount to a reason to refuse the application, however it does weigh in the favour of delivering a permanent building on the site.

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 refused 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 **REFUSED** for the following reason(s):

Contact Officer: Peter Rowe
Tel. No. 01454 863131

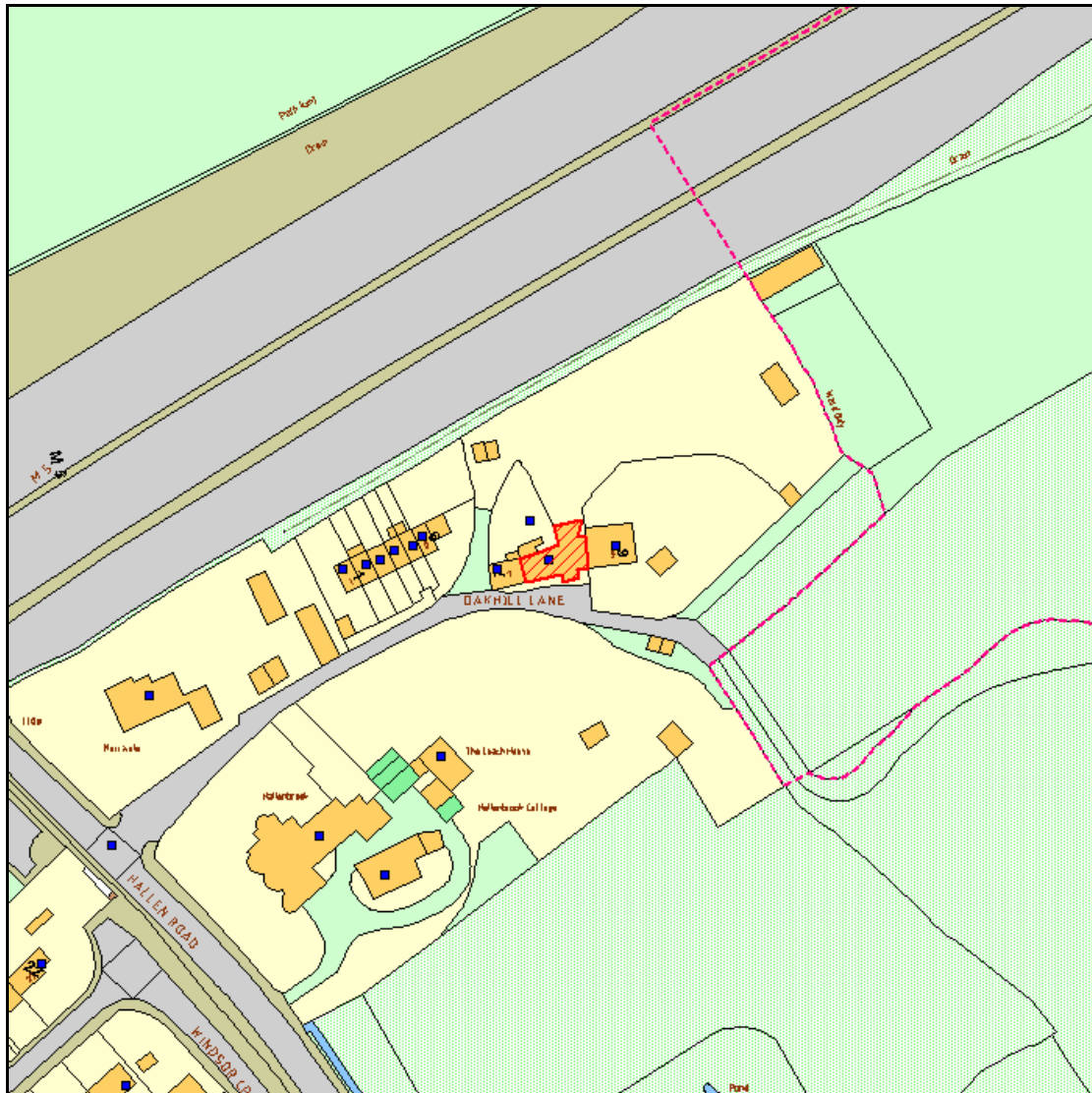
REASONS FOR REFUSAL

1. The proposed modular building, by reason, of its siting, form, scale, massing, detailing and materials, would fail to respect or enhance the character, distinctiveness and amenity of both the site and the street scene. The proposed development therefore fails Policy D1 and LC4 of the South Gloucestershire Local Plan (adopted) January 2006, Policy CS1 of the South Gloucestershire Core Strategy (Pre-Submission Draft) March 2010, and South Gloucestershire Design Checklist SPD (Adopted) 2007.

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.: PT10/2828/F
Site: Oakhill Farm 8 Oakhill Lane Hallen
 Bristol South Gloucestershire
Proposal: Erection of replacement chimney
 (Retrospective).
Map Ref: 355367 179833
Application Category: Householder

Applicant: Mr Martin Lewis
Date Reg: 11th November 2010
Parish: Almondsbury Parish Council
Ward: Almondsbury
Target Date: 5th January 2011



© South Gloucestershire Council 2007. all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/2828/F**

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

1. THE PROPOSAL

- 1.1 This application seeks retrospective planning permission for a replacement chimney. The replacement chimney would be in the same location and of a similar height to the previous chimney. The proposed chimney would measure approximately 5 metres in height rising some 1.6 metres above the ridgeline located on the rear elevation adjacent to the neighbouring property.
- 1.2 The application site consists of a previously extended two storey traditional mid-terrace stone cottage located on a cul-de sac style road.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Design
H4: Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist Supplementary Planning Document 2007
- 2.4 Emerging Policy
South Gloucestershire Council Core Strategy Pre-Submission Publication Draft March 2010:
CS1: High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 PT01/1978/F Use of land for stationing of mobile home.
Approved. 20-SEP-2001.
- 3.2 PT06/1482/RTC Continued use of land for stationing of mobile home (Renewal of temporary consent granted under planning permission PT01/1978/F dated 13 September 2001) (in accordance with amended site plan received on 2006).
Approved. 23-JUN-2006
- 3.3 PT08/2239/F Conversion of existing outbuilding to form 1 no. dwelling with associated works.
Refused. 26-SEP-2008.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council

No objection.

Other Representations

4.3 Local Residents

1 letter received from local resident objecting to the proposal on the following grounds:

a) not in accordance with building regulations.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposed development consists of residential development 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 Residential Amenity

The proposal is a replacement of a previous chimney. There are no issues of loss of light or privacy, overbearing impact or overlooking arising from this development. The chimney would be raised at such a height so as to avoid smoke and fumes from reaching the windows or skylights of the adjacent house. The proposal raises no transport issues.

As such it is considered to meet criteria contained in policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.3 Design/Visual Amenity

The proposal will be constructed of concrete block with a sandstone/cement render. The chimney is located on the rear elevation of the property and thus would not affect the street scene. The proposal would be the same height as the previous chimney although a steel cap has been added to prevent possible blow back which slightly increases the height. Given the proposed development would be extremely similar in both height scale and appearance and is located to the rear of the property it is considered that there would be no detrimental effect on the locality or street scene in terms of visual amenity. As such it is considered acceptable and accords with criteria in policies H4 and D1 of the South Gloucestershire Local Plan (Adopted) 2006 and Design Checklist SPD.

5.4 Other Matters

A detailed letter was received from the neighbouring occupier raising concerns as to the height and support structures of the replacement chimney in terms of building regulations. Whilst these are appreciated, this is not a planning matter, given that it is building control related. As such this cannot be a material consideration within the remit of this planning application. However, it is understood that the South Gloucestershire Building Control Section are looking into the proposal under the Building Regulation Guidelines and further advice and information should be sought from them. Should it transpire that the proposal does not accord with Building regulations and further works are required to the chimney it may be necessary to make a further application which would be considered on its merits at that time.

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 be similar to that which it is replacing in terms of design and no detrimental effects on existing levels of residential amenity are considered to arise. As such the proposal accords with criteria in policies H4 and D1 of the South Gloucestershire Local Plan (Adopted) 2006 and the Design Checklist SPD.
- 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 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).

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/2922/F	Applicant:	Mrs Helen Dee
Site:	10 Orchard Rise Olveston South Gloucestershire BS35 4DY	Date Reg:	2nd November 2010
Proposal:	Erection of two storey side and single storey rear extensions to provide integral garage and additional living accommodation. Erection of front porch.	Parish:	Olveston Parish Council
Map Ref:	360211 186967	Ward:	Severn
Application Category:	Householder	Target Date:	24th December 2010



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/2922/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because concerns have been raised by Olveston Parish Council

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two-storey side and single storey rear extension to provide an integral garage and additional living accommodation and the erection of a front porch.
- 1.2 The application site comprises a two-storey semi-detached property situated on the southern side of Orchard Rise within the established residential area of Olveston, which is washed over by the Green Belt. The Grade II listed building Hawleaze House is located to the south of the site.
- 1.3 Amended plans have been received which have reduced the width of the two-storey side extension and the depth of the single storey rear extension.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
H4 Residential Development within Existing Residential Curtilages
GB1 Development in the Green Belt
L13 Listed Buildings
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The Development in the Green Belt SPD (adopted)
- 2.4 Emerging Policy
The South Gloucestershire Core Strategy March 2010

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/0654/F, erection of extension to front porch, 31/03/06, approval. (has not been implemented)
- 3.2 PT05/3620/F, installation of rear dormer to facilitate loft conversion, erection of extension to front porch, 20/01/06, refusal.

4. CONSULTATION RESPONSES

- 4.1 Olveston Parish Council

Olveston Parish Council has no objections to the following application, but has concerns regarding the size of the extensions and the change to the street scene

- 4.2 Conservation
No objection

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning Policy H4 allows for the principle of residential extensions within existing curtilages. Given the nature of the proposal the main issues to consider are the design (Policies D1 and H4 of the Local Plan) the impact on residential amenity (Policy H4 of the Local Plan), the impact on the Green Belt (Policies GB1 and H4 of the Local Plan) and the impact on the character and setting of the listed building to the rear (L13 of the Local Plan).

- 5.2 There are examples of similar extensions within the streetscene, which have been previously granted planning permission. In addition, a significant part of the proposed single storey rear extension is considered to be permitted development since it would not project further than 3 metres beyond the rear elevation. Therefore, subject to the appearance and form of the extension being acceptable, it is considered that the proposal represents a proportionate addition to the dwellinghouse.

5.3 Appearance/Form

The proposed side extension would extend the existing eaves and ridge height across for approximately 3.1 metres to form the proposal and extend to a distance of approximately 0.85 metres from the boundary of the property. The materials of render and timber cladding for the walls and concrete roof tiles used in the existing dwelling would be replicated in the extension and the applicant has specified that they would match the existing dwelling. A condition on this basis is therefore, not required. The brick cornering detail as well as the scale and design of the fenestration would match the existing dwelling. The rear extension would replace an existing conservatory and measure approximately 3.3 metres in depth and 10 metres in width. It would be single storey in height and be encompassed by a lean-to roof. The proposed porch would be encompassed by a lean-to roof and would replace an existing flat roof porch. The porch would measure approximately 2.3 metres in width and 2.8 metres in depth and therefore, be similar in scale to the adjoining properties porch, which was granted planning permission (P94/1991). It is considered that the proposal is sufficiently in-keeping with the scale, materials, form and siting of the existing dwelling.

- 5.4 The Parish Council's concerns with regards to the size of the extension and the affect on the streetscene are noted. The applicant originally demonstrated that

the extension would extend the full width of the curtilage and amended plans have been received which have reduced the width of the extension. Whilst the spacing above the host garage would be lost through the development, it is considered in this instance, that the space above the neighbouring garage, as well as the 0.85 metre gap to the boundary would provide a sufficient visual break between the dwellings. On this basis, it is considered that the proposal achieves an acceptable standard of design and would not have an adverse impact on the visual amenity of the streetscene or Green Belt. Moreover, the proposal would reflect the scale and form of other extensions within the street that have been granted planning permission.

5.5 Residential Amenity

The side extension proposed would be contained within the front and rear building lines of the existing building. Since no glazing is proposed in the proposed end wall of the side extension, it is considered that it would not have a significant adverse impact on the amenities of the neighbouring residential occupiers through loss of natural light or privacy. The single storey rear extension proposed would project approximately 3.3 metres beyond the rear elevation of the dwellinghouse and be encompassed by a lean-to roof. No glazing is proposed in either side of the extension and on this basis, and given the scale of the extension, its single storey form and lean-to design, it is considered that it would not be significantly more harmful than the existing conservatory in terms of loss of natural light or privacy. In addition, this part of the proposal would be well screened from the neighbouring occupiers to the east by existing built form.

5.6 Impact on the Setting of the Listed Building

The Council's Conservation Officer considers that there is sufficient distance between the application site and the listed Hawleaze to the south to ensure that there would be no adverse impacts on the character or setting of the Grade II listed building.

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 for the following reasons:

The proposal represents a proportionate addition which constitutes appropriate development in the Green Belt – Policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006 and the Development in the Green Belt SPD (adopted).

The proposal is sufficiently informed by the scale, form, siting and materials of the existing dwelling and would not have a significant adverse impact on the

character or visual amenity of the surrounding area – Policies D1, H4 and GB1 of the South Gloucestershire Local Plan (adopted) January 2006.

The scale, design and siting of the proposal is such that it would not have a significant adverse impact on the residential amenity of the neighbouring occupiers through loss of natural light or privacy – Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would not adversely affect the character or setting of the Grade II listed building to the rear given the distance to the site – Policy L13 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following condition.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

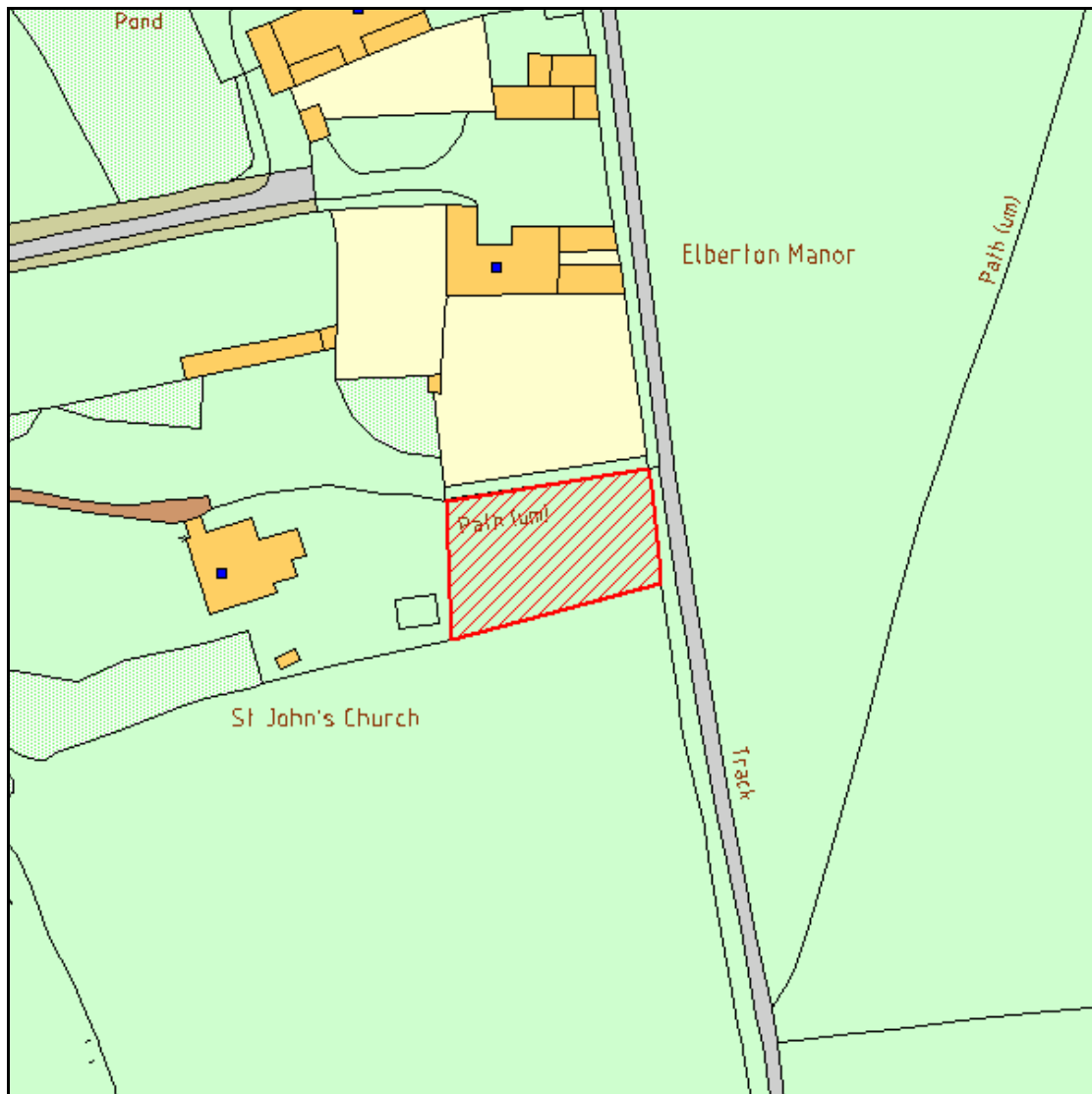
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/2924/F	Applicant:	Brian Banks
Site:	Elberton Old Manor Church Lane Olveston South Gloucestershire	Date Reg:	8th November 2010
Proposal:	Construction of a manege for personal equine use.	Parish:	Aust Parish Council
Map Ref:	360283 188241	Ward:	Severn
Application Category:	Householder	Target Date:	30th December 2010



© South Gloucestershire Council 2007. all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **PT10/2924/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This full application relates to the construction of manege at Elberton Old Manor, Church Lane, Olveston. The ménage is located on an enclosed paddock beyond the formal gardens associated with the Manor and approximately 30m from the Manor itself. The land is already used as a manege and recently been excavated. The land is enclosed to its north and western boundary by a stone wall, to the south by a post and rail fence and to the east by a hedge and post and rail fencing.
- 1.2 The proposal involves levelling the site and laying down a bed of gravel. Drainage pipes will be laid above this and covered by more gravel. The top 15cm will be covered with sand. A border of timber framing will contain the surface.
- 1.3 The application site is broadly rectangular in shape measuring some 25m in depth by 38m in width. It is currently grassed. To the south and east lie open fields, with a public footpath running adjacent to the eastern boundary. To the north lies the curtilage associated with Elberton Old Manor, which is a Grade II listed building. To the west the site adjoins the churchyard of St John's Church, a Grade II* listed building. A path gives access from the church to the field. The whole site lies within the Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPS5	Planning for the Historic Environment
PPS7	Sustainable Development in Rural Areas
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
L11	Archaeology
L13	Listed Buildings
GB1	Development within the Green Belt
E10	Horse Related Development
T12	Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)
Development within the Green Belt (Adopted)

- 2.4 Emerging Policy
South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010
CS1 High Quality Design
CS9 Environmental Resources and Built Heritage
CS34 Rural Areas

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT02/0432/F Use of land for the construction of tennis court and erection of fencing.
Approved 2 April 2002.

4. **CONSULTATION RESPONSES**

- 4.1 Aust Parish Council
No response received.
- 4.2 English Heritage
No objection.
- 4.3 Other Consultees [including internal consultees of the Council]
Conservation Officer
No objection.
- 4.4 Tree Officer
No objection.
- 4.5 Landscape Officer
No objection.
- 4.6 Public Rights of Way
Public right of way OAU 45 runs along the eastern boundary. No objections are raised to the proposal provided the development does not interfere with this right of way.

Other Representations

- 4.7 Local Residents
2 letters have been received objecting to the proposal on the following grounds:-
a) a public footpath runs along the northern boundary, linking the public right of way to the east with the churchyard;
b) increased noise and activity next to a churchyard..

5. **ANALYSIS OF PROPOSAL**

- 5.1 The main issues to consider in the assessment of this application are the principle of development and whether the application will have any adverse

impact upon the setting of the Grade II* listed building of St; John's Church, adjoining the site.

5.2 Principle of Development

In assessing applications for horse related development, advice contained within PPG2 and PPS7 is particularly relevant. This advice supports equine enterprises that maintain environmental quality and countryside character. Furthermore, such a use within the Green Belt is not inappropriate as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, especially as in this instance no buildings are proposed. This advice is also reflected in Policy GB1 of the adopted local plan and the adopted South Gloucestershire Development in the Green Belt SPD.

5.3 Policy E10 of the adopted Local Plan specifically relates to horse related development. In this instance, such a proposal is normally permitted provided it would not have unacceptable environmental effects, would not adversely affect residential amenity or transportation issues, allows for safe and convenient access to bridleways and is of a size to adequately accommodate horses safely.

5.4 It is considered that the application accords with the above policy criteria. The site itself is largely enclosed, the nearest property being that of the applicant himself, located some 30m away and separated by a high stonewall. No adverse impact to residential amenity will therefore result. As the proposal does not relate to any buildings, visual amenity will also be unaffected. The horses are also solely used as incidental to the enjoyment of the dwelling house, with no business/livery use undertaken. The proposal will therefore have no impact upon transportation issues, especially having regard to the location of the manege. There are also numerous bridleways within the vicinity of the site as well as recreational routes. The size of the site at 25m x 38m is also more than adequate to serve its purpose having regard to the safety of horses. The manege will also ensure that an all-weather riding surface will be available during inclement weather, which will ensure that the land is not eroded/degraded by over use.

5.5 Impact upon the Character and Setting of the Adjoining Listed Buildings

The proposal solely involves engineering operations to construct a ménage. No buildings are proposed. The site lies in close proximity to the Grade II listed building of Elberton Old Manor, a 17th century house and immediately adjacent to the churchyard and grade II* listed Church of St John.

5.6 The application site is visually and physically separated from the Manor House by the wall and planting within the gardens, and the boundary wall restricts views from within the churchyard. Other than the change in the surface material, no structures are to be erected which could affect views from or to both listed settings and as such it is considered that the proposal would not have an adverse impact on their setting.

5.7 It is considered that the application complies with policy L13 of the adopted Local Plan. It is however suggested that conditions be imposed to restrict

storage of horse related paraphernalia such as containers/loose boxes, or other extraneous items of equipment including jumps, lighting that could potentially harm the setting of the two listed buildings.

5.8 Tree Issues

There are significant trees adjacent to the area proposed for the manege, these trees are covered by a Tree Preservation Order 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

5.9 Some ground clearance / levelling has already been undertaken exposing some roots from the adjacent tree. The applicant was advised that causing damage to tree roots was an offence under the Tree Preservation Order legislation and that the exposed roots should be reburied as soon as possible to prevent them drying out. The applicant assured that the exposed roots would be re buried, and that there would be no further ground levelling or clearance. The construction of the manege surface involves a geo textile membrane being laid across the whole area then a layer of gravel finished with equine sand to complete the surface. This is acceptable and should be sufficient to ensure there is no soil compaction, which could damage the roots, within the vicinity of the trees rooting area. No objections on tree grounds are therefore raised to the application.

5.10 Landscape

The site is visually contained to the north, east and west by existing hedgerows and walls but the site is open to the south. As such the proposal is not considered to have any adverse impact upon landscape character and visual amenity. There is a path (not a PROW) running from the churchyard to the field to the east where it joins a PROW. No objections are raised to the proposal subject to conditions preventing outside storage, and details of any boundary treatment between the ménage and footpath and proposed surface treatment for the path.

5.11 Public Rights of Way

Members of the public have raised the issue that a public right of way runs along the northern boundary of the site, providing access from the churchyard to the public right of way running to the east of the site. However, this footpath is not recorded as a public right of way and as such is private. Although an application could be made in the future from a member of public disputing this, the application must be considered having regard to the existing situation. Furthermore, as no buildings or means of enclosure are proposed, pedestrian access will not be impeded in the event of an application being submitted. An informative will be attached to any planning permission highlighting this issue.

5.12 Noise/Disturbance

The use of the site as a ménage is not considered to result in a material increase in noise and disturbance to the adjacent churchyard. Whilst it is appreciated that the site is tranquil, it would be unreasonable to refuse an application on this basis, especially as, with the exception of the applicant, there are no local residents located near the site.

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 falls within the limited categories of development considered appropriate within the green belt, especially as no buildings are proposed. The proposal would therefore accord with Planning Policies D1, GB1 and E10 of the South Gloucestershire Local Plan (Adopted) January 2006.
 2. The proposal has no adverse impact upon the setting of either Elberton Old Manor or St.John's Church and as such is in accordance with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.
 3. The proposal has no impact in highway safety or residential amenity terms. As such the proposal is considered to be compliant with Planning Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
 4. The proposal ensures that the adjacent trees are protected and as such complies with Planning Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

- 7.1 Planning permission be granted subject to the conditions attached to the decision notice.

Contact Officer: Vivian Butt
Tel. No. 01454 863427

CONDITIONS

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

Reason

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

2. No jumps or fences shall be erected on the land.

Reason

To safeguard the special architectural and historic setting of Elberton Old Manor and St John's Church, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. At no time shall horse boxes, trailers, van bodies and portable buildings or other vehicles be kept on the land other than for the loading and unloading of horses.

Reason

To safeguard the special architectural and historic setting of Elberton Old Manor and St James Church, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/2945/F	Applicant:	Mr Paul Endicott
Site:	76 Woodend Road Coalpit Heath Bristol South Gloucestershire BS36 2LH	Date Reg:	3rd November 2010
Proposal:	Alterations to approved scheme (PT09/5477/F) to include 8no. rooflights, siting and single storey side extension (Retrospective).	Parish:	Frampton Cotterell Parish Council
Map Ref:	367370 181275	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	28th December 2010



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/2945/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because concerns have been raised by neighbouring occupiers, which are contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for alterations to a previously approved scheme (PT09/5477/F) for the erection of an MOT/vehicle maintenance garage to include 8no. rooflights in the roofslope, siting and a single storey side extension (Retrospective).
- 1.2 The application site is situated on the eastern side of Woodend Road within the defined settlement boundary and is surrounded by existing residential properties to the sides and rear.
- 1.3 The MOT garage is currently under construction.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS7 Sustainable Development in Rural Areas
PPS4 Planning for Sustainable Economic Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
E3 Criteria for Assessing Proposals for Employment Development within the Urban Area
T12 Transportation Development Control Policy for New Development
EP1 Environmental Pollution
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
- 2.4 Emerging Policy
The South Gloucestershire Core Strategy March 2010

3. RELEVANT PLANNING HISTORY

- 3.1 PT09/5477/F, erection of replacement building as MOT station and vehicle maintenance garage with associated works (Use Class B2), 14/01/10, approval.
- 3.2 PT07/2795/F, demolition of existing garage to facilitate the erection of 2no. dwellings with associated works, 05/11/07, approval.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
No objection

4.2 Transportation DC
No objection

4.3 Coal Authority
No comment

Other Representations

4.3 Local Residents

Two letters have been received from neighbouring occupiers raising the following concerns:

The first neighbouring occupier disagrees with the Council's Transportation Officer that the proposal would not affect the existing access or parking since the block plan only shows 3 spaces and the application form states that there are 4 existing spaces on the site. The neighbouring occupier considers that this loss of parking would result in more cars parking on the road, which would have an adverse impact on highway safety.

The second neighbouring occupier raises concerns with regards to the proposed rooflights. The occupier considers that this could create adverse noise pollution and smells when the rooflights are open.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of the use was considered to be acceptable in the previous application (PT09/5477/F) and the conditions attached to this consent can be copied over to the new consent if permission is granted. On this basis, the main issues to consider are whether the alterations proposed including the side extension would have an adverse impact in terms of residential amenity (Policy E3 of the Local Plan), visual amenity (Policies D1 and E3 of the Local Plan) and transportation (Policies T12 and E3 of the Local Plan).

5.2 Residential Amenity

The application site is surrounded by properties on all sides and given the large scale of the MOT garage, it was considered previously that only just on balance, it would have an acceptable impact on the surrounding occupiers. It is important therefore, that any of the alterations proposed do not significantly increase the harm to the surrounding occupiers. The building was approved at a distance of approximately 1.3 metres from the neighbouring flank boundary to the south. The building has been partially erected closer to the boundary and this is reflected in the amended block plan submitted, which demonstrates that the building is approximately 0.40 metres from the boundary. However, on balance, given that there would not be a significant loss of light to the neighbouring property due to the orientation of the site and since the building is not situated directly on the boundary, it is considered that it would not have a significantly more harmful impact on the residential occupiers than the approved scheme. The proposed extension would be approximately 6 metres from the neighbouring property to the north and on this basis, given the flat roof

design of the extension with the relatively low apex, it is considered that it would not have a significantly harmful impact on the neighbouring occupiers in terms of loss of natural light or outlook. The properties to the rear would be approximately 9 metres from the extension and given the flat roof design of the extension and the timber fencing along the boundary, it is considered that the majority of the extension would be screened from the neighbouring occupiers. In addition, amended plans have been received which have pushed the extension forward so that it would not be closer to the neighbouring properties than the main building. On this basis, it is considered that the proposal would not be significantly adversely harmful in terms of loss of natural light or outlook. The roof of the main building has been altered to include 8no. rooflights. Whilst there is no objection to the rooflights in principle, concerns have been raised by a neighbouring occupier with regards to possible overlooking issues if a mezzanine floor were installed in the building at a later date and the potential for adverse noise pollution and smells if the rooflights were opened. However, if permission is granted, a condition can be applied to the consent to remove the permitted development rights of the building in respect of mezzanine floors and to ensure that the rooflights are non-opening. This would ensure that planning permission is required to install a mezzanine floor in the building and the impact on the neighbouring properties through overlooking could then be considered. Subject to these conditions, on balance, it is considered that the proposal would not have a significant adverse impact on the residential amenity of the neighbouring occupiers.

5.3 Appearance/Form

The proposed extension would be adjoined to the northern side of the building and measure approximately 2.7 metres in width and increasing to 3.2 metres so that it would extend to almost the full width of the curtilage. The proposal would be set back approximately 2 metres behind the principal elevation of the building and extend flush with the rear elevation. The extension would be encompassed by a flat roof and comprise a pedestrian access door in the front elevation. The applicant has specified that the roof would be felt and the walls would be rendered.

- 5.4 Notwithstanding the flat roof form of the extension, on balance, there are no objections in terms of design. The extension would be set well back from the principal elevation of the building and its small scale and location to the side of the building are such that it would appear subservient to the existing building and would not bring about any significant adverse issues to the streetscene. Whilst a pitch roof would be more in-keeping with the character of the existing building, it is considered that this design would have more of an impact on the neighbouring properties given their close proximity to the site. Given the small scale of the extension, as well as the proposed siting, it is considered that the flat roof design is an acceptable approach in this instance. The only alteration proposed to the main building is the addition of 8no. rooflights in the roofslope. The scale of the rooflights are considered to be sympathetic to the building and they would not be significantly prominent from the public realm.

5.5 Transportation

An objection has been received from a neighbouring occupier on the basis that the block plan submitted only shows 3no. parking spaces. However, the block

plan submitted demonstrates that the site could provide parking for 5no. cars. The original application included provision for 6no. cars and the extension proposed would result in the loss of 1no. space. It is considered that the extension would operate as ancillary to the MOT/maintenance garage use and it is envisaged that it would not therefore, have a material impact in terms of generating additional vehicular trips. The main issue to consider is whether the loss of the parking space would have an adverse impact in terms of local congestion and highway safety. On balance, it is considered unlikely that the loss of the parking space would have an adverse impact in terms of highway safety and congestion. The site could accommodate the parking of 5no. vehicles and this is considered to be sufficient given the scale of the building. On this basis, given that there are no objections from the Council Transportation Officer, it is considered that the proposal would not have an adverse impact in terms of transportation.

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 for the following reasons:

The principle of the use was considered to be acceptable in the previous application no. PT09/5477/F – Policy E3 of the South Gloucestershire Local Plan (adopted) January 2006.

On balance and subject to conditions, it is considered that the proposal would not have a significantly more harmful impact on the residential amenities of the neighbouring occupiers through loss of natural daylight or privacy – Policy E3 of the South Gloucestershire Local Plan (adopted) January 2006.

The small scale and siting of the extension, as well as the minor alterations to the building are such that they would not adversely affect the character of the surrounding area – Policies D1 and E3 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposed extension would function as ancillary to the approved MOT garage therefore; it is considered that it would not generate a significant amount of additional traffic. Whilst the extension would result in the loss of 1no. parking space, it is considered on balance, that this would not adversely affect local congestion or highway safety – Policies T12 and E3 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

1. Notwithstanding the provisions of Schedule 2, Part 8 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no development to include the internal construction of mezzanine floor(s) shall be carried out without the prior written consent of the Local Planning Authority.

Reason

In the interests of the amenities of the neighbouring occupiers and to accord with Policy E3 of the South Gloucestershire Local Plan (adopted) January 2006.

2. Notwithstanding the details submitted, the rooflights proposed shall at all times be permanently fixed in a closed position.

Reason

In the interests of the amenities of the neighbouring occupiers and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

3. No machinery shall be operated (including hand held tools) outside of the workshops in the yard area. For the avoidance of doubt this precludes the following activities from being undertaken outside of the replacement building - hammering, grinding, drilling, cutting, metal fabrication.

Reason

To minimise disturbance to occupiers of neighbouring properties and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) 2006.

4. There shall be no paint spraying of vehicles at anytime on the site.

Reason

To protect the amenities of nearby dwellinghouses, and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

5. No engineering works, deliveries and customer visits shall take place outside of the following times;

Mon - Fri 8am to 6pm

Sat 8am to 1pm

None on Sundays/Bank Holidays

Reason

To minimise disturbance to occupiers of residential properties nearby and to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

6. Prior to the commencement of development details of any floodlighting (including times of illumination) and external illuminations, including measures to control light spillage, shall be submitted to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

7. Prior to the commencement of development details/samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policies D1 and E3 of the South Gloucestershire Local Plan (adopted) January 2006.

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

Reason

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

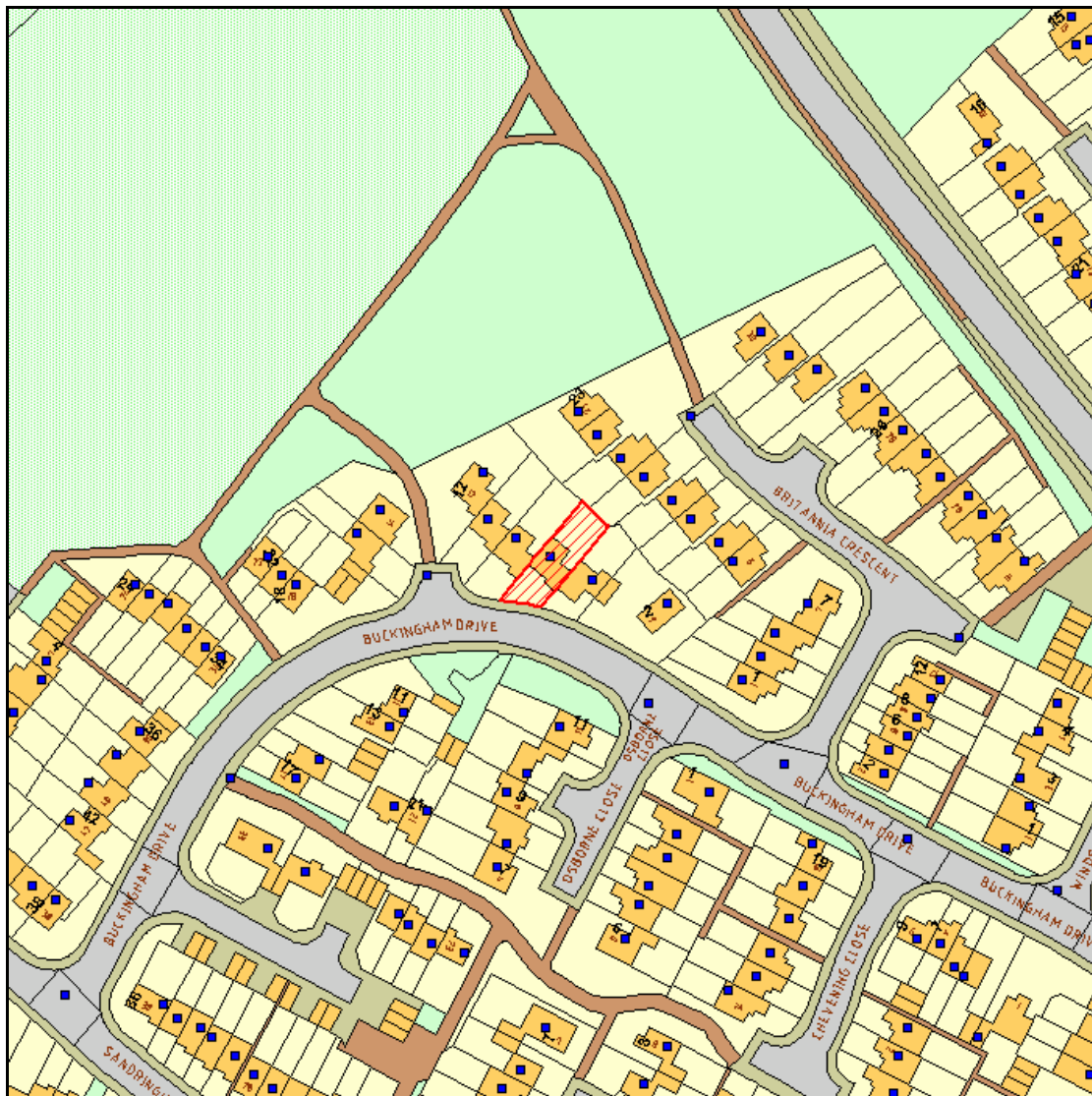
9. Any car sales that take place from the site can only do so as an ancillary part of the vehicle repair and MOT use permitted. Car sales should not form a primary or mixed use part of the planning unit.

Reason

To protect the surrounding area from additional on street parking arising from the planning use permitted to accord with policy T12 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/2975/F	Applicant:	Mr John Banfield
Site:	6 Buckingham Drive Stoke Gifford I South Gloucestershire BS34 8LN	Date Reg:	3rd November 2010
Proposal:	Erection of single storey side and rear extension to facilitate the conversion of existing garage to form home office, WC and utility area.	Parish:	Stoke Gifford Parish Council
Map Ref:	361921 180044	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	28th December 2010



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/2975/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as representations were made raising concerns in regard to the proposal, contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey side and rear extension to facilitate the conversion of the existing garage to form home office, WC and utility area.
- 1.2 This is a 'link detached' dwelling located within the established urban area of Stoke Gifford. The proposal consists of an extension to the attached 'link' garage between properties no's 4 and 6 Buckingham Drive to facilitate the formation of a home office, WC and utility room. The proposed extension would increase the height of the garage by approximately 1.5 m and the length by approximately 5.5 m.

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

- 3.1 No relevant history.

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

No objection in principle but concerns over parking.

4.2 Other Consultees

Transport

Although this proposal seeks to convert the garage to living accommodation, sufficient parking will remain to the front of the property.

Other Representations

4.3 Local Residents

One letter was received raising the following concerns:

- No entrance should be put through between the extension and the main property or should the garage be converted into living accommodation as this would make the neighbouring dwelling a terrace property and affect its market value.

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 proposal consists of the extension of the existing attached garage as well as the change of use of the garage to a self contained home office, utility room and toilet. Given the size and scale of this use in comparison to the dwellinghouse as a whole it is considered the proposed use would be for a purpose incidental to the enjoyment of the dwellinghouse. The principle of the development is therefore acceptable subject to the following detailed assessment.

5.2 Residential Amenity

Overbearing Analysis

The extension would add to the existing mass of the attached garage between the two side elevation walls of the host property and no. 4 Buckingham Drive and therefore the proposal would not be overbearing on the residential amenity of neighbouring occupiers.

Privacy Analysis

There would be no overlooking or loss of privacy as a result of the proposal.

Highway Safety Analysis

Parking in the internal garage would be lost as a result of the proposal however sufficient parking will remain to the front of the dwelling and therefore no objection is raised on transport grounds.

5.3 Design / Visual Amenity

The proposal is modest in scale and fits with the character of the existing property. The chosen construction materials, which match the palette of materials displayed in the existing building, means that this is an appropriate addition to the dwelling and streetscene. The changes to the fenestration including roof lights to the rear means there is no harm caused to the visual amenity.

5.4 Other Matters

Concern was raised by a local resident regarding future alterations that may impact upon the house value of a neighbouring property. This planning application can only assess the proposal as submitted and not speculate on future development or alterations. Loss of property value is not considered to be a material planning consideration.

5.5 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 proposed extension would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) The proposed extension 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 conditions attached to the decision notice.

Contact Officer: William Collins
Tel. No. 01454 863425

CONDITIONS

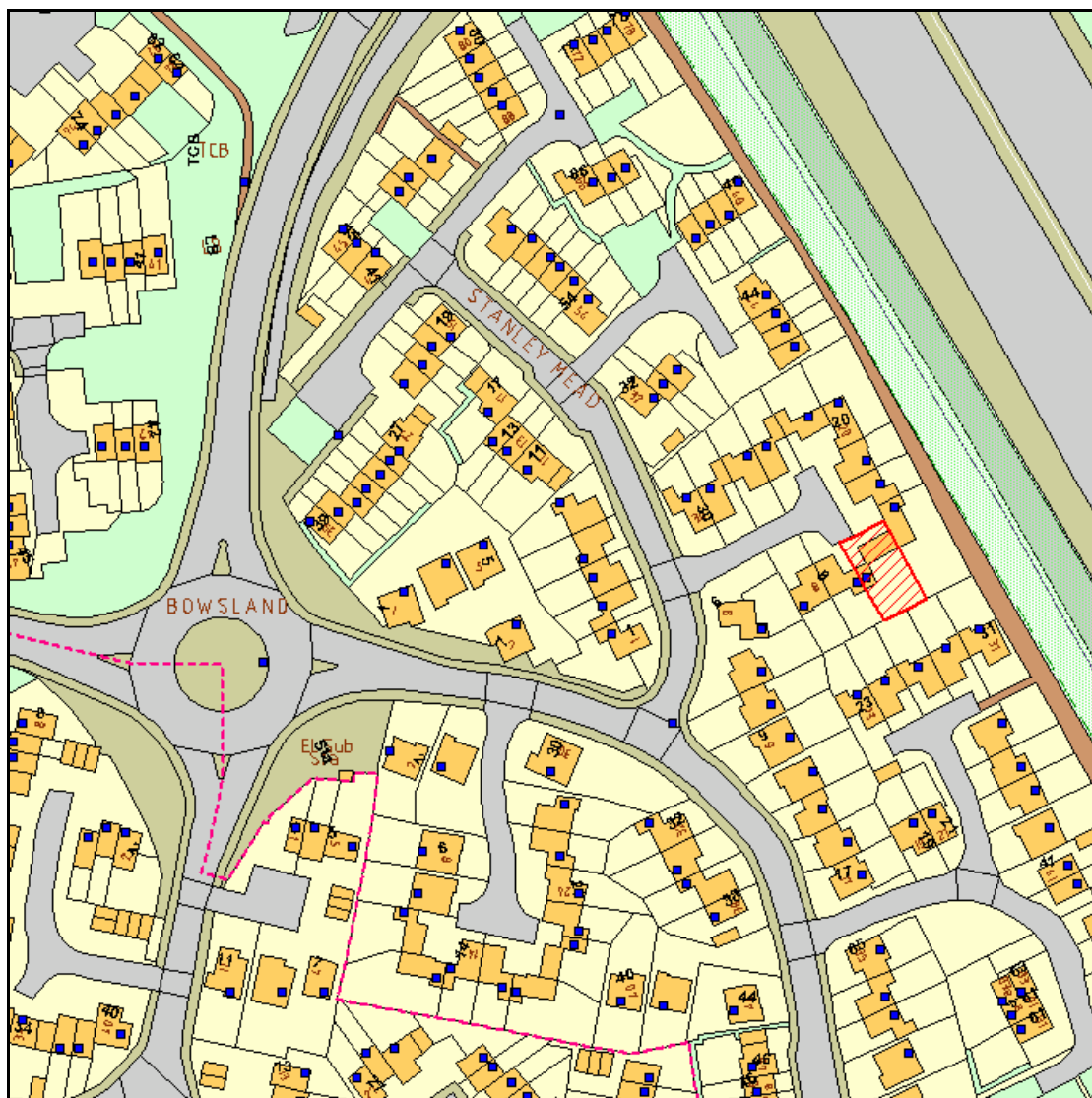
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/3024/F	Applicant:	Mr Ian Parsons
Site:	12 Stanley Mead Bradley Stoke Bristol South Gloucestershire BS32 0EG	Date Reg:	22nd November 2010
Proposal:	Erection of two storey rear extension to form additional living accommodation	Parish:	Bradley Stoke Town Council
Map Ref:	362284 182691	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	13th January 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/3024/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following the receipt of a representation from Bradley Stoke Town Council that is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a two-storey rear extension. The proposal would extend the entire width of the property and would be approximately 3.5m in depth.
- 1.2 The application site relates to a semi-detached property and its associated curtilage. The site is situated in a well-established residential area within the Bristol North Fringe Urban Area.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design In New Development

H4: Development within Existing Residential Curtilages

2.3 Emerging Development Plans

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

CS1: High Quality Design

CS25: Communities of the North Fringe of Bristol Urban Area

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

South Gloucestershire Trees on Development Sites SPG (Adopted) 2005

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

4.1 Bradley Stoke Town Council

Object on the following grounds:

1. Over-development of the site
2. Proposal not in-keeping with the street scene.

4.2 Local Residents

None received.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

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

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

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

5.3 **Design**

The proposed extension would be situated on the dwellings rear elevation and would not be widely visible from the street scene or public realm. The proposal would extend the entire width of the host dwelling and would have a depth of approximately 3.5m. It is considered that this would give rise to a proportionate addition that would respect the character and appearance of the existing dwelling and the surrounding residential area.

5.4 **Residential Amenity**

The proposed extension would extend approximately 3.5m along the boundary with no. 14 Stanley Mead. It is noted that the proposed extension would be very close to the boundary of the adjacent property. Nevertheless, it is considered that the combination of the height and depth the extension would not result in a material loss of light or overbearing effect. Furthermore, the proposed extension would not include any windows that would have direct views into the adjacent property that harmful to privacy.

5.5 The application site is also adjoined to No. 10 Stanley Mead. The proposed development would be separated from this property by an existing single storey garage. Therefore, by virtue of this separation, the proposal would not result in a material overbearing effect or loss of privacy.

5.6 In view of the above, it is concluded that the proposed development would not result in material harm to the residential amenity of nearby occupiers.

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 proposal would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore

accords to policies H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

- b) The proposal would respect the overall design and character of the existing dwelling and the surrounding area. The development therefore accords to policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.

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

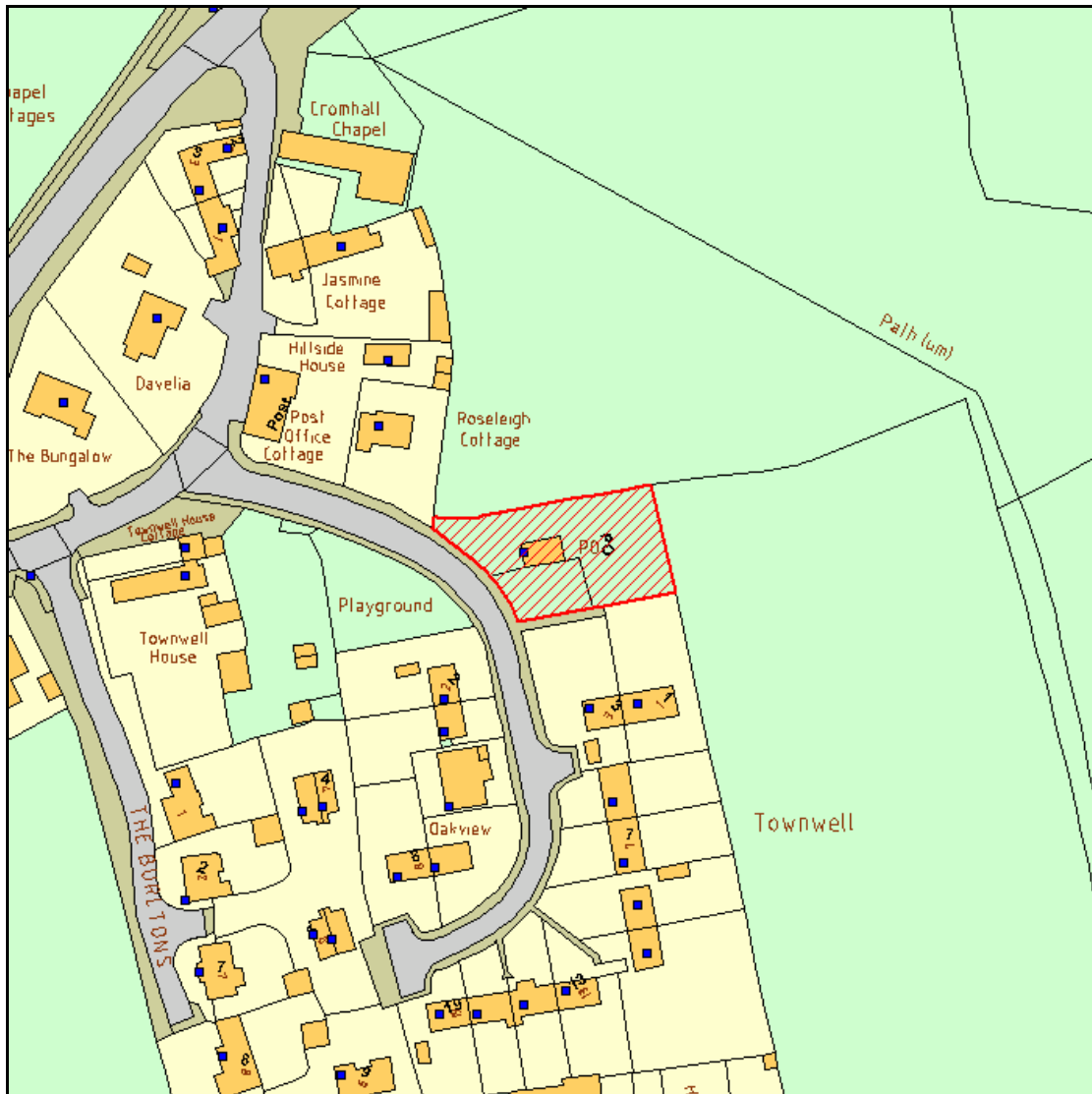
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/3061/F	Applicant:	Mr Peter Crouch, Western Challenge HA
Site:	Post Office Townwell Cromhall Wotton Under Edge South Gloucestershire	Date Reg:	15th November 2010
Proposal:	Erection of replacement Post Office/Store (Class A1) with self contained flat on first floor and 2no. adjoining dwellings with access and associated works.	Parish:	Cromhall Parish Council
Map Ref:	369809 190682	Ward:	Charfield
Application Category:	Minor	Target Date:	6th January 2011



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PT10/3061/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a replacement Post Office/Store (Class A1) and self-contained flat, and two attached dwellings.
- 1.2 The proposed Post Office and flat would be sited at the front of the site and would have a frontage onto the highway. To the rear of the site there would be two attached dwellings, with private amenity space. There would be a small paved area at the front of the shop and a small car park for seven vehicles.
- 1.3 The application site is approximately 0.09 hectares in area and is roughly rectangular in shape. The existing site comprises of a single storey modular building (Post Office/Store), a car park and a small market garden. The site is adjoined by two existing residential properties and open countryside. The site lies within the Cromhall settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance

PPS1:	Delivering Sustainable Development
PPS3:	Housing
PPS4:	Sustainable Economic Development
PPG13:	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1:	Achieving Good Quality Design In New Development
L1:	Landscape Protection and Enhancement
L9:	Species Protection
T8:	Parking Standards
T12:	Transportation Development Control Policy for New Development
H2:	Proposals for Residential Development within the Existing Urban Area
H4:	Development within Existing Residential Curtilages
RT8:	Small Scale Retail Uses within the Urban Area
LC11:	Allotments

2.3 Emerging Development Plans

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

CS1:	High Quality Design
CS5:	Location of Development
CS9:	Environmental Resources and Built Heritage

CS16: Housing Density
CS17: Housing Diversity
CS34: Rural Areas

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007
South Gloucestershire Trees on Development Sites SPG (Adopted) 2005

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/3557/RTC Use of land for the stationing of 3 no. portacabins for use as a temporary community shop and post office (renewal of temporary consent)
Approved 03.02.2003
- 3.2 P96/2667 Use of land for the stationing of 3 no. portacabins for use as a temporary community shop and post office (renewal of temporary consent).
Approved 19.05.1997.
- 3.3 P94/1973 Use of land for the stationing of 3 no. Portacabins for use as a temporary community shop and post office
Approved 14.09.1994.

4. CONSULTATION RESPONSES

- 4.1 Cromhall Parish Council
No objections to the proposals but is concerned at the limited parking available and lack of space to allow lorries which may need access to the shop to turn.
- 4.2 Highways Authority
No objection
- 4.3 Street Care
No objection, subject to SuDs condition.
- 4.4 Tree Officer
No objection, subject to a method statement.
- 4.6 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for a replacement shop, flat and 2no. attached dwellings.

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

1. Is the principle of residential development within the Cromhall settlement boundaries 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)?
8. Would the proposed development have an acceptable effect upon trees within the development site?

5.2 Principle of Development

The proposed development relates to the erection of two semi-detached dwellings on previously development land within the Cromhall settlement boundary. 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 Furthermore, it is considered that the proposed retail element would constitute a small-scale retail use within a settlement boundary. It is clear from the planning history that a temporary community shop and Post Office has been present on the application site since 1994. It is therefore considered that the principle of the retail development would be acceptable and would improve the range and quality of services to the local community. The proposed development would therefore accord to Policy RT8 of the South Gloucestershire Local Plan.

- 5.4 It is acknowledged that a part of the site is currently used as a market garden. Officer are satisfied that this would fall outside of the definition of an allotment and therefore it is not appropriate to apply Policy LC11 (Allotments) of the South Gloucestershire Local Plan to this development.

5.5 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.

- 5.6 In this application, the development would deliver two semi-detached dwellings, which equates to a density of approximately 33 dwellings 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.
- 5.7 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 is set out under policy D1 of the South Gloucestershire Local Plan, CS1 of the emerging Core Strategy, and the Design Checklist SPD.
- 5.8 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 is fairly open and therefore does not significantly contribute to the character of the street scene. The development in the surrounding area is somewhat varied. The majority of the development fronts on the highway, however some dwellings are arranged perpendicular to the highway. There is also a mix of traditional cottages, post-war housing, and some more modern developments, and a wide palette of materials, such as render, natural stone, and red brick.
- 5.9 The proposed Post Office would front onto the highway and the two attached dwellings would project to the rear. It is considered that this layout would mirror the adjacent development (No. 1 & 3 Townwell) where two dwellings are arranged perpendicular to the highway. Furthermore, the development would also incorporate a new frontage within the street scene.
- 5.10 The proposed development would be two storey in scale and would have dual-pitch roof. This would reflect the massing and scale of the surrounding development. Furthermore, it is considered that the introduction of a new building into an open area would improve the enclosure and therefore would enhance the character of the street scene in this location.
- 5.11 The proposed development is traditional in style, but has some contemporary influences. The majority of the building would be rendered with a through-coloured render to provide a textured effect, whilst the shop front and porches would be rendered with a smooth finish to provide a contrast. To ensure design quality, it is recommended that these details be agreed with the Council prior to the commencement of development.

- 5.12 It is acknowledged that the proposed dwellings would include private amenity space, whilst the flat would not. Nevertheless it is considered that the flat would have good access to public open space within Cromhall, and many public rights of ways in the nearby countryside. Furthermore, due to the size of the unit it would be unlikely to house a family with children. Therefore it is considered that the access to public open space would be sufficient for the outdoor needs of the occupiers.
- 5.13 In view of the above, it is considered that the proposed development would respect, and to some extent enhance, the character and appearance of the street scene. On this basis, the proposed development would achieve good quality design, and would accord with policies D1 and H2 of the South Gloucestershire Local Plan.
- 5.14 Residential Amenity
The application site is situated adjacent to Roseleigh Cottage and 1 & 3 Townwell. The impact of the proposed development upon these properties are assessed below:
- 5.15 Roseleigh Cottage
This dwelling is situated approximately 20m to the north-west of the application site. It is considered that this distance is sufficient to mitigate any material overbearing effect or loss of privacy.
- 5.16 1 & 3 Townwell
These dwellings would be situated approximately 22m to the south of the application site. It is noted that the proposed development would face directly onto these properties, and there would be some views into the amenity space of these adjacent properties. Nevertheless, it is considered that there would be a suitable buffer between the existing and proposed development to prevent any material overbearing effect or loss of privacy.
- 5.17 In view of the above, it is concluded that the proposed development would not materially harm the residential amenities of nearby occupiers. The proposed development would therefore accord with policy H2 of the South Gloucestershire Local Plan.
- 5.18 Transportation
The proposed development would provide seven off-street parking spaces that would be accessed directly from the highway. The Highway's Authority have assessed the development and have concluded that the level of parking would be sufficient parking for the dwellings and the post office, and any on-street parking would not materially harm highway safety.
- 5.19 The Parish Council have raised concerns to the lack of space for lorries making deliveries. Notwithstanding this, the Highway's Authority are satisfied that road side deliveries would not give rise to material highway safety issues given the scale of the business and the nature of the unclassified highway.
- 5.20 In view of the above, it is concluded that the proposed development would not give rise to unacceptable transportation effects. The proposed development

would therefore accord with policies H2, T8 and T12 of the South Gloucestershire Local Plan.

5.21 Water Environment

The Councils Drainage Engineer has assessed these details and confirmed that they have no objection, subject to a condition ensuring surface water drainage details including SuDs (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

5.22 Trees

The applicant has submitted a Tree Survey with their application, which demonstrates that the development would retain the majority of the existing trees on and near to the site. To ensure the long term health of the retained trees, especially the semi-mature Oak at the rear of the site, it is recommended a condition is attached to agree the position of protective fencing and a method statement for any works within the Root Protection Area(s) of the retained trees. In view of this, it is concluded that the proposed development would not be detrimental to the amenity or long term health of the trees within and near to the development site.

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 Cromhall settlement 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 proposed shop use (Class A1) would constitute a small-scale retail use within an existing settlement. It is considered that this use would enhance the range of services to the local community. It is therefore considered that the principle of the proposed development would accord with PPS4 and Policy RT8 of the South Gloucestershire Local Plan (adopted) January 2006.
- c) 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 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.
- d) 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.

- e) 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.
- f) 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.
- g) 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.

Reason

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

2. No development shall take place until a tree protection plan and method statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and

BS5837:2005. For the avoidance of any doubt, the submitted details shall include details of any protective fencing and details of the works within the Root Protection Areas of the retained trees.

Reason

To ensure the amenity and long term health of the retained trees, and to accord to Policy L1 of the South Gloucestershire Local Plan (adopted) January 2006.

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/3079/F	Applicant:	Mr And Mrs P Hogan
Site:	Byways Cowship Lane Cromhall Wotton Under Edge South Gloucestershire	Date Reg:	15th November 2010
Proposal:	Erection of two storey side extension and front porch to provide additional living accommodation	Parish:	Cromhall Parish Council
Map Ref:	369700 189081	Ward:	Charfield
Application Category:	Householder	Target Date:	6th January 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright
 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/3079/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following the receipt of a representation from Cromhall Parish Council that is contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a two storey side extension and front porch to provide additional living accommodation.
- 1.2 The application site relates to a detached dwelling and its associated residential curtilage. The site lies outside of any settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design In New Development

H4: Development within Existing Residential Curtilages

L1: Landscape Protection and Enhancement

2.3 Emerging Development Plans

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

CS1: High Quality Design

CS34: Rural Areas

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

South Gloucestershire Trees on Development Sites SPG (Adopted) 2005

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

4.1 Cromhall Parish Council

No objections to this planning application though Councillors were concerned at the close proximity to established trees which may be harmed by the project.

4.2 Local Residents

None received.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

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

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

5.3 Design

The existing dwelling comprises of a detached dwelling situated within a large curtilage. The site is lies within a street scene made up of similar detached dwellings. The proposed side extension would be situated on the eastern side elevation and would be set down and back to the host dwelling. The proposed porch would be on the front elevation and would single storey and proportionate to the host dwelling in terms of its scale and massing. It is therefore considered that this design approach would respect the character and appearance of the dwelling and the surrounding area.

5.4 Residential Amenity

The proposed extension would be situated at least 10m from the adjacent dwelling and would be separated by a well established boundary. It is therefore considered that the proposed development would not result in a material overbearing effect or loss of privacy. On this basis the proposed development would maintain the residential amenity of nearby occupiers.

5.5 Trees

There is a semi mature Monkey Puzzle tree and a mature Cypress adjacent to the driveway at the front of the house. These are significant trees and should be retained and protected in accordance with Policy L1 of the South Gloucestershire Local Plan.

5.6 The Council's Tree Officer has visited the site and has confirmed that the proposed extension would not encroach within the rooting protection area (RPA) of either tree. Notwithstanding this, care should be taken within the rooting area of these trees to avoid any soil compaction, which could lead to root damage. To this end a barrier should be erected to exclude any plant movement or soil dumping within the RPA of the trees. This shall be secured via a condition.

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 proposal would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to policies H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) The proposal would respect the overall design and character of the existing dwelling and the surrounding area. The development therefore accords to policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.
- c) The proposed would ensure the long-term health and amenity of the trees adjacent to the site. The development therefore accords to Policy L1 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.

Reason

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

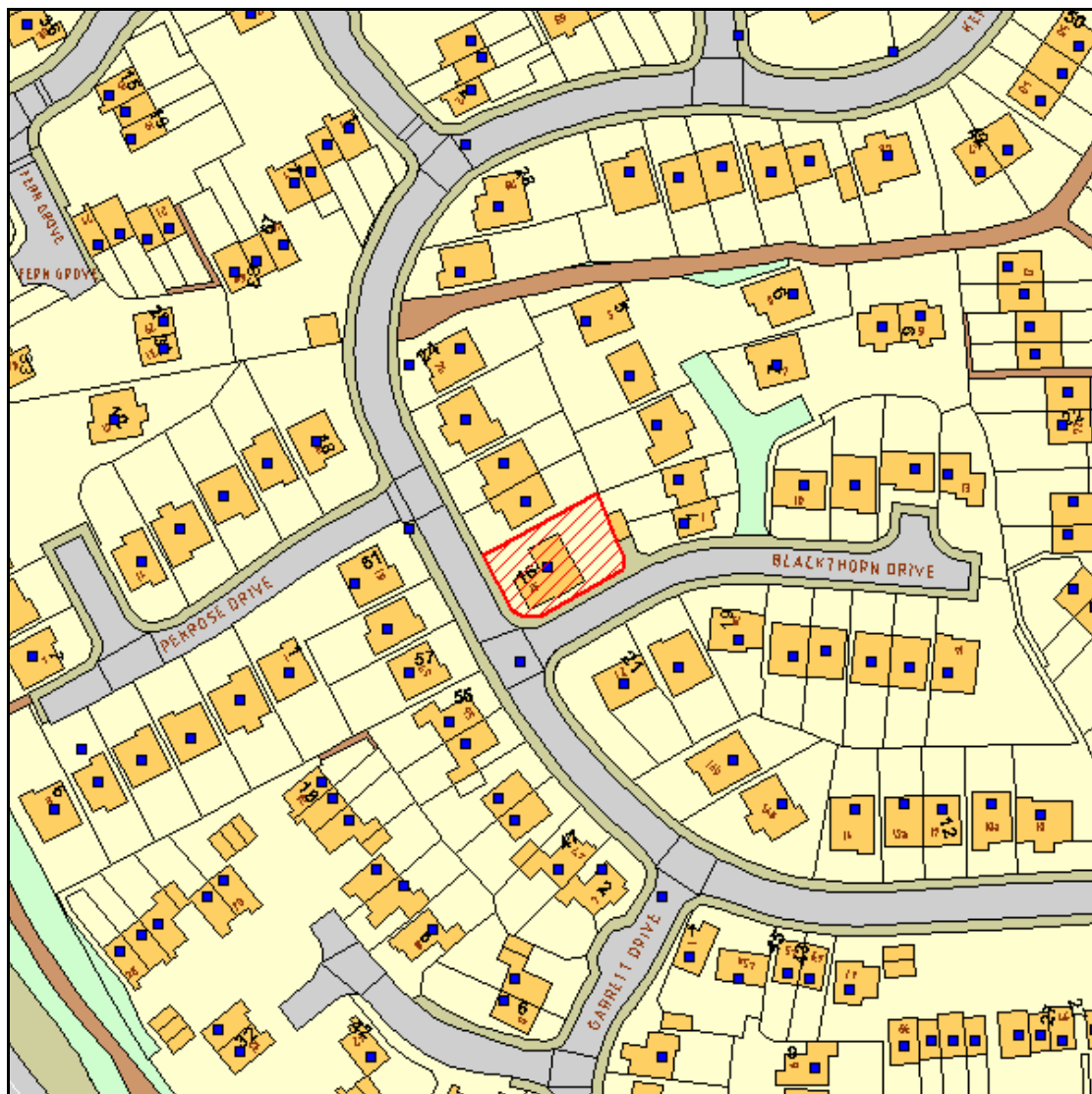
2. No development shall take place until details of a scheme to protect the root protection area of the retained trees has been submitted to and approved in writing by the Local Planning authority. Development shall be implemented in accordance with the approved details.

Reason

To ensure the long term health and amenity of the existing tress on the adjacent site, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/10 – 16 DECEMBER 2010

App No.:	PT10/3166/F	Applicant:	Mr And Mrs J Butler
Site:	16 Kemperley Way Bradley Stoke South Gloucestershire BS32 8EB	Date Reg:	22nd November 2010
Proposal:	Erection of single storey front extension to provide additional living accommodation. (Resubmission of PT10/1664/F).	Parish:	Bradley Stoke Town Council
Map Ref:	361725 181443	Ward:	Bradley Stoke South
Application Category:	Householder	Target Date:	12th January 2011



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT10/3166/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the Town Council objecting to the proposal.

- 1.1 This full application relates to the erection of a single storey front extension at 16 Kemperley Way, Bradley Stoke. The proposal extends the existing attached projecting garage by 1.5m and converts the garage to provide additional living accommodation. The width and ridge height of the garage is to remain the same. Three off-street parking spaces will still remain.
- 1.2 The application is a resubmission of PT10/1664/F that related to the erection of a first floor and two storey front extension. That application was refused on its adverse impact to the street scene.
- 1.3 The application site is a detached property with vehicular access to the front of the site. The dwelling lies within the urban area of Bradley Stoke.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development Within Existing Residential Curtilages,
Including Extensions and New Dwellings
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 PT10/1664/F Erection of two storey front extension.
Refused 9 August 2010 on grounds of impact to the
street scene.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Object to the proposal on the following grounds:-
a) over-development of the site;

b) not in-keeping with the street scene

- 4.2 Other Consultees
Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents
No response received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

In assessing applications for residential extensions, Policies D1 and H4 of the adopted Local Plan are particularly relevant. Policy D1 purely relates to design considerations whereas Policy H4 sets out the relevant criteria in assessing applications for residential development. Such development is normally permitted provided it is in keeping with the overall character and design of the existing property and street scene in terms of size, massing, proportions; would not prejudice the amenities of nearby occupiers; allows for adequate parking provision; is acceptable in highway safety terms and retains an area of adequate, private amenity space.

5.2 Design

It is considered that the application complies with the above policy criteria. The size of the extension is small, increasing the depth of the existing garage by only 1.5m. The width and height remain the same. The garage opening is to be replaced with a window and brickwork to match the existing dwelling. It is considered that the proposal is acceptable in terms of its design. It is small in scale and overcomes the previous refusal reason as, due to its single storey nature, does not form an obtrusive and dominant feature within the street scene.

- 5.3 Although the proximity of the extension to the front boundary is a minimum 1m back from the pavement edge, it is not considered that this single storey scheme would result in such an oppressive and overbearing development to warrant a refusal, unlike the previous application. Although Kemperley Way is largely open to the front, a feature of this property is its projecting garage, which is not a common feature on this estate. Having regard to the existing projection, it is considered that the proposal would not materially affect the openness of this part of the estate. Its single storey height ensures that the proposal would not be so prominent/incongruous or unsympathetic to the sites context and is therefore acceptable in terms of visual amenity. Furthermore, the adjacent property of 18 Kemperley Way has recently been extended by a single storey front extension with a similar set back from the pavement edge.

5.4 Residential Amenity

With regard to residential amenity the proposal will not result in any loss of privacy or overbearing impact. A distance of over 15m exists between the

proposed ground floor window and those of the properties directly opposite. The proposal is therefore acceptable in residential amenity terms.

5.5 Parking Issues

Although the proposal results in the loss of one off-street parking space, a minimum of 2 spaces will still remain. The application accords with the Council's parking standards and is acceptable in this respect.

6. CONCLUSION

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

6.2 The 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 proposed extension due to its limited size, single storey nature and design is considered to be acceptable in terms of visual and residential amenity. The proposal would therefore accord with Planning Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. The proposal has no impact in highway safety terms. As such the proposal is considered to be compliant with Planning Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

7.1 Planning permission be granted subject to the conditions on the decision notice.

Contact Officer: Vivian Butt
Tel. No. 01454 863427

CONDITIONS

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

Reason

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

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

Reason

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