

**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. 36/10

Date to Members: 17/09/10

Member's Deadline: 23/09/10 (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:

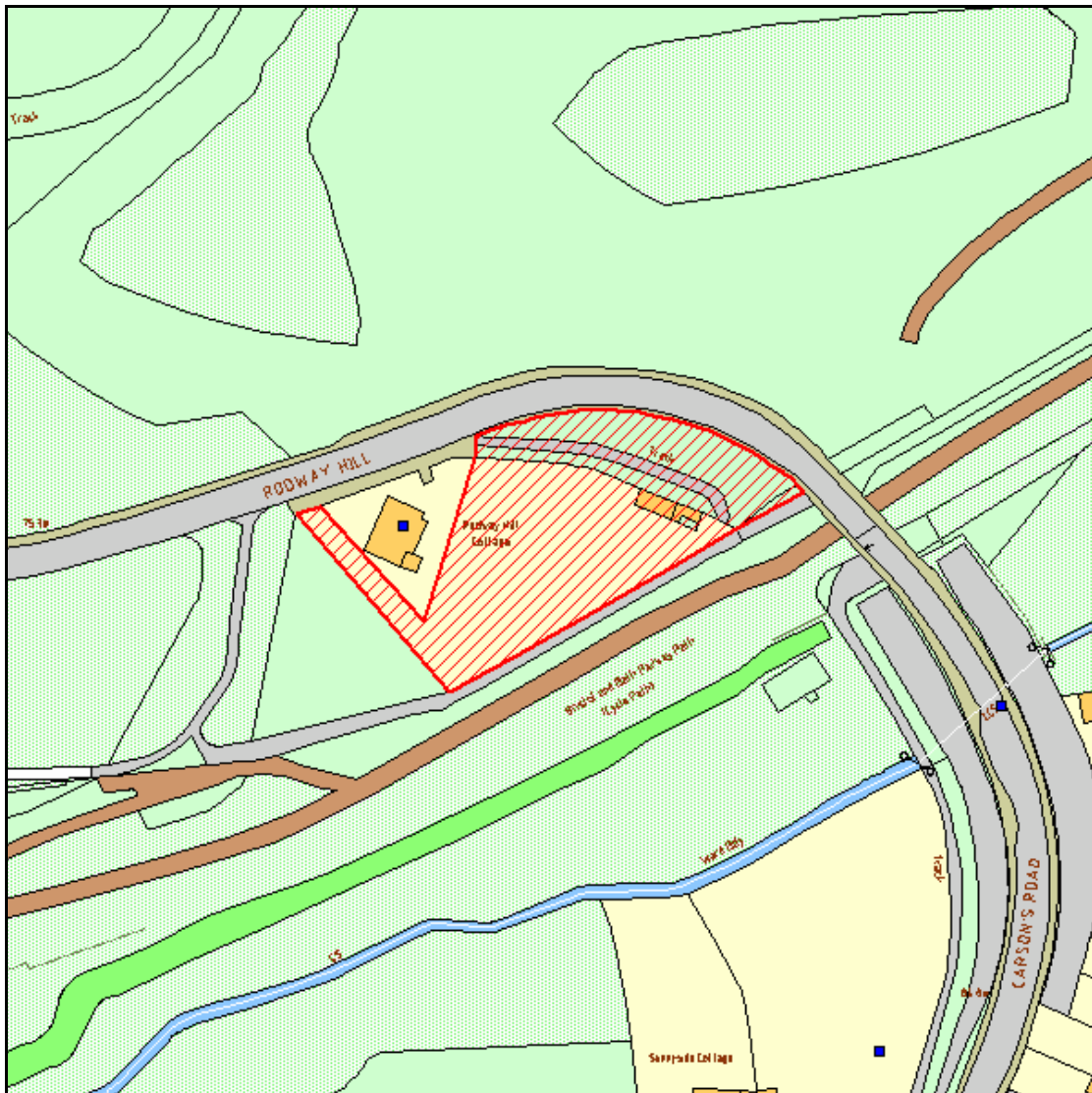
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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.

CIRCULATED SCHEDULE – 17 SEPTEMBER 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK10/1476/F	Approve with Conditions	Rodway Hill Cottage Rodway Hill Mangotsfield South Gloucestershire BS16 9LJ	Emersons	Mangotsfield Rural Parish Council
2	PK10/1640/RM	Approve with Conditions	82 Moravian Road Kingswood South Gloucestershire BS15 8NF	Woodstock	None
3	PK10/1914/CLP	Approve with Conditions	56 Charnhill Drive Mangotsfield South Gloucestershire BS16 9JS	Rodway	None
4	PK10/1954/F	Approve with Conditions	37 Chedworth Yate South Gloucestershire BS37 8RY	Dodington	Yate Town
5	PK10/1980/F	Approve with Conditions	Land Off Beach Lane Upton Cheyney South Gloucestershire BS30 6NP	Bitton	Bitton Parish Council
6	PK10/1986/R3F	Deemed Consent	Kingswood Leisure Centre Church Road Soundwell South Gloucestershire BS16 4RH	Staple Hill	None
7	PK10/1995/F	Approve with Conditions	2 Fairway Close Oldland Common South Gloucestershire BS30 9SA	Oldland	Bitton Parish Council
8	PK10/2142/F	Approve with Conditions	65 Heath Road Downend South Gloucestershire BS16 6HD	Downend	Downend And Bromley Heath Parish Council
9	PK10/2163/F	Approve with Conditions	6 Home Barns West End Marshfield Chippenham South Gloucestershire SN14 8JH	Boyd Valley	Marshfield Parish Council
10	PT10/1141/F	Approve with Conditions	299 Ormonds Close Bradley Stoke South Gloucestershire BS32 0DW	Bradley Stoke North	Bradley Stoke Town Council
11	PT10/1853/CLP	Approve with Conditions	Morton Maypole Morton Street Thornbury South Gloucestershire BS35 1LB	Thornbury North	Thornbury Town Council
12	PT10/1896/F	Approve with Conditions	4 Western Avenue Frampton Cotterell South Gloucestershire BS36 2AJ	Frampton Cotterell	Frampton Cotterell Parish
13	PT10/2003/F	Approve with Conditions	1 Brookfield Road Patchway South Gloucestershire	Bradley Stoke Central And Stoke Lodge	Patchway Town Council

ICIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/1476/F	Applicant:	Mr R.L. Brain
Site:	Rodway Hill Cottage Rodway Hill Mangotsfield Bristol South Gloucestershire	Date Reg:	21st June 2010
Proposal:	Erection of 1no. detached dwelling with detached double garage and associated works. (Resubmission of PK10/0110/F).	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366673 175412	Ward:	Emersons Green
Application Category:	Minor	Target Date:	11th August 2010



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 and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK10/1476/F**

Reason for referral to Circulated Schedule

This application has been referred to the Circulated Schedule following the receipt of an objection from Mangotsfield Rural Parish Council; the grounds of objection being, dangerous access and egress onto a busy road and blind bend.

1. THE PROPOSAL

- 1.1 The application relates to the garden of Rodway Hill Cottage, a two-storey dwelling (Circa. Late 18th C/ early 19th C), and its associated rubble stone outbuilding. The site is 0.145ha in area and lies within a hollow enclosed to the north and east by an embankment adjoining the A4174 Rodway Hill; to the west by a generally wooded area and to the south by the Yate spur of the Bristol and Bath Railway Path (Cycle Path) which lies within a wooded corridor. The 'cottage' lies on a raised portion of the sloping site in the north-western corner, overlooking the landscaped garden and hard-standings. The outbuilding or 'forge' lies in the eastern corner of the site. Vehicular access was until recently via a narrow driveway that sloped steeply down from Rodway Hill and behind the outbuilding. This access has now been stopped up and a new access installed to the northern side of the cottage, as approved under PK09/0690/F. The site is for most part enclosed by existing natural stone boundary walls and high vegetation. Since PK09/0690/F was approved, the site has been cleared and some ground works carried out to the embankment adjoining Rodway Hill, furthermore 'gabion' baskets have been used to create a wall adjacent to Rodway Hill Road and further retaining walls within the site; fences have been erected to the front and side of the cottage; a section of fence erected next to the cycle path; and a 'garden room' erected next to the cottage. These various works are currently the subject of enforcement investigation, as some appear to be in breach of planning control. The works associated with PK09/0690/F have also been carried out prior to the discharge of pre-commencement conditions.
- 1.2 The site lies on the far eastern edge of the Urban Area as defined in the South Gloucestershire Local Plan (Adopted) 6th January 2006 and on the south-eastern perimeter of Rodway Common. To the north, on the opposite side of Rodway Hill Road, the land slopes steeply upwards to Pomphrey Hill, which has recently been landscaped and laid out to playing fields; this land lies within the designated Green Belt and is accessible to the public. The north-eastern part of the application site also lies within the Rodway Common Site of Nature Conservation Interest (SNCI).
- 1.3 The application seeks full planning permission for the erection of a detached dwelling with a detached double garage and associated works, which include the new access and a new boundary wall to the front of the site; the proposal would require the demolition of the existing stone outbuilding or 'forge'. A previous application PK09/0690/F was approved for the conversion and extension of the existing stone outbuilding to form a single detached 4no. bedroom house, and the formation of a new access and private driveway in part of the garden to Rodway Hill Cottage. The proposed conversion

incorporated the erection of a large two-storey extension to the rear of the outbuilding. Permission PK08/1329/F was also granted for a 2-storey extension to Rodway Hill Cottage. A subsequent application PK10/0110/F for the erection of a dwelling and double garage was refused for the reasons listed at para. 3.8 below. The current proposal seeks to overcome those refusal reasons and has been designed in close consultation with officers.

2. POLICY CONTEXT

2.1 National Guidance

RPG10 - Regional Planning for the South West
PPS1 - Delivering Sustainable Development
PPG2 - Green Belts
PPS3 - Housing
PPS9 - Biodiversity and Geological Conservation
PPG13 - Transport
PPG24 - Planning & Noise

2.2 Development Plans

Joint Replacement Structure Plan (Adopted Sept 2002)

Policy 01 - Sustainable Development Objectives
Policy 02 - Location of Development
Policy 33 - Housing Provision and Distribution

The South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010

CS1 - High Quality Design
CS5 - Location of Development
CS9 - Environmental Resources & Built Heritage
CS15 - Distribution of Housing
CS16 - Housing Density
CS17 - Housing Diversity

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1 - Design
GB1 - Development within the Green Belt
H1 - Proposed Sites for New Residential Development and Mixed Use Schemes including Residential Development.
H2 - Proposals for Residential Development within the Existing Urban Areas
H4 - Development within Existing Residential Curtilages including Extensions and New Dwellings
H6 - Affordable Housing
L1 - Landscape Protection and Enhancement
L5 - Open Areas within existing Urban Areas and Defined Settlements
L7 - SNCI
L9 - Species Protection
L11 - Archaeology
L17 & L18 - The Water Environment
EP1 - Environmental Pollution
EP2 - Flood Risk and Development

EP4 - Noise Sensitive Development
EP7 - Unstable Land
LC2 - Provision of Education Facilities (Site Allocations and Developer Contributions)
LC12 - Recreational Routes
T7 - Cycle Parking Provision
T8 - Parking
T12 - Transportation

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (SPD) Adopted 23rd Aug. 2007.
South Gloucestershire Landscape Character Assessment (SPD) Adopted August 2005 - Area 12 Westerleigh Vale and Oldland Ridge
Trees on Development Sites (Adopted) November 2005.
Development in The Green Belt (SPD) Adopted June 2007

3. RELEVANT PLANNING HISTORY

3.1 P74/4151 - Change of Use of existing Coach House to Residential Unit.
Refused 11th July 1974 for the following reasons:

- Inappropriate to neighbouring Green Belt
- Result in sporadic development
- Inadequate access and turning facilities.
- Site could be affected by proposed 'loop road'.

3.2 PK07/0141/O - Demolition of existing dwelling to facilitate the erection of 5no. dwellings and garages (Outline) with layout and means of access to be determined.
Withdrawn 19th March 2007 due to officer concerns.

3.3 PK07/1906/O - Demolition of outbuilding and single storey extension to existing dwelling to facilitate the erection of two-storey extension and erection of 4 no. dwellings and garages (Outline) with layout and means of access to be determined.
Refused 26th October 2007 for reasons of:-

- The urban character of development would adversely affect the contribution that the site makes to the quality, character, amenity, and distinctiveness of the locality and landscape.
- Loss or damage to an area of land designated as the Rodway Common SNCI with no mitigating measures proposed.
- Overdevelopment of the site with inadequate private amenity space to the detriment of residential amenity of future occupiers.

Appeal APP/P0119/A/07/2057559 - Dismissed 11th February 2008 on grounds of harmful impact on the character and appearance of the area contrary to Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006.

3.4 PK08/1167/F - Erection of 2no detached dwellings and 2no detached double garages with first floor storage areas, access and associated works.

Refused 16th June 2008 for the following reason:

1. The urban character of development would adversely affect the contribution that the site makes to the quality, character, amenity, and distinctiveness of the locality and landscape.

3.5 PK08/1329/F - Erection of two-storey side extension and conservatory to provide additional living accommodation. Construction of decking area to form terrace with double garage below.

Approved 3rd July 2008

3.6 PK09/0228/F - Conversion of barn and erection of single storey linked extension to form 1no. dwelling with new access and associated works.

Refusal 23rd March 2009 for the following reasons:

- The urban character of development would adversely affect the contribution that the site makes to the quality, character, amenity, and distinctiveness of the locality and landscape.
- Inappropriate design and excessive scale of extension and means of converting outbuilding would fail to respect the character and heritage features of the outbuilding or the character, distinctiveness or amenity of the site.

3.7 PK09/0690/F - Conversion of barn and erection of two-storey extension to form 1no. dwelling with new access and associated works (Resubmission of PK09/0228/F)

Approved 8th June 2009

3.8 PK10/0110/F - Erection of 1no. detached dwelling with detached double garage and associated works.

Refused 15th March 2010 for the following reasons:

1. The proposed scheme, by reason of inappropriate urban character of design, excessive scale of the garage and loss of the historic outbuilding, would fail to respect the character, distinctiveness or amenity of the site; character of the existing property or landscape in general; contrary to Policies D1, L1 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 or guidance contained within the South Gloucestershire Design Check List SPD (Adopted) 23rd Aug 2007.
2. The position and excessive scale of the proposed garage would adversely affect the visual amenity of the nearby Bristol/Bath Green Belt and adversely affect views from the adjacent Cycle path to the Green Belt, contrary to Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the guidance given in PPG2 - 'Green Belts'.
3. Insufficient information has been submitted to adequately assess the impact of the proposal on the existing trees within and adjacent to the site; contrary to Policy L1 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
Objection – dangerous access and egress onto busy road and blind bend.
- 4.2 Other Consultees
- 4.3 Sustainable Transport
The old and dangerous access has now been permanently closed and a new site access created in a new position. The new access meets highway requirements for visibility standards and it is located in a safer location compared to the old access. The new access requires surfacing and a street lighting column has to be relocated to a new position. Subject to conditions to secure these matters, there are no highway objections.
- 4.4 Archaeology
No objection subject to a building recording condition for the barn/forge to be demolished.
- 4.5 Urban Design
No objection subject to agreement of materials and slab levels (no higher than existing barn).
- 4.6 PROW
No objection subject to standard informatives.
- 4.7 Drainage
No objection subject to a condition to secure a SUDS scheme and mining report together with standard informatives.
- 4.8 Ecology
The site is abutted on three sides by the Rodway Common Site of Nature Conservation Interest. No objection subject to a condition to secure a strategy/scheme of landscaping to ensure protection of the SNCI.
- 4.9 Landscape Officer
The proposed dwelling will not have any significant landscape character impacts or adversely affect the adjoining Green Belt. No objection subject to conditions to secure a landscape scheme and details of protective fencing for retained trees.
- 4.10 Tree Officer
An arboricultural report has been submitted. Subject to the development being carried out in full accordance with the report, there are no objections.

Other Representations

- 4.3 Local Residents
No responses received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

- The site is within the Existing Urban Area as defined in the South Gloucestershire Local Plan (Adopted) 6th January 2006. Government advice contained in PPS3 – ‘Housing’ supports a more efficient and sustainable use of land in the urban area, with a provision for more intensive housing development in and around existing centres and close to public transport nodes. It is acknowledged that there is a need for new housing in South Gloucestershire and that there is currently a shortfall in allocated housing sites being brought forward within the required Local Plan timescales. In the determination of this application officers acknowledge that this is a material consideration that must be afforded considerable weight
- 5.2 Having regard to the adopted Joint Replacement Structure Plan, Policy 2, the locational strategy, aims to concentrate development for jobs, housing and facilities within the main urban areas, in order to maintain and develop their vitality and quality as regional and sub regional centres.
- 5.3 The outbuilding/forge may have started life as a workshop associated with the former railway line that ran adjacent to the site. The building does lie within the residential curtilage of Rodway Hill Cottage and officers are satisfied that the building has for some years been used ancillary to the enjoyment of the Cottage.
- 5.4 The proposal therefore falls to be determined under Policy H4 of the South Gloucestershire Local Plan (Adopted) 6th January 2006. Development within existing residential curtilages, including extensions to existing dwellings and new dwellings, will only be permitted where they:
- A. Respect the massing, scale, proportions, materials and overall design and character of the existing property and the character of the street scene and surrounding area; and
 - B. Would not prejudice the amenities of nearby occupiers; and
 - C. Would not prejudice highway safety or the retention of an acceptable level of parking provision, and an acceptable level of parking provision is provided for any new separately occupied dwelling; and
 - D. Would not prejudice the retention of adequate private amenity space, and adequate private amenity space is provided for any new separately occupied dwelling.
- 5.5 The supporting text to Policy H4 at para. 8.176 states that Policy H2 sets out the circumstances where new dwellings, including those within the curtilage of existing dwellings, might be acceptable within the urban area. Policy H2 is therefore also relevant and permits the residential development proposed, subject to the following criteria:
- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and

- B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.
 - C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
 - D. Provision for education, leisure, recreation and other community facilities within the vicinity is adequate to meet the needs arising from the proposals.
- 5.6 The established use of the application site is residential curtilage. A revised version of PPS3 was issued on 9th June 2010 to take account of concerns regarding the redevelopment of neighbourhoods, loss of Green Space and the impact upon local character. The changes involve the exclusion of private residential gardens from the definition of previously developed land and the removal of the national indicative density target of 30 dwellings per hectare. An amendment to para. 41 of PPS3 explains that brownfield land is the priority for development but also now says that *'there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed.'* Officers consider that this site is a case in hand where only limited development is appropriate; this matter will be discussed at more length in the following paragraphs. Officers are however satisfied that existing policies within the Local Plan i.e. policies D1, H2, H4 and L5 already provide a robust policy framework that require proposals to be assessed for their impact upon the character of the area and that proposals make efficient use of land. Policy H4 permits development within existing residential curtilages subject to criteria similar to H2. Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 seeks to secure good quality designs; Policy L5 relates to loss of open space.
- 5.7 The acceptance in principle of one additional dwelling on this site was previously established with the grant of planning permission PK09/0690/F. Whilst there may be no in-principle objection to the proposed residential development, this would be subject to the criteria contained in Local Plan policies, which are discussed below. A further material consideration, to which officers give considerable weight, is the recent appeal decision relating to the outline application PK07/1906/O (see para. 3.3 above) and the refusal reasons for applications PK09/0228/F and PK10/0110/F.
- 5.8 Density
Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like PPS3 seeks to avoid development, which makes an inefficient use of land. Whilst PPS3 no longer prescribes a minimum density of 30dph in urban areas, it still encourages the highest density that can be achieved within the various local considerations that need to be taken into account.

- 5.9 Including the existing Cottage, the proposal equates to only 10.75 dwellings per hectare. Question 16 of the recently adopted South Gloucestershire Design Checklist (SPD) Adopted 23rd Aug 2007, is related to achieving an appropriate density and asks:

“Is the density of the development appropriate to the accessibility of local services and facilities as well as public transport routes?”

Despite being right on the edge of the Urban Area, the site is in a relatively sustainable location, being close (800m) to the centre of Mangotsfield Village with its shops, services and bus routes; Mangotsfield School is also a short distance away as are the new sporting and recreational facilities at Pomphrey Hill; furthermore the site lies immediately adjacent to the Bristol/Bath Cycle Way. In this respect therefore a density higher than that proposed would normally be expected in this location. Recent residential developments to the south and east of the site certainly achieve higher densities than that proposed. Justification for the lower density with respect to the site’s location in the spatial context is therefore required.

- 5.10 Officers have considered the various constraints on the development of the site, which itself is considered to be anomalous in its physical characteristics. In the first instance development of the site is significantly constrained by the site’s topography, consisting of a hollow, enclosed for most part by steep wooded banks, part of which lies within an SNCI. The need to provide a new access and turning facility within the site and the proximity of the existing dwelling are further constraints, as is the proximity of the site to the Green Belt. The landscape character of the site is also considered to be a key feature worthy of retention, the details of which are discussed in the landscape section below. Given this combination of constraints, the scheme is considered to make the most efficient use of the site, that is reasonably achievable.

5.11 Scale and Design

The existing outbuilding retains much of its original historic fabric and consists of a simple gable ended building, constructed of random rubble sandstone with a tiled pitched roof. The simple form and design of the building is more akin to a rural building and as such exhibits a visual charm that contributes to the overall character of the site, as seen in particular from the adjacent cycle way.

- 5.12 Notwithstanding the requirements of Policy H4 criterion A, Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 requires good standards of design in which, scale and massing are informed by, respect and enhance the character, distinctiveness and amenity of the site; and existing features of heritage or amenity value are safeguarded and enhanced through incorporation into the development.

- 5.13 The design rationale behind the previously approved PK09/0690/F was that the conversion of the outbuilding would retain the general form of the building and its best elevation to the front, as seen from the cycle-way. In contrast to the previously refused application PK09/0228/F, the blocking up of original openings and introduction of new openings and roof lights was kept to a minimum. The proposed extension was considerably reduced in size and had a

similar style and form as the existing outbuilding. The materials to be used in construction i.e. natural rubble stone, render and clay tiles, would be sympathetic to those of the existing outbuilding. Since the extension was to be attached to the rear of the building, tucked away at the bottom of the steep bank adjacent to Rodway Hill Road, it would barely be visible from either the cycle-path or Rodway Hill thus helping to retain the semi-rural character of the site. Notwithstanding the size of the overall dwelling, officers were satisfied that given the restricted views of the building, that on balance Policies H4 (A), D1 (A) and D1(B) were adequately satisfied.

- 5.14 In the current proposal it is now proposed to demolish the outbuilding and erect a detached dwelling and associated double garage. By demolishing the outbuilding, the contribution that the building makes to the character and charm of the site would be entirely lost, contrary to the requirements of adopted local Plan policy D1(B). Officers do acknowledge however that the outbuilding is not afforded any statutory protection and the Council's Archaeologist does not consider the building to be worthy of even local listing. Furthermore the applicant has submitted a statement from a suitably qualified engineer to confirm that the cost of restoring the building is not viable.
- 5.15 Notwithstanding the fact that the proposed dwelling (without the garage) would be of a similar scale and mass to that previously approved, the building would now be entirely new-build and located nearer to the southern boundary; it would also encroach further into the central areas of the site and as such would be more apparent in views into the site. The design of the proposed house has however been significantly revised so that it is now considered to be far more in-keeping with this semi-rural location. Furthermore the simpler design now complements and respects the Victorian character of Rodway Hill Cottage and is considered to be far superior to that previously granted consent under PK09/0690/F.
- 5.16 The proposed new dwelling would be of similar scale to that previously approved. The overall height of the building is kept to a minimum to allow accommodation at first floor level. Dormer windows have been incorporated to create the appearance of a building of traditional rural appearance. The traditional appearance of the building is also reinforced by the use of pennant sandstone for the elevations with brick quoins and stone lintels. On the southern elevations of the rear slopes, solar panels would be incorporated, reflecting the energy and efficiency aspirations set out in Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.17 The proposed design and appearance now takes into account the relevant planning history of the site and, unlike the previously refused scheme PK10/0110/F, is now informed by, respects and enhances the character, distinctiveness and amenity of both the site and locality. Officers are therefore satisfied that on balance the scheme now accords with the requirements of Policies D1, H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.18 Landscape and Green Belt Issues

Officers consider that the key issue to consider in the determination of this application is whether or not the proposal would retain the landscape character and appearance of the area. In assessing this issue, officers must consider whether or not the scheme overcomes the previous refusal reasons outlined in the Inspector's appeal decision letter relating to outline application PK07/1906/O. This issue was also re-visited in the refusal of applications PK08/1167/F for the erection of 2no.detached dwellings on this site; application PK09/0228/F, which proposed a large extension to the front of the outbuilding; and application PK10/0110/F which proposed to demolish the outbuilding and erect a large detached dwelling and double garage.

Impact upon views from the Green Belt

5.19 The application site is quite anomalous in its landscape character. This is mainly due to its position on the very edge of the Urban Area, directly opposite the Green Belt land to the north and being almost entirely enclosed by wooded slopes to the north, east and west, and to the south by the wooded corridor of the Bristol/Bath Cycle Path, which runs immediately adjacent to the site along the former railway line. The site makes a significant contribution to the sylvan and semi-rural 'sleepy hollow' character of the immediate landscape. The site's character is best appreciated when approached from the west along Rodway Hill road and also for the many cyclists, joggers and walkers who frequent the cycle path to the south. Further to the east and south, where new housing developments have recently been constructed, the semi-rural character is lost. The site does however form an important landscape buffer between these new housing estates and Rodway Common to the west, and the adjacent Green Belt Land to the north.

5.20 Regarding the previous appeal to refusal of PK07/1906/O; in assessing the landscape character of the site, the Inspector at para. 7 of his decision letter concurred with the Council's description of the site and concluded that:

"Overall, I consider that the appeal site as it is makes a positive and material contribution to the character of the immediate area."

5.21 In terms of the Green Belt, Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 follows the guidance given in PPG2 in that, any proposals for development that are conspicuous from the Green Belt, which would have an adverse impact on the visual amenity of the Green Belt, should not be permitted.

5.22 The existing outbuilding, being situated at the far eastern end of the site, is not conspicuous from the Green Belt land to the north. The proposed dwelling would have a similar footprint and mass to the previously approved PK09/0690/F but would be located nearer the southern boundary of the site and encroach further into the central part of the site. The relative heights of the building in relation to the level of Rodway Hill road however would for most part be compensated for by the fact that the ground level, on which the house would be built, would be significantly lower; the building would also be located on the

- less exposed eastern third of the site. The site would also be screened on its northern boundary by the dense tree belt that would be enhanced by additional planting.
- 5.23 Pomphrey Hill lies within the Green Belt land to the north of Rodway Hill road. The land rises steeply to the north and is public open space. The slopes facing the application site have been partly used for new tree planting and this will no doubt mature in time. The surrounding grassed areas, due to their steepness are not heavily used, but some walkers do frequent these areas and the application site can be viewed from the top of the hill. Due however to the presence of the dense tree belt to the front of the site, the development would not be so conspicuous from the Green Belt as to have a significant detrimental impact upon its visual amenity. Furthermore the design as now proposed is far more in-keeping with the semi-rural character of the location. The proposed house is therefore considered to accord with current Green Belt policy.
- 5.24 The scale of the proposed garage has been reduced and the design simplified, so much so that the garage would no longer be detrimental to views from the nearby Green Belt.
- 5.25 Impact on the landscape character of the area.
- Moving to the impact of the scheme on the individual character of the site and surrounding landscape in general.
- 5.26 The Cycle Way and footpath lie adjacent to the southern boundary of the site and notwithstanding the presence of a 1.9m high natural stone boundary wall and trees, there are currently views from the cycleway, through the site to as far as Pomphrey Hill. The Inspector in para. 8 of his decision letter relating to PK07/1906/O considered that the proposed new houses would be particularly apparent from the cycleway and agreed with the council's description of this part of the cycleway as being 'tranquil and remote'. The Inspector went on to conclude that the urban nature of the proposal would have a detrimental and significant impact on views from the cycleway, thus removing the perception of tranquillity and remoteness, resulting in a harmful impact on the character and appearance of the area.
- 5.27 By locating the dwelling close to the southern boundary of the site, this is likely to result in the loss of the last two trees that grow within the site adjacent to the southern boundary, thus making the proposed dwelling more prominent in views from the Cycle Path; the only visual mitigation being provided by existing trees growing outside the site.
- 5.28 An arboricultural assessment has been submitted at officer request and this confirms that the trees to be removed are nos. T5 and G4. Tree T5 is a Sycamore and is recommended for removal to avoid structural damage to the adjacent wall. G4 is a group of fruiting plum trees, which are in poor condition and of low quality.
- 5.29 The visual break between the Green Belt and Rodway Common and the new housing estates to the south and east of the site, would to some extent be

eroded to the detriment of the landscape character and surrounding area. In mitigation however it is now proposed to carry out further planting along the southern boundary. Furthermore the scheme incorporates changes to the boundary treatments to the property, including the removal of a section of fence to the cycleway and replacement with a stone boundary wall. Adjacent to Rodway Hill the existing unsightly (unauthorised) gabions would be replaced by a two metre high stone-faced wall. From the railway bridge a 1.2m high wall would tie into the 2m high wall. Subject to a condition to secure the submission of a landscape scheme, the scheme as now proposed accords with Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) 6th January 2006. Officers also consider that that an adequate area of the open space within the site would be adequately retained in accordance with Policy L5.

5.30 Impact Upon Residential Amenity

The only existing residential property that might be affected by the proposal is Rodway Hill Cottage itself. Officers are satisfied that the existing and proposed dwelling would be sufficiently spaced and would not have an overbearing impact for existing or future occupiers alike. There would be no significant issues of overlooking or loss of privacy. Some disturbance during the development phase is inevitable, but this would be on a temporary basis only and a condition to control the hours of working could be imposed. Adequate areas of private amenity space would be retained to serve both the existing and proposed properties. There would therefore be no significant adverse impact on residential amenity.

5.31 Highway Issues

The original site access was substandard in many respects. It was poorly located and badly orientated with the public highway and was in close proximity (75m west) to the traffic signals on the bridge over what is now the Bristol and Bath Cycleway i.e. former railway line. Visibility splays from the access onto the public highway were restricted. In view of this therefore, the recent closure of the access and introduction of the new access approved under PK09/0690/F and replicated in this current proposal, is beneficial in road safety terms.

5.32 Officers are satisfied that adequate visibility splay can be provided for the new access. The applicant proposes visibility splays of 2.4m by 43m and that is in compliance with guidance for 30mph roads. Works to surface the new access and remove a street lighting column are yet to be carried out but these can be secured by condition. The new access would serve the existing and proposed dwellings. Adequate off-street parking and turning facilities would be provided within the site.

5.33 Having regard to all of the above, officers have no highway objections to the proposal.

5.34 Ecological Issues

The bank and trees forming the north-eastern part of the site lie within the Rodway Common Site of Nature Conservation Interest (SNCI), designated for its wetland and neutral and calcareous grassland. The proposed development would avoid impacting upon the wooded bank but the proposed erection of a boundary wall to the front of the site may have implications for the trees

- growing within the SNCI. A protected species survey was previously submitted and officers are now very familiar with the site. No protected species were found within the application site and there are no ecological constraints to the proposal.
- 5.35 Condition 5 of application PK09/0690/F required that a strategy/scheme of landscaping be drawn up and agreed with the Council prior to development commencing and this should again be applied. Specifically, the strategy should illustrate how the scheme would ensure that the adjoining SNCI would be protected from any adverse affects of development and enhanced by supplementary planting where necessary.
- 5.36 Archaeology
The existing buildings are not afforded any statutory protection and are not 'locally' listed. There is no evidence to suggest that Rodway Hill Cottage has any connection with the former railway line. The older outbuilding is recorded on the Council's Historic Environment Record and may have been used as a workshop in the past; a photographic record of the building should be carried out prior to its demolition and submitted to the Council; this can be secured by condition.
- 5.37 Environmental Issues
Policy EP1 does not permit development that would unacceptably harm the environment, or the health, safety and amenity of users of the site or surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation; these matters are generally covered by normal Environmental Health legislation not controlled by the planning process. Concerns were previously raised, to similar proposals, about the likely impact for future residents of noise emanating from the traffic using Rodway Hill road. In response, the applicant commissioned a Road Traffic Noise Control Report from an appropriately qualified Acoustic Consultant. Given the location and limited height of the proposed dwelling, it is now considered that an acoustic fence is not justified for this proposal. There are therefore no objections on environmental grounds.
- 5.38 Drainage Issues
PPS25 and Policy EP2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 require that, proposed development ensures that foul and surface water disposal arrangements are acceptable and incorporate sustainable drainage principles. In addition, development will not be permitted where it could increase the risk of flooding. It is now proposed to use a Package Treatment Plant for foul disposal, although no details of the location of this treatment plant have been submitted. A similar arrangement for foul disposal was approved under PK09/0228/F. Application will need to be made to the Environment Agency for consent to discharge.
- 5.39 Community Services
The proposal is for 1no. house only and since this falls below the 10 unit threshold for contributions to Community Services, no contributions are requested in this case.

5.40 Education

The proposal falls below the threshold (5no dwellings) for contributions towards Education. It is therefore considered that no contributions to education provision can be justified for this development.

5.41 Affordable Housing

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

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 planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report. A summary of reasons for granting planning permission in accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (As amended) is given below:

1. Consideration has been given to the impact of the proposed development on the character of the surrounding area, which would in this case not be affected, in accordance with Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.
2. The proposal would not prejudice the amenities of neighbouring property, in accordance with Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.
3. An acceptable level of off-street parking would be provided in accordance with Policies H2, H4 and T8 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.
4. Adequate amenity space would be provided to serve the development, in accordance with Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.
5. The design of the scheme would be in accordance with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010.
6. There would be no adverse landscape implications to result from the scheme, in accordance with Policies L1 and L5 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.
7. An appropriate scheme of drainage to include SUDS would be secured by condition in accordance with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

8. The ecology of the area would not be adversely affected in accordance with Policy L9 and L7 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006.
9. The visual amenity of the Green belt would not be adversely affected in accordance with Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
10. Consideration has been given to the archaeological implications of the proposal in accordance with Policy L11 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the conditions listed on the decision notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

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

Reason 1

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1, and H10 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010..

Reason 2

To control future development in the interests of the visual amenity of the Green Belt and landscape in general in accordance with Policies GB1 and L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. No windows, rooflights or doors other than those shown on the plans hereby approved shall be inserted at any time in the dwelling hereby approved, unless the Local Planning Authority gives consent in writing to any variation.

Reason

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

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

Reason

In the interests of the visual amenity of the Green Belt and landscape in general in accordance with Policies GB1 and L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason

To protect the adjacent Rodway Common SNCI in accordance with Policy L7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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

Reason

In the interests of the visual amenity of the Green Belt and landscape in general in accordance with Policies GB1 and L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. Sample panels of stonework and pointing, minimum size 1 square metre, shall be made on site and approved in writing by the Local Planning Authority before the relevant parts of the work for the house, garage and boundary walls respectively, are commenced. The approved sample panels shall be kept on site for reference until the stonework is complete.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010..

7. Samples of the proposed roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the works hereby approved.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010.

8. The dwellinghouse hereby approved shall not be occupied until the vehicular access (hereby approved) at its entrance from Rodway Hill has been constructed as a flat plato over a minimum distance of 5m from the carriageway edge and surfaced with bound material, to the full written satisfaction of the Council.

Reason

In the interest of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

9. The off-street parking facilities shown on the plans hereby approved shall be provided before the building is first occupied, and thereafter the parking and turning facilities shall be retained and used only in conjunction with the occupation of the building's purpose.

Reason

To ensure the satisfactory provision of parking and turning facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

10. Prior to the commencement of the works to demolish the existing outbuilding hereby approved, a detailed photographic record of the building shall be submitted to and agreed in writing by the Local Planning Authority. Two "original" paper copies and one CD digital copy of the agreed schedule must be given to the Council.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy L11 of the South Gloucestershire Local Plan (Adopted) January 6th 2006.

11. The hours of working on site during the period of construction shall be restricted to 7.30am to 6.00pm Mondays to Fridays inclusive, 7.30am to 1.00pm Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: deliveries of construction materials, the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 6th 2006.

12. Prior to the commencement of the development hereby approved, drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development and proposed foul disposal 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/EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

14. Prior to the commencement of the development hereby approved, details of swallow/swift/house martin nesting boxes/ledges to be incorporated into the scheme shall be submitted to and approved in writing by, the Local Planning Authority. Thereafter the development shall proceed in full accordance with the details so approved.

Reason

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

15. Prior to the first occupation of the dwelling hereby proposed, the existing street lighting column adjacent to the access shall be relocated to a position that meets the written approval of the Council's Street Lighting Engineer. All such works associated with this street column including final connections shall be carried out to the full satisfaction of the Council's electrical/lighting engineer.

Reason

In the interests of highway safety and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

16. No mine shaft or adit must be filled or grouted in such a manner that underground mining drainage levels or culverts are likely to become blocked or sealed in order to avoid flooding or water emergence. A Coal Mining report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason

The site lies within the former Bristol Coal Field and to ensure that a satisfactory means of drainage is provided, and to accord with Policies L17/L18/EP1/EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

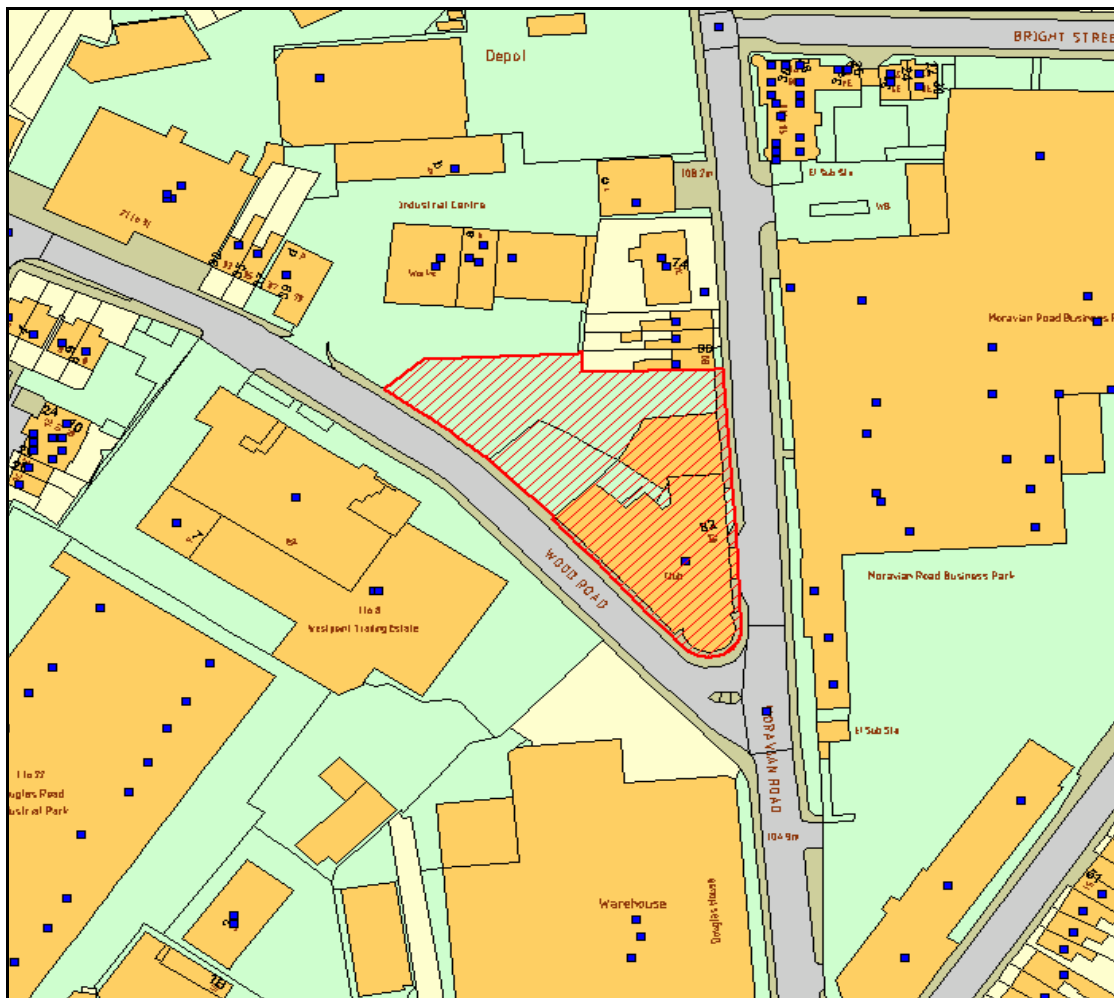
17. Prior to the commencement of the development hereby approved, details of the proposed slab level and floor levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the details so approved.

To ensure that the building is not excessive in height in the interests of visual amenity and the character of the area and to accord with Policy D1 and H10 of the South Gloucestershire Local (Adopted) 6th Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010.

ITEM 2

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/1640/RM	Applicant:	Freemantle Capital Partners (Rotunda) Ltd
Site:	82 Moravian Road Kingswood Bristol South Gloucestershire BS15 8NF	Date Reg:	6th July 2010
Proposal:	Demolition of existing buildings to facilitate erection of mixed use development comprising 1059 square metres of B1 office/light industrial use, 14 no. dwellings and 34no. car parking spaces. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission of PK09/5338/O)	Parish:	
Map Ref:	364830 173473	Ward:	Woodstock
Application Category:	Major	Target Date:	30th September 2010



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100023410, 2008.

N.T.S. **PK10/1640/RM**

REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule to Members in accordance with procedure given that a representation has been received that is contrary to the officer recommendation.

1. PROPOSAL

- 1.1 The applicant seeks approval of the outstanding reserved matters following outline consent for the erection of 14 dwellings and B1 office/light industrial space on land at No.82 Moravian Road (PK09/5338/O). Layout, scale and access were all considered and approved at the Outline with stage. This reserved matters application therefore considers appearance and landscaping only.
- 1.2 The site is current occupied by 'The Rotunda' centre – although the centre is closed as it is falling into a state of disrepair. The site comprises a triangular shaped piece of land 0.2694 hectares in area, bound by Moravian Road and Wood Road. The site currently has a vacant D2 use (Assembly and Leisure). The site is situated within an area allocated in the South Gloucestershire Local Plan as an Employment Area (as defined in Policy E4). Consent was given in 2008 for outline planning consent (PK08/0028/F) for the demolition of the existing buildings to facilitate the erection of a mixed use development comprising 268 square metres of commercial B1/A2 office use and 24 no. apartments, this was never implemented. Subsequently, the outline application to be read in conjunction with this reserved matters application was approved.
- 1.3 The proposal will involve the demolition of all existing building and their replacement with a mixed development of 14 no. three bedroom dwellings, B1 floor space and a total of 34 No. parking spaces that are located within a central courtyard location. The total amount of B1 floor space comprises 1,059sq.m. This scheme therefore re-introduces a B Class use to the established employment area.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPS4 Planning for Sustainable Economic Growth
PPG13 Transportation
- 2.2 South Gloucestershire Core Strategy – Pre-Submission Publication Draft
CS1 Design
CS5 Location of Development
CS11 Distribution of Economic Land
CS16 Housing Density
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006
E4 Safeguarded Employment Areas

- D1 Design
- L1 Landscape Protection and Enhancement
- L18 The Water Environment
- EP1 Environmental Pollution
- EP6 Contaminated Land
- T7 Cycle Parking
- T8 Parking Standards
- T12 Transportation Development Control Policy
- H2 Proposals for Residential Development within the Existing Urban Areas
- LC1 Provision for Built Sport, Leisure and Community Facilities (Site Allocations and Developer Contributions)
- LC2 Provision for Education Facilities (Site Allocations and Developer Contributions)
- LC8 Open Space and Children's Play in Conjunction with New Residential Development

Supplementary Planning Guidance
South Gloucestershire Design Checklist Adopted

3. RELEVANT PLANNING HISTORY

- 3.1 PK09/5338/O Demolition of existing buildings to facilitate erection of mixed use development comprising 1059 square meters of B1 office/light industrial use, 14 dwellings and 34 no. car parking spaces (Outline) with layout, scale and access to be considered. All other matters reserved.
Approved May 2010

4. CONSULTATION RESPONSES

- 4.1 Town/Parish Council
The area is un-parished.
- 4.2 Councils Ecologist
No ecological constraints to granting consent
- 4.3 Councils Landscape Architect
No Objection providing drawing 1035-01 is the final issue
- 4.4 Environmental Protection
No objection
- 4.5 Urban Design Officer
No Objection to the revised scheme which now has a strong design concept.
- 4.6 Enabling Officer
No objection however, if the applicant decided to convert any of the office/industrial space in to residential space in the future, this would mean that the site would then comprise 15 dwellings or more and therefore Local Plan Policy H6 would apply and provision of affordable housing would be sought across the whole site

Other Consultations

4.7 Local Residents

One letter of concern has been received. The letter seeks confirmation that the 'gap' between the proposed development and No. 80 Moravian Road will be a private access to a garden and not for general public access.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The applicant seeks approval of the outstanding reserved matters following outline consent for the development of the site under PK09/5338/O. The principle of the development of the site has therefore already been established. Layout, scale and access have already been approved at outline stage and therefore this application seeks to consider the appearance and landscaping only. The plans submitted with this reserved matters correlate to the plans and the design and access statement approved at outline stage.

5.2 Policy D1 of the South Gloucestershire Local Plan (Adopted) and Policy CS1 of the Core Strategy (Pre-Submission Publication Draft) seek to ensure that new development demonstrates a good standard of design and that the siting, overall layout, density, form, scale, height, massing and details, respects and enhance the character of the site and the locality. Policies D1 and L1 also seek to ensure that the character of the area is enhanced through the protection of and introduction of suitable landscaping features.

5.3 Design/Scale

During the course of this application, the external appearance of the building has altered quite significantly - whilst still being within the scale parameters as set out in the design and access statement of the outline approval. The Councils urban design officer has worked with the applicant to amend the external appearance of the building to ensure it demonstrates a high standard of design that enhances the character of the area.

5.4 Dwellings 1-8 fronting Moravian Road are proposed to be in render, with a reconstituted stone plinth to damp course, whilst those to Wood Road (plots 9-14) are proposed to be red brick with rendering to the first floor. Detailing (window surrounds, lintels, cills, parapet copings etc) are shown in reconstituted stone. Render piers, white UPVC windows and painted timber doors in a variety of colours and timber and tile canopies are also proposed. The Industrial units on Wood Road are shown in red brick with 'grey oak cladding' to first floor and grey plastic coated ribbed roof sheeting.

5.5 PPS1 states, '*Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area...should not be accepted*'. Questions 52-54 and the supporting text of the South Gloucestershire Design Checklist set out parameters for assessing the quality of building design (including appearance).

- 5.6 The 3 storey office element of the site comprises two wings and a corner 'rotund' element. The eaves of the wings have now been lowered to provide a progressive step up in height from the dwellings to the corner 'rotunda' characterised by a high parapet. The bays and window proportions now demonstrate a 'commercial scale' and vertical emphasis but respond to the proportions of the adjacent dwellings. The projecting window bays and use of timber oak cladding also add relief and texture to the elevations. The use of coloured rendering will contrast with the treatment of the 'rotunda'.
- 5.7 The rotunda continues the window proportions, drawing the scheme together, but windows sit flush in stone surrounds and off white rendering (in contrast to the coloured rendering of the wings) under a high parapet with recon stone band coursing. With the addition of a slightly recessed panel containing 'ROTUNDA' lettering, all-in-all will create a simple high quality strong architectural statement on this prominent corner.
- 5.8 The whole building now also sits on a brick plinth and larger window proportions (than previously proposed) will improve daylight (hence the working environment) in the building. In light of the amended plans the planning and urban design officer now consider that the office element of the scheme has a strong design concept that responds both to the adjacent residential development, the important corner location and will introduce new original contemporary architecture into this part of Kingswood. It will thereby hopefully set the benchmark for further regeneration that may take place in the surrounding area. Subject to submission of materials samples (by condition) the development demonstrates a good standard of design.
- 5.9 Residential Amenity
At outline stage it was established that the proposed new buildings, because of their layout, scale and indicative elevations would not impact unduly on the amenity of neighbouring dwellings. When considering amenity, the site is assisted by the fact that it is surrounded by commercial properties with only one residential property adjoining the site – No. 80 Moravian Road.
- 5.10 No. 80 Moravian Road is a two storey, end of terraced dwelling. It has a blank gable elevation facing toward the application site and there are no windows in this side elevation. The proposed scheme shows the erection of Plot 1 closest to this existing dwelling. Plot 1 is also an end of terrace property that is two storeys in height with accommodation in the roof space. Proposed plot 1 will be contained to the side of No. 80 and will not therefore have any overbearing impact upon this dwelling. Similarly, there are no proposed windows in the side elevation of plot 1 facing towards No. 80 that would result in any issues of overlooking.
- 5.11 Concern has been raised by the occupier of No. 80 Moravian Road over the intended use of the 'gap between their property and the side of the new development (Plot 1). This strip of land will give residential access to the curtilage of Plot 1 only and will not be open as a public thoroughfare. It is not therefore considered that the narrow gap between the existing and proposed dwelling will result in any issues of noise or antisocial behaviour that could impact upon the amenity of the existing residents.

- 5.12 It has also been assessed that the future residents of the proposed dwellings would be afforded an adequate level of residential amenity. The back of the proposed dwellings facing Wood Road will be at an angle to the rear of those dwellings facing Moravian Road which will limit the possibility for any intervisibility. Each of the 14 proposed dwellings is provided with an adequate private and useable amount of garden space and separate bin stores will be provided.
- 5.13 Transportation
Access to the site was approved at outline stage. The proposed access and parking layout is as per that shown on the plans approved at outline stage. The principle of the access and parking arrangements have therefore already been agreed.
- 5.14 Landscaping/Trees
The landscape of the locality is presently a bleak industrial landscape with no natural landscape features of any significance. The submitted landscape proposals for the site therefore, represent a significant and acceptable landscape enhancement for the locality. The landscaping will be contained at the centre of the site and the proposed buildings will all but up to the very edge of the pavement. This is in keeping with the urban character and street scene of the area.
- 5.15 The Councils landscape officer has been consulted regarding the proposals and is satisfied that the proposed landscape works are both acceptable and manageable. The proposed planting will help to soften the site representing a significant visual improvement over and above the existing situation.
- 5.16 Contamination and Drainage
Given the former use of the site as a factory, the potential for ground contamination exists. This issue however has already been addressed via the attachment of a condition to the outline approval. Similarly, a condition was attached to the outline approval requiring the submission of drainage details to incorporate Sustainable Urban Drainage system.
- 5.17 S106 Issues
The outline approval was subject to a S106 agreement to secure financial contributions towards highway improvements, education contributions, off site public open space, and the local library service. The S106 was signed on 13th May 2010. It is considered that the financial contributions previously secured still mitigate against the impact of the development and no further financial contribution is required.
- 5.18 The Councils housing enabling team does however remind the applicant that if in the future the applicant decided to convert any of the office/industrial space into residential space, this would mean that the site would then comprise 15 dwellings or more and therefore Local Plan Policy H6 would apply and provision of affordable housing would be sought across the whole 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.

The proposed development, through the use of high quality materials with a strong design and a feature building on the prominent corner plot demonstrates a high quality of design that will contribute positively to the character of the area. The application therefore complies with policy D1 of the South Gloucestershire Local Plan (Adopted), Policy CS1 of the south Gloucestershire Core Strategy – Pre-Submission Publication draft and PPS1.

The proposed landscaping introduces green infrastructure into a commercial area that is currently devoid of soft landscaping. The proposed planting will have a positive impact on the character of the area and is suitable for the site in terms of location and species. The application therefore complies with policies D1 and L1 of the South Gloucestershire Local Plan (Adopted).

The proposed development will not have any significant detrimental impact upon the existing level of residential amenity for the neighbouring residential dwellings. The proposed development, because of the position of the buildings on the site and their design will not result in any significant loss of privacy, overshadowing or overbearing of neighbouring dwellings over and above the existing situation. Similarly, adequate levels of amenity will be afforded to the future occupiers of the proposed development. The application therefore complies with policies D1 and H2 of the South Gloucestershire Local Plan (Adopted).

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

71. Planning Permission be granted subject to the following conditions;

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

1. 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 Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. Prior to the commencement of development, full details of the proposed 'ROTUNDA' sign to be installed on the corner elevation of the office block as shown on the approved plans shall be submitted to the Council for written approval. All works must be carried out exactly in accordance with the details so agreed.

Reason

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

3. All hard and soft landscaping as shown on plan 1035-01 must be fully implemented in the first planting season following the first occupation of any of the commercial or residential units on the site. Any trees which die or fail in the first three years must be replaced in the next available planting season.

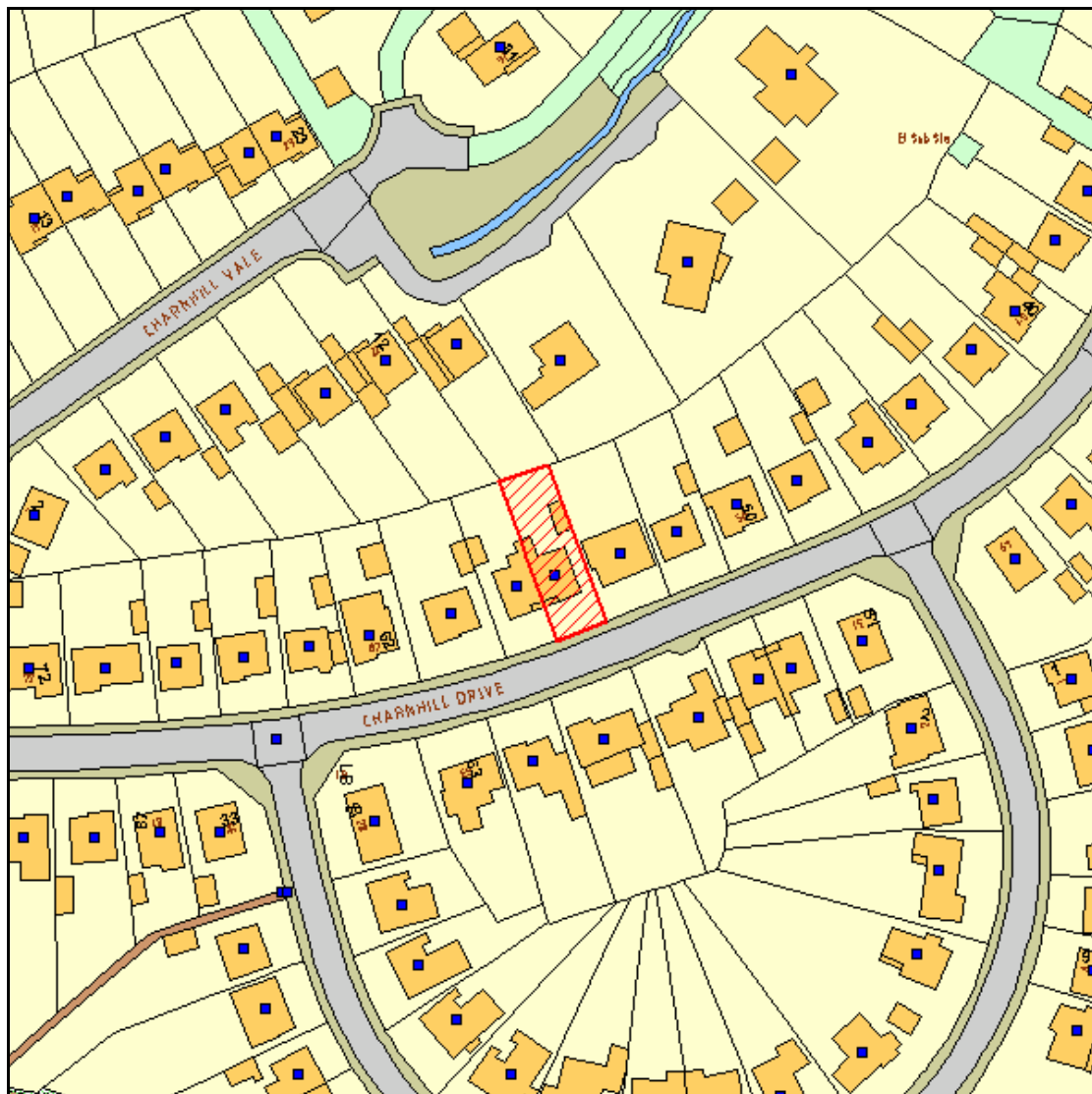
Reason

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

ITEM 3

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/1914/CLP	Applicant:	Mr Jon Fussell
Site:	56 Charnhill Drive Mangotsfield South Gloucestershire BS16 9JS	Date Reg:	6th August 2010
Proposal:	Certificate of Lawfulness for proposed erection of attached garage, installation of rear dormer and change of roof from hip to gable end.	Parish:	None
Map Ref:	365877 175703	Ward:	Rodway
Application Category:	Minor	Target Date:	28th September 2010



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100023410, 2008. N.T.S. PK10/1914/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule in accordance with the standard procedure for the determination of such applications.

1. THE PROPOSAL

- 1.1 A certificate of Lawfulness for a proposed development has been applied for in relation to the installation of a rear dormer, a hip to gable roof enlargement and a single storey attached garage to the side elevation. The application property is a two storey semi detached dwelling and is located within the settlement boundary.
- 1.2 This application is a formal way of establishing whether the proposal requires planning permission. Accordingly there is no consideration of planning merit; the decision is based on the facts presented.

2. POLICY CONTEXT

- 2.1 The proposed attached garage is assessed under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008. The proposed hip to gable roof enlargement and rear dormer are assessed under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1 PK09/1261/F Erection of two storey and single storey rear extension to form additional living accommodation. Installation of raised decking area.
Approved 22 October 2009

4. CONSULTATION RESPONSES

- 4.1 Parish Council
The area is unparished.

Other Representations

- 4.2 Local Residents
One letter has been received, raising the following concerns.

- The rear dormer is sited right up to the centre of the pair of semi detached dwellings, resulting in not being able to build a similar extension
- Concern is raised that the construction of this extension will destroy the current security (against wind, rain etc) of the neighbouring roof.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The purpose of this application for a Certificate of Lawful Development is to establish whether or not the proposed development can be implemented lawfully without the need for Planning Consent. This is not a Planning Application but is an assessment of the relevant planning legislation, and as such the policies contained within the South Gloucestershire Local Plan (Adopted) January 2006 do not apply in this instance.

It stands to be ascertained whether the proposed development falls within the limits set out in Part 1 of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The proposed development consists of the erection of an attached garage to the side elevation and the installation of a rear dormer and a hip to gable roof enlargement. The proposed attached garage is assessed under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (The enlargement, improvement or other alteration of a dwellinghouse. The proposed hip to gable roof enlargement and installation of a rear dormer are assessed under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.)

Attached Garage

5.2 Schedule 2, Part 1, Class A of Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 allows the provision of an attached garage, provided that it meets the following criteria.

5.3 **Development is not permitted by Class A if:**

(a) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The submitted site location plan shows that the host property benefits from a large curtilage and the proposed development, together with the existing dwelling and outbuildings would not exceed 50% of the total area of the curtilage.

(b) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The submitted plan demonstrates that the proposed attached garage would not exceed the height of the roof apex of the existing dwellinghouse.

(c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The submitted plan demonstrates that the eaves heights of the extension would not exceed that of the existing dwellinghouse.

(d) The enlarged part of the dwellinghouse would extend beyond a wall which—

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

The proposed side extension would not extend beyond a wall which fronts a highway.

(e) The enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The proposed side extension would be an addition to a semi-detached dwelling and does not extend beyond the rear wall of the original dwellinghouse. No part of the side extension exceeds 4 metres in height.

(f) The enlarged part of the dwellinghouse would have more than one storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

The side extension would not have more than one storey.

(g) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The rear extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse, but the height to eaves of the extension would be less than 3 metres (in this case 2.4m) above ground level.

- (h) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—**
- (i) exceed 4 metres in height,**
 - (ii) have more than one storey, or**
 - (ii) have a width greater than half the width of the original dwellinghouse;**

The proposal is a side extension. The proposed extension would not exceed 4 metres in height (the maximum height is 3.8 metres). It is single storey and the width of the proposed extension of 2.4 metres is not greater than half the width of the original dwellinghouse.

- (i) It would consist of or include—**
- (i) the construction or provision of a veranda, balcony or raised platform,**
 - (ii) the installation, alteration or replacement of a microwave antenna,**
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
 - (iv) an alteration to any part of the roof of the dwellinghouse.**

The extension would not comprise any of the above.

Conditions

Development is permitted by Class A subject to the following conditions—

- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

The facing materials of the proposed garage will be render to match the existing dwelling and the tiles will also match the existing tiles. Therefore this condition is considered to be met.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—**
- (i) obscure-glazed, and**
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and**

As the proposal relates to a single storey extension no upper-floor windows are proposed. This condition is considered to be met.

(c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is only for a single storey extension.

Hip to Gable Roof Enlargement and Installation of Rear Dormer

5.3 Schedule 2, Part 1, Class B of Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, provided that it meets the following criteria.

B1 Development is not permitted by Class B if—
(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The proposed rear dormer will not exceed the height of the highest part of the existing roof.

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

The proposed dormer will be on the rear elevation, which is not the principal elevation, and does not front a highway. The hip to gable enlargement is on the side elevation of the dwelling and also will not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

(c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

The dwelling is semi detached and the total cubic content of the proposed rear dormer and hip to gable roof enlargement, when combined, is less than 38 cubic metres.

(d) it would consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

The proposed development will not consist of any of the above.

(e) the dwellinghouse is on article 1(5) land.

The application site is not located on article 1(5) land.

5.4 Letter of Objection

One letter of objection has been received. An application for a Certificate of Lawfulness is an application to determine whether the development is classed as 'permitted development' and can be built without the need for planning permission. Accordingly, concerns over residential amenity cannot be taken into account when assessing the application. However, it can be noted that if a Certificate is granted, the Party Wall Act must and any relevant building regulations must be conformed to.

5.5 Other Matters

A letter has been received from a neighbour stating they were not notified of the application. The Officer has responded in writing to the neighbour giving details of the letter sent to them and attached a copy of the letter sent to them by Royal Mail.

5.6 Conclusion

The proposed development complies with both Schedule 2, Part 1 Class A and Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 and is permitted development.

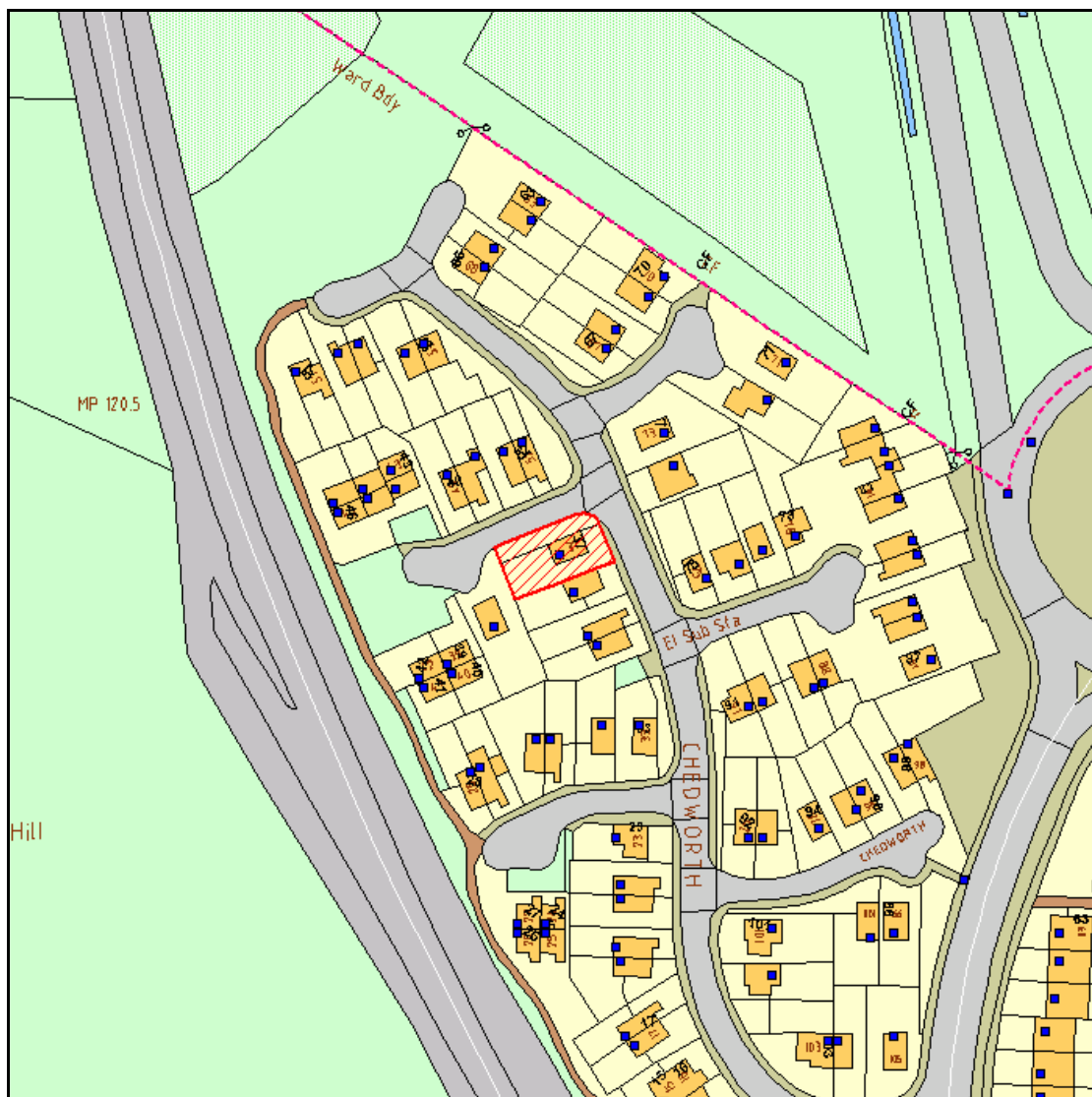
6. RECOMMENDATION

6.1 That a Certificate of Lawfulness for Proposed Development is granted.

Contact Officer: Elizabeth Dowse
Tel. No. 01454 862217

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/1954/F	Applicant:	Mr G Holmes
Site:	37 Chedworth Yate Bristol South Gloucestershire BS37 8RY	Date Reg:	4th August 2010
Proposal:	Erection of first floor rear extension over existing single storey rear extension and erection of attached garage to north west elevation.	Parish:	Yate Town Council
Map Ref:	369938 181326	Ward:	Dodington
Application Category:	Householder	Target Date:	24th September 2010



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N.T.S.

PK10/1954/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor rear extension over an existing single storey rear extension to form additional living accommodation, and a single storey side extension to form an attached garage.
- 1.2 The application property consists of a detached two storey brick built dwelling. It is situated in a residential cul-de-sac of similar dwellings in the established residential area of Yate.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Core Strategy – Pre-submission publication draft
- 2.3 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
T12 Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 P97/2779 Single storey rear extension
Approved Feb 1998
- 3.2 P99/2093 Erection of Front Porch
Approved Aug 1999

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No Objection.
- 4.2 Other Consultees [including internal consultees of the Council]

Sustainable Transport

The development proposes the erection of an attached garage and first floor rear extension. No increase in bed spaces is proposed. The garage is set at least 4 metres back from the edge of the public highway [to the front] so I do not consider that this will cause a highway safety hazard. The proposed road, Chedworth, is a residential cul-de-sac so there is no through traffic. There is no transportation objection to this proposal.

Other Representations

4.3 Local Residents

One letter of objection has been received, raising the following points.

- Concerned that the proposed garage extension further blocks visibility of the road when exiting my driveway.
- View in / out of the cul-de-sac maybe restricted on what is already a bad junction.

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

The proposed attached garage will measure 3.0 metres in width by 8.8 metres in length. It will have a lean-to roof with an overall height of 3.3 metres. The first floor rear extension will span the full width of the house and measure 4.6 metres in width and have a depth of 3.2 metres. It will have a pitched roof to match the existing. The materials used in both extensions will match the host dwelling.

5.3 The windows in the first floor rear extension will match the existing windows. Although the estate is open plan, the proposed side extension to form a garage is single storey and will have a lean-to roof. The area is open plan in style and although the garage will be sited to the side of the dwelling, it will be set back from the front elevation by 1.6 metres. This emulates the design of the dwelling to the north of the application property, No. 52 Chedworth.

5.4 It is considered that the positioning of the garage results in a design that although will have an effect on the openness of the area, it is considered that the impact is not detrimental to the visual amenity of the area. Therefore, in respect of the design of both the rear and side extensions, with the chosen construction materials and its location at the side of the property, it is considered that both extensions are an appropriate addition to the dwelling and the streetscene.

5.5 Residential Amenity

Overbearing Analysis

Although the proposed rear extension will increase the height of the existing rear extension to two storey, it is considered that due to the depth of 3.3 metres it will not cause an overbearing effect on adjoining occupiers. Additionally, the neighbouring detached dwelling to the south side (No.36 Chedworth) is sited over 4 metres away. It is therefore considered that the proposed first floor rear

extension will not have an overbearing effect on the adjoining properties. To the north elevation, as the application property is sited on the corner, it is considered that the proposed side extension will not create an overbearing effect on the surrounding occupiers.

5.6 Privacy Analysis

No windows are proposed in the attached garage or the first floor rear extension. It is recommended that the permitted development right to insert windows in the side elevations of the proposed first floor rear extension and in the attached garage will be removed by condition. It is therefore considered that there are no issues of intervisibility or loss of privacy.

5.7 Amenity Space

Whilst the single storey side extension does project into the rear garden, sufficient garden space will remain to serve the occupiers of the property.

5.8 Highway Safety Analysis

The proposed garage is located to the side of the property, increasing the off street parking provision. One letter of objection has been received, raising concern over visibility. Chedworth is an Unclassified road, that is a cul-de-sac. In light of the small scale of the development, the minor road that it is sited on and the positioning of the side extension, the Council's Highways department have no objection to the development. The development is therefore considered acceptable in highway terms.

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 extension has been designed to respect and maintain the materials and design and character of the dwelling streetscene. The development therefore accords with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.

6.3 It is not considered that the proposal would cause any significant adverse impact in residential amenity. The development is therefore considered to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

6.4 It is considered that the proposed development would not create or unacceptably exacerbate traffic congestion, or have an unacceptable effect on road, pedestrian and cyclist safety, in accordance with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006

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

7. RECOMMENDATION

7.1 That planning permission be **GRANTED** subject to the conditions as set out 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.

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

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

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

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

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

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side extension to form garage hereby approved.

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

5. No windows other than those shown on the plans hereby approved shall be inserted at any time in either side elevation of the first floor rear extension hereby approved.

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

ITEM 5

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/1980/F	Applicant:	Ms E Chivers
Site:	Land Off Beach Lane Upton Cheyney South Gloucestershire BS30 6NP	Date Reg:	5th August 2010
Proposal:	Formation of vehicular track (Retrospective).	Parish:	Bitton Parish Council
Map Ref:	370604 170743	Ward:	Bitton
Application Category:	Minor	Target Date:	27th September 2010



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PK10/1980/F

Reason for reporting to Circulated Schedule

This application has been referred to the Council's Circulated Schedule as objections have been received from local residents regarding the proposed development and comments have been raised by Bitton Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the retention of a vehicular access track to serve a recently built agricultural building approved under planning permission PK09/0777/F.
- 1.3 The application site relates to agricultural land within the open countryside and within the designated Green Belt & Beach Conservation Area and AONB.

2. POLICY CONTEXT

- 2.1 National
PPS1 Delivering Sustainable Development
PPS5 Planning for the Historic Environment
PPG2 Green Belt
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
L1 Landscape Protection
GB1 Green belt
E9 Agricultural Development
L12 Conservation Area
L2 AONB
EP2 Flood risk and development

South Gloucestershire Core Strategy Pre-Submission Draft March 2010

- CS1 High Quality Design
CS34 Rural Areas

- 2.2 Supplementary Planning Document
Design
Green Belt

3. RELEVANT PLANNING HISTORY

- 3.1 The following relevant planning history relates to the application site:
- 3.2 PK09/0777/F Erection of Agricultural Building
Approved June 2009
- 3.3 PK08/2520/F Erection of Agricultural Building
Refused October 2008
- 3.4 PK09/0158/PNA Erection of Agricultural building
Objection raised Feb. 2009

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Construction of the barn and a track appear to have caused the diversion of a spring which formerly fed into the grounds of Beach Cottage and out to a trough on Beach Lane. The land is now constantly wet and will freeze in winter, proving dangerous to users. Councillors have no objection to the track but would support the inclusion of conditions to require the track to be seeded and grassed as suggested but also to restore the spring water to its former course to allow the retention of this amenity.

Other Consultees

Tree Officer

No objection.

Landscape Officer

No objection subject to a condition requiring the track to be retained as a grass surface and that the surface finish cannot be changed without prior approval.

Listed Building officer

No objection subject to a condition requiring the track to be maintained with a grass-seeded finish.

Drainage Engineer

Comments have been made regarding the spring and this is discussed in detail below under paragraph 5.10.

Other Representations

4.2 Local Residents

Two letters of objections have been received from local residents raising the following planning objections regarding the proposed development, which have been summarised by the Planning Officer as follows:

- We were not notified at time of previous application for the agricultural barn
- Information given by applicant's agent at time of previous application was incorrect
- The gateway of the track is in front of our property and will cause extra traffic and noise in an area of outstanding natural beauty and conservation
- Our property overlooks track and development has visual impact on landscape character
- Track was implemented without knowledge of Council
- No objection to track, but suggest permission is subject to a condition to restore a spring water to its former course that has been diverted as a result of works.
- Diversion of spring water diminishes the attractiveness of the scene

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

PPG2 affirms a general presumption against inappropriate development in the Green Belt while Local Plan Policy GB1 states that development within the Green Belt which would have an adverse impact on its visual amenity will not be permitted. Paragraph 3.12 of PPG2 confirms that the statutory definition of development includes engineering operations and that the carrying out of such operations are inappropriate development unless they maintain openness and do not conflict with the purpose of including land in the Green Belt. This is reinforced by Policy GB1 of the South Gloucestershire Local Plan.

5.2 Policy L1 seeks to ensure that the character, distinctiveness, quality and amenity of landscapes are conserved and enhanced and Policy L2 seeks to ensure that development does not harm the natural beauty of the AONB.

5.3 Regard must also be had for Policies 12 and 13 that seeks to preserve a listed building and its setting and that of the Conservation area.

5.4 Landscape Character

An objection has been raised by a local resident regarding the impact of the track on the character of the landscape. This application seeks retrospective planning permission for the retention of an agricultural track to a recently erected barn, which received planning approval in 2009. The track is approximately 70.0m in length and runs from the existing access point from Beach Lane up to the barn.

5.5 The agent has confirmed the track was first constructed to afford access during the recent construction of the approved agricultural building. It was constructed by scraping out the topsoil and rolling in approximately 200mm depth of crushed hardcore. Since it was decided to keep the track to ensure usable all year access up to the barn, the track has been covered with soil and seeded. Ultimately if not heavily used it will effectively be invisible, and even if there is wear, the track will appear as an informal twin track with a central grass strip, typical of the wider rural scan.

5.6 The Planning Officer is of the opinion as the track has been covered in soil and seeded, the grass will establish over time and in turn allow the track to blend in with the open field and the Officer concurs with the agent that in the event the track becomes worn it will however take on the appearance of twin wheel tracks with a central grass strip, which would be wholly in keeping with this rural location. Should planning permission be granted it is recommended that a condition be attached requiring the track to be retained as a grass surface finish at all times and the surface cannot be changed without the prior approval of the Local Planning Authority.

5.7 It is therefore considered that the proposed track by reason of its design and siting if allowed would have no greater impact on the openness or visual amenities of the green belt and would conserve the character, distinctiveness, quality and amenity of landscapes and not harm the natural beauty of the AONB.

5.8 Conservation Area /Listed Building

In light of the above assessment it is considered that the track by reason of its design and siting would seek to preserve the adjacent Grade II listed building and its setting and also preserve Upton Cheyney Conservation Area.

5.9 Residential Amenity

Objections have been raised by a local resident on the grounds that the access into the field is opposite their property and will cause extra noise and traffic, which is not welcomed or environmentally friendly in an area of outstanding natural beauty and conservation. As the new track is utilising an existing agricultural vehicular access entrance, it considered the use of this gated entrance will have no greater impact than the existing situation.

5.10 Drainage

Concerns have been raised by the Parish and local resident on the grounds that during the construction of the barn this has resulted in a spring being affected and diverted.

5.11 The Council's Drainage Engineer has visited the site and adjacent neighbouring land on a number of occasions in light of concerns expressed by a Local Councillor and resident regarding this issue. Further to a recent site visited it was evident that the water flow had been reinstated and is flowing into the trough. Further investigations are still ongoing to ensure that this will function long term.

5.12 Although the Parish and local resident have requested the imposition of condition to correct this situation, the Planning Officer is of the opinion that it is not reasonable to impose a condition on the back of this application as it is not clear when exactly the works took place. However notwithstanding this, as discussed above this matter is being investigated and is ongoing.

5.13 Other Issues

Objections have been raised by the neighbour regarding the fact they were not consulted at the time of the previous planning application and the information submitted by the agent in support of the application was incorrect.

At the time of the previous planning application the applicant stated on the application form that their address was Britton Farm, despite having sold the property already. Clearly the Council would not have been aware of this. It should be noted however that the impact of the proposed development on nearby residential properties would have been considered.

The neighbour has advised that at the time of the previous planning application the applicant agent advised the barn was required for the keeping of lambing ewes. To date they have not seen any ewes but only 2 pot bellied bigs. The Planning officer would advise that subject the building is used for its authorised use i.e. agricultural purposes then no objection is raised in planning terms.

6. CONCLUSION

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

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

- a) The proposed track by reason of its siting and design will maintain the openness and visual amenities of the Green Belt - Policy GB1
- b) The proposed track by reason of its siting and design will conserve the character, distinctiveness, quality and amenity of the landscape and will not harm the natural beauty of the AONB – Policies L1 and L2
- c) The proposed track by reason of its siting and design will preserve the adjacent Grade II listed building and its setting and will also preserve the Conservation Area – Policies L12 and L13
- d) The proposed track has fully taken account of neighbouring residential amenities and through careful design, the proposal will not materially harm the amenities of neighbouring properties- Policy E9

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 vehicular track hereby approved Site Plan dwg.no. 1966.09.01B shall have a grass finish surface at all times.

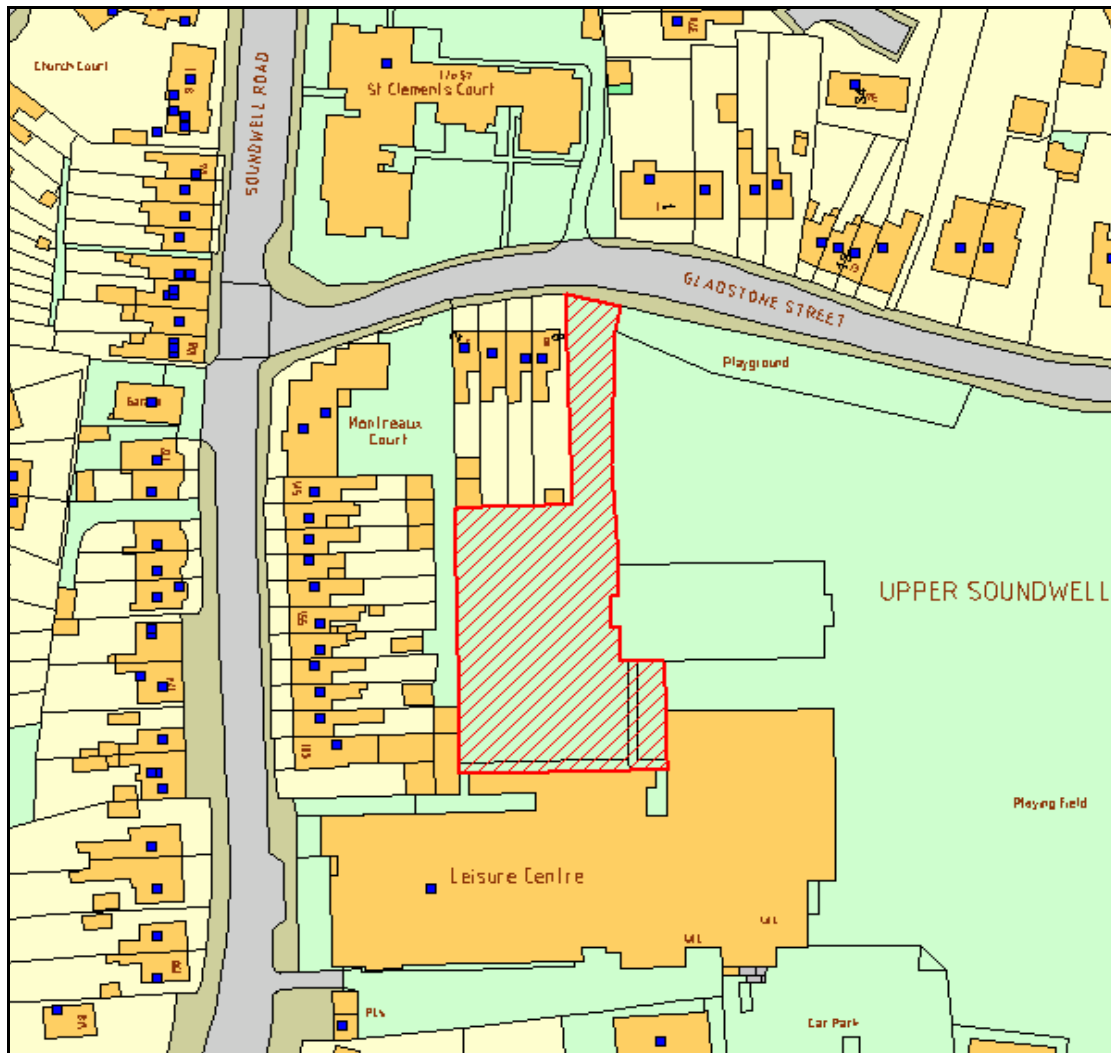
Reason

To protect the character of the landscape and Conservation area Policies D1, L1, L2 and L2

ITEM 6

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/1986/R3F	Applicant:	Mr Kim Hazeldine - South Gloucestershire Council
Site:	Kingswood Leisure Centre Church Road Soundwell South Gloucestershire	Date Reg:	5th August 2010
Proposal:	Erection of biomass boiler energy centre with access, landscaping and associated works. Erection of 2.4m high welded mesh security perimeter fence.	Parish:	None
Map Ref:	364839 175074	Ward:	Staple Hill
Application Category:	Minor	Target Date:	27th September 2010



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REASONS FOR REFERRAL TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule as the applicant is South Gloucestershire Council and due to the receipt of two letters of objection received.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the installation of a new energy centre consisting of a biomass boiler to the north of Kingswood Leisure Centre, Soundwell. The proposed biomass boiler and associated plant would be enclosed within a building measuring approximately 22 metres in length by 13.4 metres in depth with a maximum height of 7 metres. The proposal also includes the installation of a grasscrete access road and a large concrete delivery and turning area.
- 1.2 Kingswood Leisure Centre is a large building fronting onto Soundwell Road. A large playing field is situated to the north and east of the building, which can be accessed off Gladstone Road. The car park is situated to the South East of the building, which can be accessed off either Soundwell Road or Church Road. The site is located within a residential area of Kingswood.

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
LC3 Proposals for Sports and Leisure Facilities within the Existing Urban Area
LC4 Proposals for Education and Community Facilities Within the Existing Urban Area
EP1 Environmental Pollution
EP5 Renewable Energy Installations
T12 Transportation Development Control Policy
- South Gloucestershire Core Strategy, Pre-submission Publication Draft March 2010
CS1 High Quality Design
CS3 Renewable and Low Carbon Energy Generation
CS23 Community Buildings and Cultural Activity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

The site was subject to several applications in the late 1980's early 1990's; due to the age of these it is not considered relevant to list details, the most recent applications are detailed below.

- | | | |
|-----|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1 | PK00/2949/F | Erection of railings on car park retaining wall.
Approved December 2000 |
| 3.2 | PK10/0318/F | External cladding to existing building
Approved April 2010 |
| 3.2 | PK10/1830/R3F | Installation of air handling plant to roof above
swimming pool changing area on south elevation and
enclosure with roofing and acoustic screen.
Pending consideration |

4. CONSULTATION RESPONSES

- | | |
|-----|----------------------------------------------------------------------------|
| 4.1 | <u>Parish/Town Council</u>
Site falls outside of any parish boundaries. |
| 4.2 | <u>Sustainable Transport</u>
No objections |
| 4.3 | <u>Environmental Protection</u>
No objections |

Other Representations

- | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.4 | <u>Local Residents</u>
Two letters of objection have been received from local residents raising the following concerns: <ul style="list-style-type: none">• Attended the consultation event but there are still several issues with the development.• It was confirmed at the consultation event that this biomass boiler would be constructed the closest to residential properties to date.• Hard to understand the noise emissions data.• The revised documentation does not describe what material would cover the ground in the enclosed area.• One set of plans shows the area to be blocked off with gates and one set of plans shows this area to be open.• It would be most appropriate to block the area off as it has the capacity to become an area for youths to gather.• Biomass boiler would be very close to No. 6.• No information about smoke emissions• More information should be provided• Netham park biomass boiler in Bristol, belches out very dark smoke |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy LC3 and LC4 allow for proposals to improve sports and leisure facilities and community facilities that are located within urban areas provided that the development would not unacceptably prejudice residential amenities or have any unacceptable environmental or transportation effects, and provided that the proposal is highly accessible by public transport and pedestrians and the proposal would not result in unacceptable levels of on street parking.

5.2 Design / Visual Amenity

An application has recently been approved for the re-cladding of the leisure centre, reference PK10/0318/F. Continuing the work to upgrade the building, the current application proposes the installation of a biomass boiler to the north of the main building, adjacent to the existing plant room of the leisure centre. The proposal would involve the erection of a flat roofed building which would house the biomass boiler and plant. The building would measure approximately 22 metres in length by 13.4 metres in depth with a maximum height of 7 metres. The proposed structure would be finished in face brick to match the existing leisure centre building and the doors and louvered panels would be powder coated aluminium of a grey colour to match the finish of the windows and doors approved as part of PK10/0318/F.

The application includes the installation of a grasscrete access track, and a large concrete hard standing area to form a delivery and turning area. The proposed energy centre and hard standing area would be enclosed by a 2.4 metre high welded mesh security fence. Whilst the proposal does include a large amount of concrete hard standing, the proposed planting to the west and north of the site would lessen the impact of this. In addition the grasscrete track has been introduced to reduce the amount of hard standing in the proposal. Furthermore, the proposed security fencing is considered appropriate given the context and would match the existing fencing to the rear of the terrace of dwellings along Soundwell Road.

The proposed works are modest in scale given the size of the existing building and are considered to be of an appropriate standard in design. The proposed structure would not be visible when the site is viewed from the front, Soundwell Road, as the building is located behind the existing terrace of dwellings along Soundwell Road. The proposal would be visible from Gladstone Road but would be viewed against the backdrop of the leisure centre building, its not therefore considered that the proposal would result in any demonstrable harm to the character and appearance of the building and street scene.

5.3 Residential Amenity

The proposed energy centre would be located approximately 12 metres away from the rear boundaries of the nearest neighbouring residential properties, No's 159-165 Soundwell Road. As such it is not considered that the proposed works would impact upon the amenities of any of the nearby residential properties, by way of overbearing impact or overshadowing. No additional windows are proposed, as such there are no issues of inter-visibility or loss of

privacy. Furthermore, additional planting along the west and north of the site would screen the proposal from the neighbouring dwellings.

Access to the site would be via Gladstone Road along a grasscrete access track which runs along the side of No. 8 Gladstone Street. Given the infrequent deliveries proposed to the site, only once weekly, it is not considered that the proposal would result in any significant impact on the neighbouring residents in terms of noise and disturbance.

Concern has been raised by local residents that the information submitted is hard to understand and that not enough information has been provided. Further information was submitted by the agent outlining that the proposed plant would not result in any increase in background noise at the nearest adjacent properties, the statement goes on to outline the noise control measures that will be carried out, including sound retention wall and roof façade panels and a flue silencer section. In addition to these measures, the planting of trees between the proposed plant and the boundary of the site will further reduce the noise emissions from the site.

The proposed biomass plant has been assessed by the Councils Environmental Protection Officer and is not considered to result in any unacceptable increase in noise levels. Therefore the impact on residential amenity is subsequently deemed acceptable.

With regard to the flue gas emissions, the information submitted in support of the application outlines that the flue gas emitted would meet the Clear Air Act Standards and Defra guidance and would be emitted at a rate and height to ensure there is no adverse impact on the air quality to local residents. It has also been confirmed that the flue gas emitted would be white.

5.4 Highways Implications

The proposal would be accessed via an existing access point on Gladstone Road. The Councils Highway Officer has assessed the proposal and given the location of the access in combination with the fact that deliveries would only be once weekly, there are no objections to the proposal in terms of highway safety.

5.5 Environmental Issues

The proposed biomass plant has been assessed by the Councils Environmental Protection Officer and is not considered to result in any unacceptable increase in noise levels or any unacceptable levels of flue gas emissions. As such there are no objections to the proposal subject to the attachment of a condition to ensure that the noise levels emitted from the plant do not exceed the existing background noise levels.

6. **CONCLUSION**

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

- 6.2 The proposal is of an appropriate standard in design and is considered to result in a positive improvement in terms of the energy efficiency of the building. Furthermore the proposed works would not harm the amenities of the neighbouring properties or impact upon highway safety. As such the proposal accords with Policies D1, EP1, LC3 and LC4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Kirstie Banks
Tel. No. 01454 865207

CONDITIONS

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

Reason
To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. The rating level of noise emitted from the site shall not exceed the existing background noise. The background noise determined to be 50 dB by day (7.00am-11.00pm) and 40 dB by night (11.00pm - 7.00am). The noise levels shall be determined at the site boundary. The measurements and assessment shall be made in accordance with the provisions of BS4142:1997.

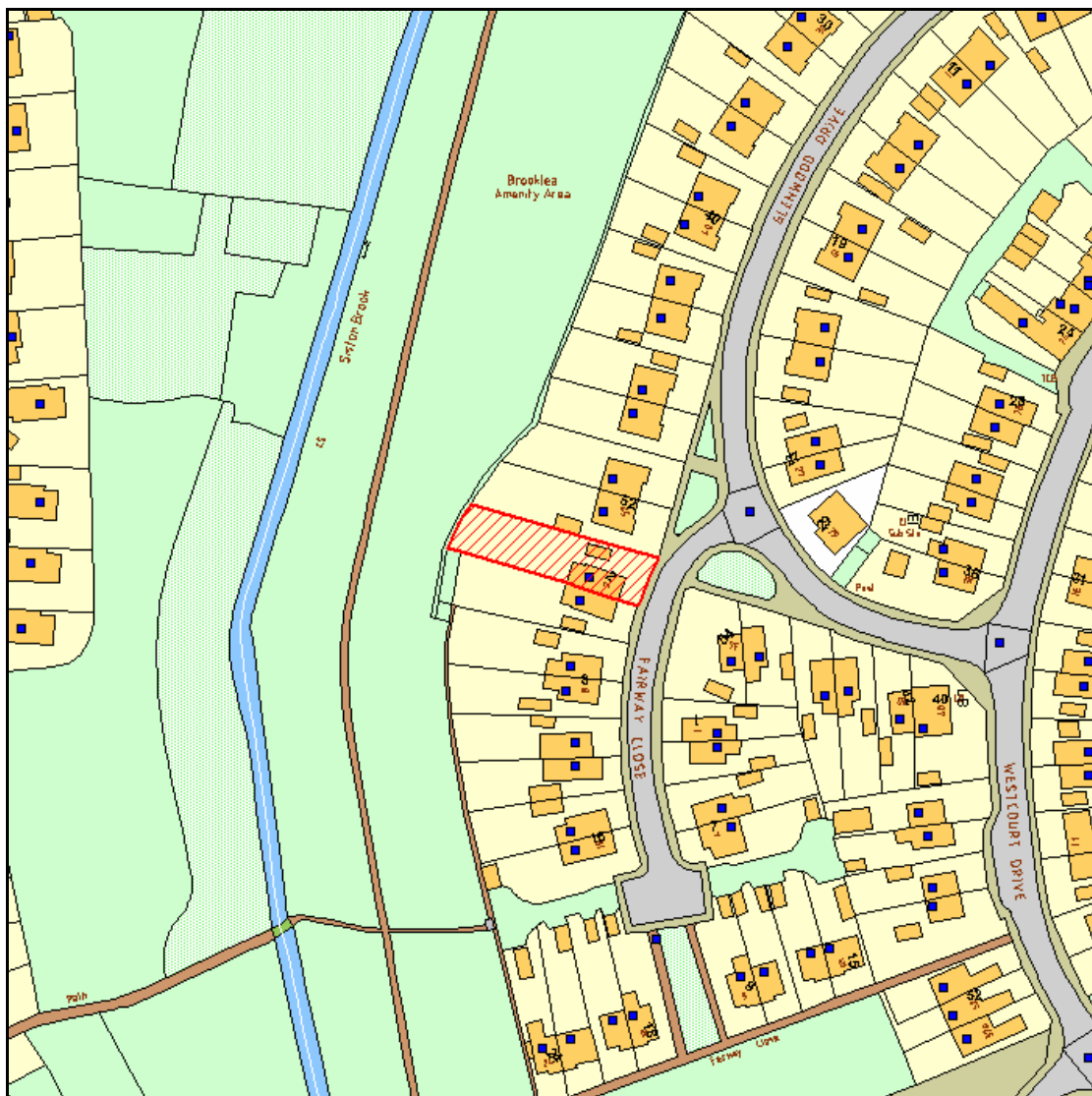
Reason
To minimise disturbance to occupiers of nearby buildings and to accord with Policy EP1, EP5, LC3 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.
3. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason
To protect the character and appearance of the area, to protect the amenity of neighbouring occupiers and to accord with Policies D1, LC3 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 7

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/1995/F	Applicant:	Mr Mark Harris
Site:	2 Fairway Close Oldland Common Bristol South Gloucestershire BS30 9SA	Date Reg:	10th August 2010
Proposal:	Erection of first floor rear extension over existing ground floor rear extension to provide additional living accommodation.	Parish:	Bitton Parish Council
Map Ref:	366866 171659	Ward:	Oldland Common
Application Category:	Householder	Target Date:	4th October 2010



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REASONS FOR REFFERAL TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of one letter from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a first floor rear extension over the existing ground floor rear extension to provide additional living accommodation at 2 Fairway Close, Oldland Common. The proposed extension would measure 4.2 metres wide by 3 metres in depth and would have an overall height to ridge of 6.5 metres.
- 1.2 The property is a two storey semi-detached dwelling and is located within a residential area of Oldland Common.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards
- South Gloucestershire Core Strategy, Pre-submission Publication Draft March 2010
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 K1346/1 Two storey side extension
Approved February 1991

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
No objections

Other Representations

- 4.2 Local Residents
One letter of response has been received from a local resident stating that the proposed extension is likely to be obstructed by the guttering on the

neighbouring property and that discussions are being carried out between the applicant and the neighbour to overcome this issue.

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 appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. The extension is of modest size in comparison to the bulk of the main dwelling and is suitably subservient to it, this is particularly the case given that the ridge height is set down from the main ridge of the dwelling. In addition, it is considered that the appearance of the resultant building is well proportioned and would remain in keeping with the scale of the surrounding dwellings. 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 existing dwelling and is of similar design to the neighbouring properties existing two storey rear extension. It is therefore considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

The rear of the property is bound on both sides by neighbouring residential properties and is enclosed and screened by a combination of 1.8 metre high closed board fencing, a 1.5 metre wall and trees/hedges. The proposed extension would be located adjacent to the adjoining properties two storey rear extension and would be located over 5 metres away from the neighbouring property to the north, No. 52 Glenwood Drive. As such given the existing boundary treatments in place, combined with the depth and location of the proposal, it is not considered that the extension would have any overshadowing or overbearing effect on the neighbouring dwellings.

The proposal includes the addition of one new first floor window on the rear elevation and two new roof lights. 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. It is considered that there are no issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Parking and Highway Safety

The proposed extension would be to the rear of the dwelling and as such would not effect the existing off street parking that the property benefits from. No additional bedrooms are proposed, as such the parking would remain in compliance and within the Councils required parking standards and the proposal is considered acceptable.

5.5 Other Issues

The concern raised with regard to the proposal being obstructed by the neighbouring properties guttering, is civil matters which would be addressed under non planning legislation in the form of the Building Regulations, The Party Wall Act and other related legislation. However, for the avoidance of doubt, three informatives would be attached to the decision notice to ensure that the applicant / agent is aware that planning permission does not grant rights to carry out works on land outside of the control of the applicant; consent must be sought from the owner of the land; and, that the Building Regulations must be complied with.

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 extension is of an appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. 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 following conditions

Contact Officer: Kirstie Banks
Tel. No. 01454 865207

CONDITIONS

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

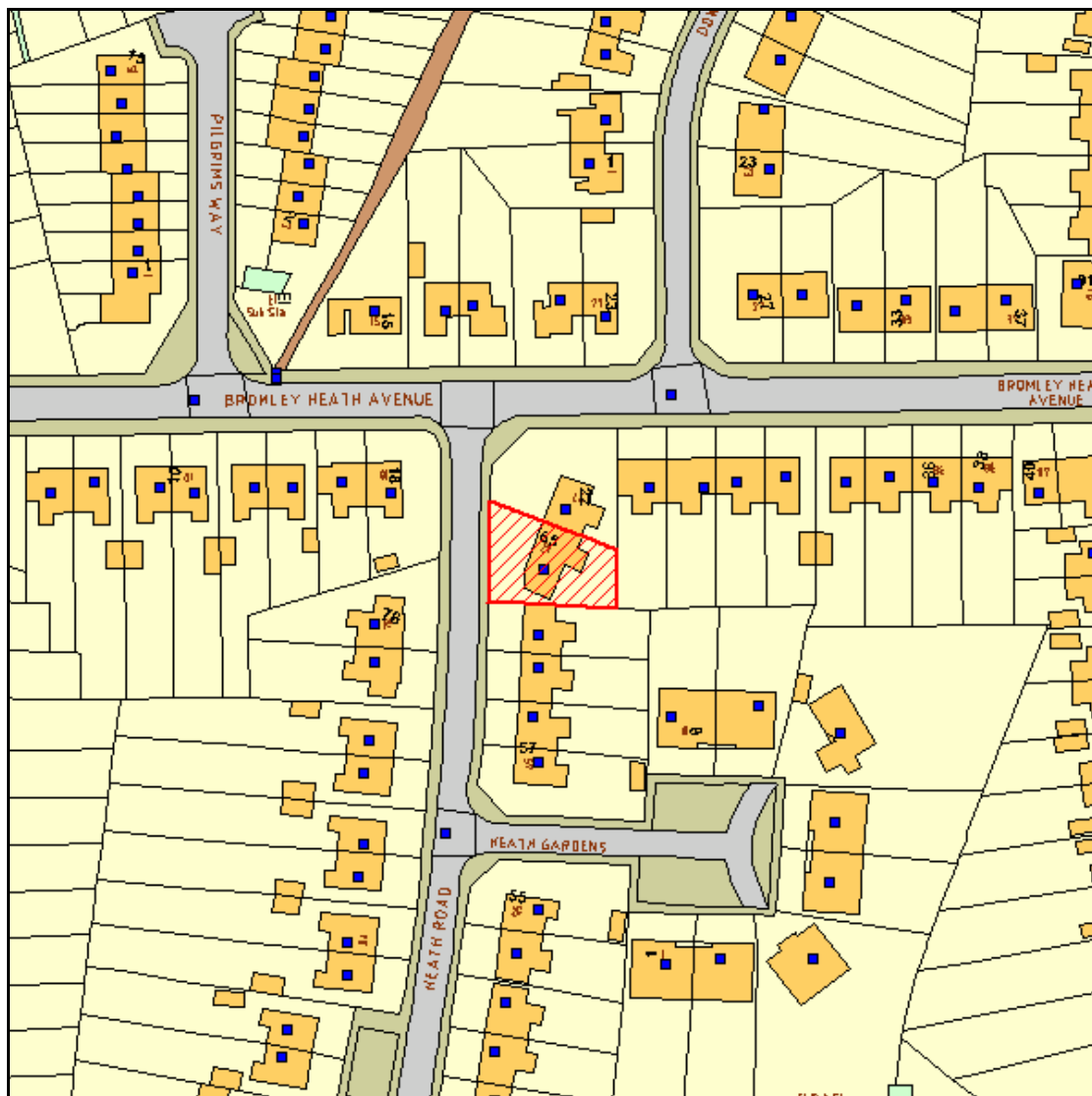
Reason

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

ITEM 8

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/2142/F	Applicant:	Mr Tucker
Site:	65 Heath Road Downend Bristol South Gloucestershire BS16 6HD	Date Reg:	20th August 2010
Proposal:	Erection of single storey rear extension and front bay windows to facilitate the conversion of existing two storey side extension to form 2no. self contained flats.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364923 177704	Ward:	Downend
Application Category:	Minor	Target Date:	12th October 2010



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PK10/2142/F

INTRODUCTION

This application is reported on the Circulated Schedule as an objection has been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use of a flat-roofed two storey brick built side extension to No. 65 Heath Road to two flats. Also proposed are two extensions to the property, a bay at the front and a single storey rear extension to form a cycle store. It is also proposed to construct an apex roof over the side extension, but as this roof extension is less than 50 cubic metres, it constitutes permitted development and is not part of this application. No. 65 was originally a pebbledash and tile semi-detached dwelling in a corner location, set at 45 degrees to the junction of Heath Road and Bromley Heath Avenue. There is no record of planning permission being approved for the extension to the side, but it appears to be very well established and by virtue of having its 'own' front door (in reality an access to the rear garden of the site) and materials at variance to the host dwelling, the extension reads as a separate dwelling.
- 1.2 The street scene in both roads is regular, with extensions generally being limited to the sides of the dwellings. The front garden in front of the extension is mostly hardstanding, used for parking purposes.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
- 2.2 South Gloucestershire Core Strategy – Pre-Submission Publication Draft
CS1 Design
- 2.3 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 House extensions
H5 Residential conversions
T7 Cycle Parking
T8 Parking standards
T12 Highway Safety

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection

4.2 Other Consultees

Transportation

Planning permission is sought to split an existing six bed house into three separate dwellings, providing after development a three-bed house and two one-bed flats. A small single storey extension to provide a cycle store is proposed to the rear of the site.

The site has an existing vehicular crossover providing three parking spaces. It is proposed to retain this access and allocate one parking space to each dwelling. This level of parking is within the maximum standards set out in Policy T8 of the SGLP and is therefore considered acceptable.

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

Other Representations

4.3 Local Residents

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

- Car parking issues arising from the loss of a garage
- Noise concerns from the flats
- The proposed roof would be out of keeping with the surroundings
- The proposed roof would take away light

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The issues to be examined are set by the policies which apply directly to each part of the proposal: H4 and D1 in the case of the rear and front extensions and H5 in respect of the conversion of half of the dwelling into flats. The transportation impact is also examined below.

5.2 Rear Extension and Front Extension

The proposed single storey rear extension would be located next to the original house, behind the flat roofed two storey extension, infilling a corner. The extension would be used as a cycle store. It is considered that in the proposed location, well away from the site boundary and at single storey, this part of the proposal would not compromise existing levels of residential amenity. The design is simple and would use materials to match the host dwelling, therefore it is considered that this part of the proposal accords with policy D1 as well. The proposed front bay would be two storey, next to the original house, projecting slightly from the existing front elevation. The materials are shown to match the house and it is considered that this element would not compromise existing levels of residential amenity, nor have an adverse impact on the street scene.

5.3 Conversion of part of dwelling to two flats

Policy H5 sets criteria to be met for the conversion of existing residential properties into smaller units of accommodation. The first criterion is that such proposals should not prejudice the character of the surrounding area. By virtue of the prevailing character of the extension, physically it is considered that the proposal would not harm the character of the area. Due to the access provided to the rear of the property, bin and bicycle storage are shown as provided in the rear garden and therefore when viewed from the front, it is considered that

there would be no overt sign that the previous extension housed two apartments. The second criterion is that the proposal should not prejudice the amenities of nearby occupiers. For the same reasons, it is considered that the impact of the proposal would not extend beyond the building. Part of the existing rear garden would form the amenity area for the flats, but this area is currently used as a garden to serve the site anyway. The third criterion is that the proposal should identify an acceptable level of parking provision. It is considered that this has been supplied through the proposal. The fourth and last criterion is that adequate amenity space is provided. In this case, the proposal allocates half of the existing rear garden to the two flats and both the new and residual gardens are considered to be of a suitable size to meet the needs of existing and future occupiers. It is therefore considered that the proposal accords with policy H5 of the adopted Local Plan.

5.4 Transportation

The Highways comments appear at 4.2 above. Parking for the entire site is already in place. This would have to serve a three bedroom dwelling and two one bedroom flats. There are three off-street spaces in front of the existing extension and this level of provision accords with the Council's minimum standards set out in policy T8. It is therefore considered that the level of off-street parking provision would accord with policy T8.

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 provide additional accommodation in the form of two flats in any area where family housing predominates, thereby contributing towards creating a mixed community, according with PPS3. The two proposed extensions would preserve the prevailing character of the previous two storey extension as distinct from its host dwelling and the additional bay would underline this as a separate dwelling, albeit providing two flats, according with policy H4 and D1. Parking provision is already in place off street on the site and the proposal would not harm highway safety, according with policy T12 of the adopted South Gloucestershire Local Plan.
- 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 is approved, subject to the conditions shown below.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The 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.

ITEM 9

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PK10/2163/F	Applicant:	Mr And Mrs Cottrill
Site:	6 Home Barns West End Marshfield Chippenham South Gloucestershire	Date Reg:	20th August 2010
Proposal:	Change of use of part of workspace area to facilitate the creation of an additional bedroom.	Parish:	Marshfield Parish Council
Map Ref:	376764 174236	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	13th October 2010



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INTRODUCTION

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

1. THE PROPOSAL

1.1 This application proposes the change of approximately half of the workspace area in an end-terrace live/work unit (Barn B) to form an additional bedroom. The site lies in the Green Belt, to the west of Marshfield village and is part of a complex of live/work units. These appear from the submitted plans to be a mixture of three and four bedroom dwellings, in this block. All are configured the same way as the site, with living accommodation on ground and first floor, while on the second floor is the workspace, in some cases already amended to provide additional bedrooms at the cost of some of the workspace.

1.2 The proposal is to reduce the workspace floor area by approximately one half, it is currently the whole of the second floor. This area would become a fourth bedroom. The only external change proposed is the replacement of a window in the gable end for another one which would serve both the workspace and the new bedroom. This part of the development is considered to be de minimis.

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS4 Economic Development

2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design

2.3 South Gloucestershire Core Strategy (pre-submission publication draft)
CS17 Housing diversity
CS1 Design

3. RELEVANT PLANNING HISTORY

3.1 PK07/0648/F Change of use of ground floor from warehouse (B8) to 17 office/workshop units (B1) and the creation of 17 live/work units above
Approved

3.2 PK09/1409/F Creation of 3 additional live/work units in Barn C. Conversion of existing bedroom into workspace (Units A5, B7, B11, B12 and C13) and conversion of part of workspace into additional bedroom in Unit B10 inter alia
Approved with unilateral undertaking

4. CONSULTATION RESPONSES

4.1 Marshfield Parish Council
Objection: the proposal erodes the purpose of live/work units.

4.2 Other Consultees
None

Other Representations

- 4.3 Local Residents
No replies received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policy listed above, in the light of all material considerations. The only relevant policy is the design policy, since the live/work classification is *sui generis* and no local plan policies deal with it directly. The only issue of relevance is considered to be the loss of part of the workspace in this live/work unit. It is acknowledged that live/work units have the potential to promote sustainable lifestyles in that travel to work for at least one occupant of the site is unnecessary.

5.2 Live/work unit

The site is currently a live/work unit and although under this proposal, the living area would increase and the work area decrease, it would remain a live/work unit as no change of use has been applied for. As such, its function would be maintained. The Parish's response is noted and the proposal is considered to erode the purpose of the live/work unit, but not to such an extent that the site could not continue to function in this use.

5.3 Material Considerations

As the planning history shows, a previous application for this complex (in part) approved a reduction in workspace to create an additional bedroom. Given the similarities to this proposal, this is considered to be a material consideration which carries significant weight.

5.4 Amenity Space

The proposal would result in a larger dwelling on the same plot, hence the garden would have to serve a growing family, without becoming any larger. Given the material consideration stated above, it is not considered that an objection on this basis, although the garden is small, even for a three bedroom house, could be sustained on appeal.

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 maintain the use of the site as a live/work unit, thereby continuing to promote sustainability, which is at the heart of policies D1 of the adopted Local Plan and CS1 of the emerging Core Strategy.
- 6.3 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is approved, subject to the three year commencement condition.

Contact Officer: Chris Gosling

Tel. No. 01454 863787

CONDITIONS

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

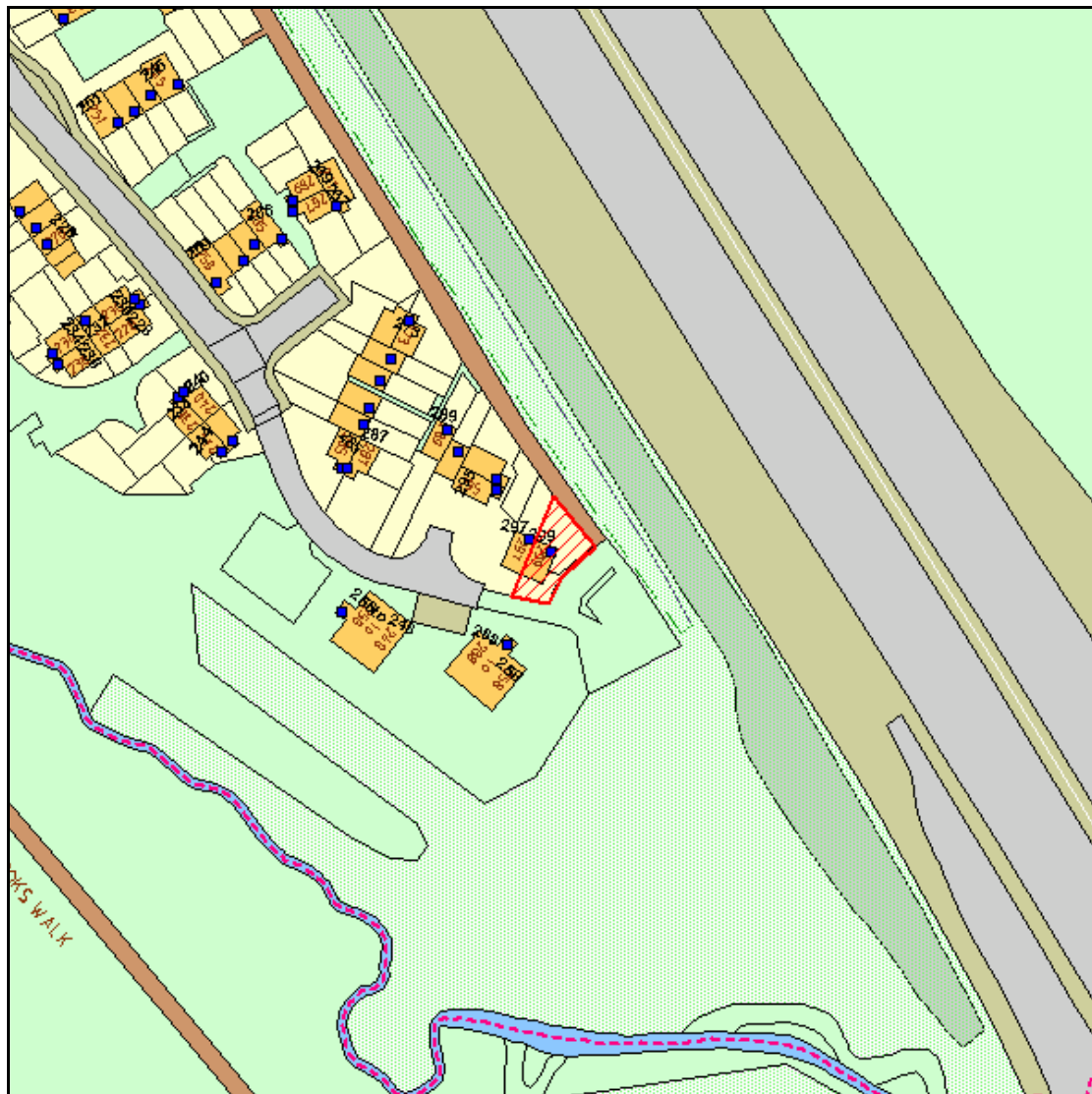
Reason

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

ITEM 10

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PT10/1141/F	Applicant:	MK LinkMK Link
Site:	299 Ormonds Close Bradley Stoke South Gloucestershire BS32 0DW	Date Reg:	22nd July 2010
Proposal:	Conversion of double garage and office to form 1no. dwelling with parking and associated works.	Parish:	Bradley Stoke Town Council
Map Ref:	362568 182243	Ward:	Bradley Stoke North
Application Category:	Minor	Target Date:	13th September 2010



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100023410, 2008.

N.T.S.

PT10/1141/F

REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application has been referred to Circulated Schedule because a representation has been received from Bradley Stoke Town Council that is contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission to convert part of the existing dwelling (e.g. the attached double garage and office) to form 1no. one bedroom dwelling.
- 1.2 The application site relates to an existing semi-detached dwelling and its associated curtilage. The dwelling has an existing one and half storey side extension that forms a double garage and office. To the front of the dwelling are two existing parking spaces and to the rear there is an area of private amenity space.
- 1.3 The application site is situated within a modern residential area. The site lies within the Bristol North Fringe Urban Area.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPS3: Housing
PPG13: Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design In New Development
H2: Proposals for Residential Development within the Existing Urban Area
H4: Development within Existing Residential Curtilage
H5: Residential Conversion and Re-Use of Buildings for Residential Purposes
T8: Parking Standards
T12: Transportation Development Control Policy For New Development

2.3 Emerging Development Plans

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

CS1: High Quality Design
CS5: Location of Development
CS15: Distribution of Housing
CS16: Housing Density
CS17: Housing Diversity
CS25: Communities of the North Fringe of Bristol Urban Area

- 2.4 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2008

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT09/5876/F Conversion of existing double garage to form ancillary residential accommodation
Withdrawn 11.01.2010.
- 3.2 PT02/0654/F Erection of two storey side extension to form double garage, utility room and toilet with hobby room over.
Approved 04.04.2002

4. **CONSULTATION RESPONSES**

- 4.1 Bradley Stoke Town Council
Bradley Stoke Town Council objects to this planning application on the following grounds:
1. Over-development of site
 2. Inadequate parking provision
 3. Granting of planning permission will set a precedent
- 4.2 Sustainable Transportation (Highway's Authority)
No objection.
- 4.3 Local Residents
None received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks planning permission to convert the existing dwelling into 2no. dwellings. The main issues to consider in this application are: -
- (1) Is principle of the proposed sub-division into two dwellings acceptable?
 - (2) Would the proposed development respect the character and appearance of the existing dwelling?
 - (3) Would the proposed development provide a good quality living accommodation?
 - (4) Would the proposed development prejudice the amenities of nearby occupiers?
 - (5) Would the proposed development have acceptable transportation effects?

5.2 Principle of Development

Policy H5 of the South Gloucestershire Local Plan allows for the conversion of existing residential properties into smaller units of self contained residential accommodation; providing that they: -

- A. Would not prejudice the character of the surrounding area; and
- B. Would not prejudice the amenities of the nearby occupiers; and
- C. Would identify an acceptable level of off-street parking; and
- D. Would provide adequate amenity space; and
- E. (In the case of building not previously used for residential purposes) the property is located with the existing urban area and the boundaries of settlements, as defined on the proposal maps.

5.3 As the proposed development would relate to an existing dwelling within the Bristol north fringe urban area, it is considered that the principle of the proposed conversion to two separate dwellings would be acceptable, providing the development satisfies the following considerations.

5.4 Design

The proposed development involves the conversion of an existing double garage and office and would not involve any extensions to the existing building. The only alteration would therefore be the replacement of the existing garage doors with a single window. On this basis, it is considered that the proposal would not result in 'over development' and would not harm the character and appearance of the existing building.

5.5 It is acknowledged that the parking space for the proposed development would be situated very close to the front of the dwelling. Accordingly, Officers do have some concern with this relationship in terms of: 1) the impact of parked cars on the street scene; and 2) pedestrian access to the front of the dwelling. Notwithstanding this, it is noted that the dwelling has an existing hard standing across the entire frontage of the dwelling and the applicant already parks two cars within this space. On this basis, the conversion would not result in the loss of any green space in the street scene and the level of the parking would be comparable to the existing arrangements. With regard to access, it is considered that it would still be possible to enter the property with a parked car across the frontage and thus this would not represent a reason to resist the proposed conversion.

5.6 In view of the above, it is considered that the proposed development would achieve good quality design and would not materially harm the character of the surrounding residential area. The proposal therefore accords with policies D1, H2, H4, and H5 of the South Gloucestershire Local Plan.

5.7 Quality of Living Accommodation

The primary housing objection of PPS3 (Housing) is that the planning system should deliver '*...high quality housing that is well-designed and built to a high standard*'. It is considered that the term 'well-designed' does not solely relate to the external appearance and architectural quality of a building. It is also equally important that new 'high quality' housing is fit for purpose and provides a well-designed internal living accommodation, which work wells for the occupier and contributes to their well-being. This is reiterated by the Design Checklist SPD which states that the building needs to be functional and work well for its intended users, including good space standards, natural light, energy efficiency and sound insulation¹. Furthermore this is supported by question 53 of the checklist which states that '*...the building or space works well for its intended user and take full advantage of opportunities of the site*'.

5.8 On this basis an assessment of the living accommodation is undertaken below. The Council does not have any adopted policy regarding minimum bedroom standards. In light of this, the 'Regulation of Crowding and Space in Residential Premises'² shall guide the assessment of the accommodation. This is a publication from a Government agency and provides guidance on acceptable room and bedroom sizes in dwellings. The guidance is meant to inform Local Authority practitioners on overcrowding across all housing tenures. Therefore it is considered that it is reasonable to give weight to the guidance in this document to judge the acceptability of the living accommodation in the proposed flats when interpreting and implementing PPS3, Policy D1 and question 53 of the South Gloucestershire Design Checklist SPD.

5.9 According to LACORS² a room with a minimum size of 9.5 square metres is suitable as a double bedroom for two persons and room of 6.5 square metres is suitable as a single bedroom for 1 person. In this application the proposed dwelling would have one bedroom that would be approximately 25 square metres in floor area. Furthermore the dwelling would have a generous living area, a private garden area, and good access to local footpaths and areas of public open space. On this basis, it is considered that the proposal would provide acceptable living accommodation for a one bedroom unit. The development would therefore accord with policy D1 of the South Gloucestershire Local Plan and the Design Checklist SPD.

5.10 Residential Amenity

The proposed conversion would involve replacing the existing garage door with a window. This alteration is minor in nature and would not result in any material harm to residential amenity of the neighbouring occupiers. It is therefore considered that in this instance the proposal would accord to the criteria of policies H2, H4 and H5 of the South Gloucestershire Local Plan.

5.11 Transportation

The proposed conversion would result in the loss of the garage, however off-street parking would remain available on the hard standing. In response to this

¹ South Gloucestershire Design Checklist SPD (Adopted) 2007 - Page 17

² LACORS - Regulation of 'Crowding and Space' in Residential Premises 2009

point, Bradley Stoke Town Council have raised concern with the level of parking provision.

- 5.12 The Council Highways Engineer initially raised concern to the proposed development on the grounds that the proposed parking area was too small. Following this objection, the applicant re-surveyed the application site and found that their original plans were inaccurate. The applicant has therefore submitted new drawings demonstrating that one vehicle can be suitably accommodated to the front of the dwelling. The Highway Engineer has visited the site and has confirmed that this is indeed the case. On this basis, Officer's are satisfied that the existing and proposed dwellings have adequate parking and therefore would not give rise to adverse levels of on-street parking. Furthermore the Engineer has confirmed that they do not expect the development to have a significant impact on highway conditions. It is therefore considered that the proposed development would accord to policies H2, H4, H5, T8 and T12 of the South Gloucestershire Local Plan

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- a) The proposed residential conversion would take place within an existing building and within the Bristol North Fringe urban area. It is considered that this is an appropriate area for such a residential development. It is therefore considered that the principle of the proposed development would accord with PPS3 and policies H2, H4, and H5 of the South Gloucestershire Local Plan (adopted) January 2006.
 - b) The design of the proposed development and the quality of the proposed living accommodation has been fully assessed. It is considered that the development respects the character and appearance of the existing dwelling and the surrounding residential area. Moreover the development would provide a satisfactory standard of living accommodation for future occupiers. The proposed development would therefore accord with policies D1, H2, H4, and H5 of the South Gloucestershire Local Plan (adopted) January 2006.
 - c) The impact of the proposed development on nearby properties has been fully assessed. It is considered that the siting and layout of proposal would not result in a material loss of privacy or an overbearing effect. The proposed development would therefore accord with Policy H2, H4, and H5 of the South Gloucestershire Local Plan (adopted) January 2006.
 - d) The impact of the proposed development in terms of transportation has been fully assessed. It is considered that proposal would have satisfactory access and parking arrangements. The proposed

development would therefore accord with Policy T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006.

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

7. RECOMMENDATION

7.1 Planning permission to be **GRANTED** subject to the following 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).

ITEM 11

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PT10/1853/CLP	Applicant:	Mrs J Homewood
Site:	Morton Maypole Morton Street Thornbury South Gloucestershire	Date Reg:	16th August 2010
Proposal:	Application for Certificate of Lawfulness for the proposed erection of replacement Garden Room.	Parish:	Thornbury Town Council
Map Ref:	364400 192052	Ward:	Thornbury North
Application Category:		Target Date:	13th September 2010



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REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because it comprises a Certificate of Lawfulness submission.

1. THE PROPOSAL

- 1.1 This application comprises a Certificate of Lawfulness for the proposed erection of a replacement garden room.
- 1.2 The application site comprises a large two-storey detached dwellinghouse situated on the southwestern side of Morton Street outside the defined settlement boundary.

2. POLICY CONTEXT

- 2.1 National Guidance
The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3. RELEVANT PLANNING HISTORY

- 3.1 P89/2545, change of use of barn to form dwellinghouse, construction of new vehicular access, approval, 28/04/91.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
This application is seeking a Certificate to state that the proposed development is lawful. It is not a planning application where the relative merits of the scheme are assessed against policy; it is an evidential test of whether it would be lawful to proceed with the proposal without express planning consent. The key evidential test in this case is whether the proposal falls within the permitted development rights afforded to householders. The proposed development comprises the erection of a replacement garden room to the southern side elevation of the dwelling. On this basis, the main consideration is whether the development falls within the criteria of Part 1, Class A (The enlargement, improvement or other alteration of a dwellinghouse) in terms of scale and siting. The host dwelling has its permitted development rights in tact.

5.2 Analysis of Evidence

Schedule 2, Part 1, Class A allows for the enlargement, improvement or other alteration of a dwellinghouse.

5.3 Development is not permitted by Class A if:

- (a) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The host dwelling benefits from a large curtilage plot as demonstrated on plan no. 'Homewood-ds-07', therefore, the total area of ground covered by buildings would not exceed 50% of the total area of the curtilage.

- (b) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposed elevation plan no. 'Homewood-ds-06' submitted demonstrates that the extension would not exceed the highest part of the roof of the existing dwelling.

- (c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The proposed elevation plan no. 'Homewood-ds-06' submitted demonstrates that the height eaves of the proposed extension would be lower than the height of the eaves of the existing dwelling.

- (d) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed elevation plan no. 'Homewood-ds-06' and location plan no. 'Homewood-ds-07' submitted demonstrates that the height of the eaves would be below 3 metres and that the extension would be at a distance of more than 2 metres from the boundary.

- (e) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:

- (i) exceed 4 metres in height,
- (ii) have more than one storey, or
- (iii) have a width greater than half the width of the original dwellinghouse.

The proposed elevation plan no. 'Homewood-ds-06' submitted demonstrates that the extension would be single storey in height with an apex less than 4 metres at ridge height. The width of the proposed extension would be 3.5 metres as demonstrated on plan no. 'Homewood-ds-07' and this is half the length of the width of the existing dwellinghouse, which is 21.5 metres.

- (f) It would consist of or include:
- (i) the construction or provision of a veranda, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.

The proposed elevation plan no. 'Homewood-ds-06' submitted demonstrates that the extension would not comprise any of the above.

5.4 Development is permitted by Class A subject to the following conditions:

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed materials for the external finishes of render for the walls, concrete tiles to match the existing roof tiles and uPVC windows and doors would be similar in appearance to the materials in the existing dwelling.

- (b) any upper-floor window located in a wall or roofslope forming a side elevation of the dwellinghouse shall be:

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (iii) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practical, be the same as the roof pitch of the original dwellinghouse.

The application extension is single storey, therefore, these criteria are not applicable.

- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practical, be the same as the roof pitch of the original dwellinghouse.

This criterion is not applicable since the application extension is single storey.

5.5 Conclusion

Based on the information submitted it is considered that the proposed development accords with the criteria contained in Schedule 2 Part 1 Development Within the Curtilage of a Dwellinghouse Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and is therefore, considered to be 'permitted development'.

7. RECOMMENDATION

- 7.1 A Certificate of Lawfulness for Proposed Development is granted for the following reason:

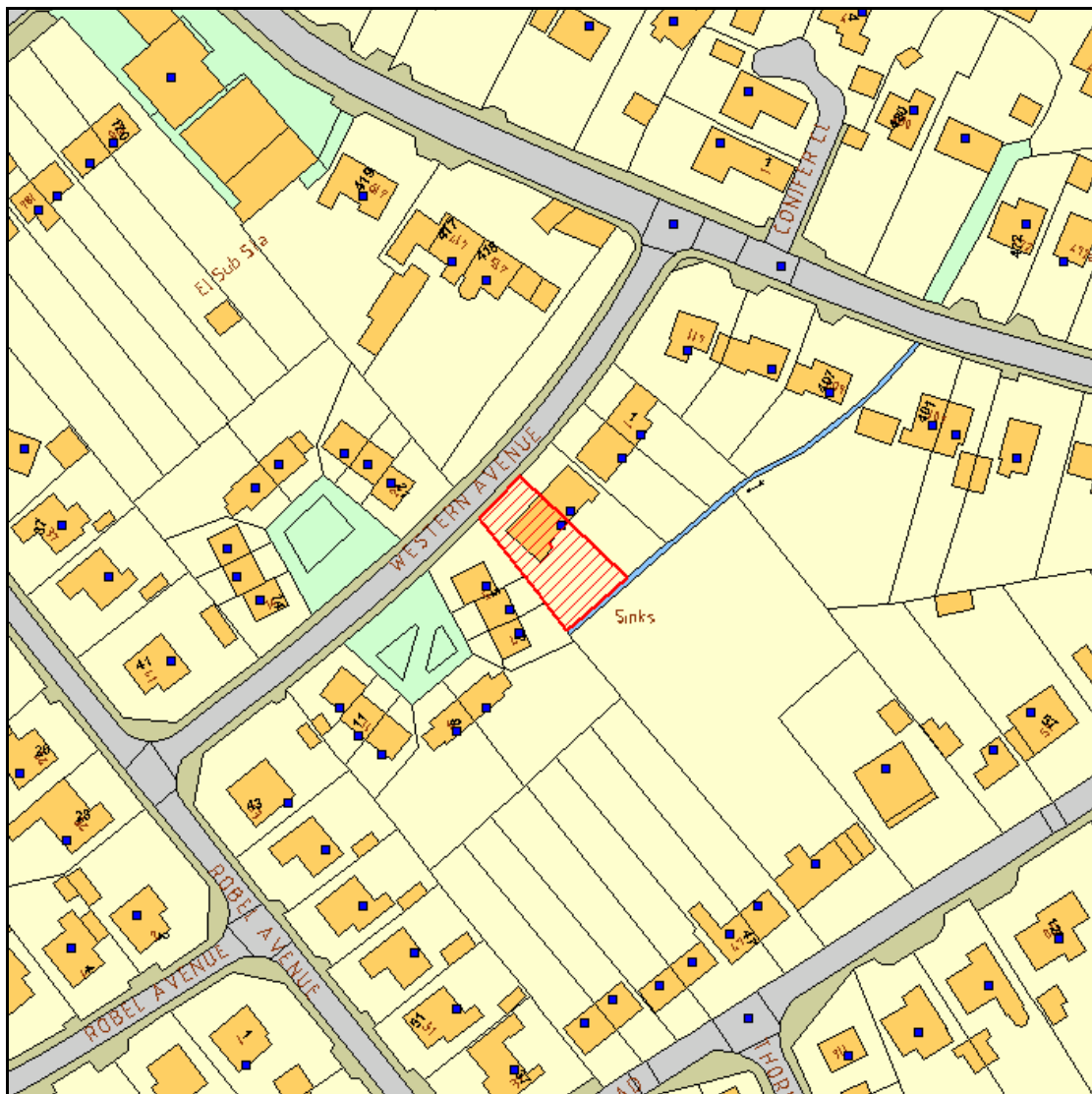
The proposal adheres to criteria contained within Schedule 2 Part 1 Development Within the Curtilage of a Dwellinghouse Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and is therefore, considered to be 'permitted development'.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

ITEM 12

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PT10/1896/F	Applicant:	Mr A Roylance
Site:	4 Western Avenue Frampton Cotterell South Gloucestershire BS36 2AJ	Date Reg:	5th August 2010
Proposal:	Erection of first floor side extension and single storey side extension to form additional living accommodation.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366118 182036	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	28th September 2010



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because an objection has been received from the Parish Council. A neighbouring occupier has also raised concerns regarding the proposed development.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor side extension and single storey side extension to form additional living accommodation.
- 1.2 The application site comprises a two-storey semi-detached property, which occupies a corner plot on the southwestern side of Western Avenue within the established residential area of Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Residential Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (adopted) SPD
- 2.4 Emerging Policy
The South Gloucestershire Core Strategy March 2010

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1531, erection of extension (side and front) to existing attached garage, approval, 19/05/97.
- 3.2 P98/2718, erection of single storey rear extension, approval, 04/01/99.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
Objection - The first floor dressing room window overlooks the adjoining bungalow.

Other Representations

- 4.3 Local Residents
One letter has been received from a neighbouring occupier. This neighbouring occupier does not object to the proposed development but raises concerns regarding loss of natural light and also the impact of dust created from the erection of the extension on the health of the neighbouring properties.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning Policy D1 applies to all types of development and requires that a good standard of design is achieved in new development. Planning Policy H4 allows for the principle of residential extensions subject to design, residential amenity and transportation considerations.

5.2 Appearance/Form

The first floor side extension would extend the existing eaves and ridge height of the dwelling across the build for 4 metres and extend level with the front elevation of the dwellinghouse. The extension would be built over the existing ground floor garage on the southwestern side of the dwelling, which projects beyond the front elevation of the main dwellinghouse and a lean to roof would link the existing garage and proposed first floor build. The proposal would project approximately 2.1 metres beyond the existing rear elevation and be encompassed by a pitched roof with a rear facing gable. In addition, a single storey lean-to extension, which would be set back approximately 1 metre from the existing front elevation and extend level with the rear extension would be located on the southwestern side of the dwellinghouse. The fenestration would comprise a 2no. pane casement window on the front elevation and side elevation and double doors secured by a Juliet balcony on the rear elevation at first floor level. The existing garage door would be retained at ground floor level on the front elevation, whilst a long 5no. pane window would be located in the rear elevation. The lean-to extension would comprise a single pedestrian access door in the side elevation and 4no. roof lights in the roofslope. The applicant has specified that the materials would comprise pebbledash render, concrete double Roman roof tiles and white uPVC fenestration all to match the existing dwelling.

5.3 The original proposal projected forward of the main dwelling at first level and amendments were requested to push this element of the scheme back. In addition, amendments were requested to reduce the width of the extension and amend the position of the garage door and first floor window in order to create a more balanced appearance. Whilst the applicant has not amended the width of the extension, amendments have been made to the design so that it does not project forward at first floor level. On this basis and with matching materials, it is considered on balance, the proposal respects the design and siting of the existing dwelling in accordance with Policy D1 of the Local Plan and would not bring about any significant adverse issues to the character of the streetscene. In addition, no. 2 Western Avenue was granted planning permission for a first floor side extension of similar width to the proposal; therefore, a refusal on this basis would be unlikely to prove sustainable at appeal.

5.4 Residential Amenity

The majority of the proposed extension would be contained within the existing front and rear elevations of the host dwelling. The extension would project approximately 1.3 metres beyond the rear elevation of the dwelling and therefore, would be unlikely to have a significant adverse impact on the residential amenity of the adjoining property. Concern has been raised by an

occupier of the neighbouring bungalows to the southwest of the host dwelling regarding possible loss of light. However, the neighbouring properties are situated to the southwest of the host dwelling and it is considered therefore, that there would not result in a significant loss of light, which would be detrimental to the residential amenity of the neighbouring occupiers. The main impact of the extension would be on no. 5 Western Avenue since the first floor side wall of the host dwelling would be 4 metres closer to the rear of this property. However, the extension would still be approximately 3.6 metres from the boundary at first floor level and approximately 7.6 metres from the neighbouring property at the closest point. In addition, the neighbouring property does not face the side of the host dwelling directly and benefits from a relatively large curtilage plot. Therefore, it is considered that the extension would not be adversely overbearing to the detriment of the neighbouring properties residential amenity.

The concern received relating to the effect of dust on the health of the neighbouring occupiers is noted. Whilst it is noted that some dust might be generated through the building of the extension, it is considered that it would not be to an unusual or significant level for a householder extension. On this basis, and given the temporary nature of the building works, it is considered that the proposal would not have a significantly harmful effect on the health of the neighbouring residents.

An objection has been received from the Parish Council on the basis that a side window in the proposed extension at first floor level would overlook the neighbouring bungalows to the southwest. The applicant has agreed to obscure glaze the side window and this will be ensured by condition. On this basis, it is considered that the proposal would not have an adverse impact on the residential amenity of the neighbouring bungalows through loss of privacy. Views into neighbouring gardens from the proposed rear windows would be oblique and would not result in an significant adverse loss of neighbouring privacy.

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 design of the extension has been amended to be more sympathetic to the design and siting of the existing dwelling. With matching materials, it is considered that the extension would integrate acceptably with the host dwelling and would not bring about any significant issues to the character of the streetscene – Policies D1 and H4 of the South Gloucestershire Local Plan and the South Gloucestershire Design Checklist SPD (adopted).

Concerns received from the Parish Council and neighbouring occupier regarding loss of natural light and privacy and the impact of dust have been fully considered. However, it is considered that the proposed development would not have a significant adverse impact on the residential amenity of the neighbouring occupiers – Policy H4 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. 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 occupation of the extension hereby permitted, and at all other times thereafter, the proposed first floor window on the southwestern elevation shall be glazed with obscure glass only (to a level of at least level 3) and be permanently fixed in a closed position.

Reason

To protect the residential amenity of the neighbouring occupiers in accordance with Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

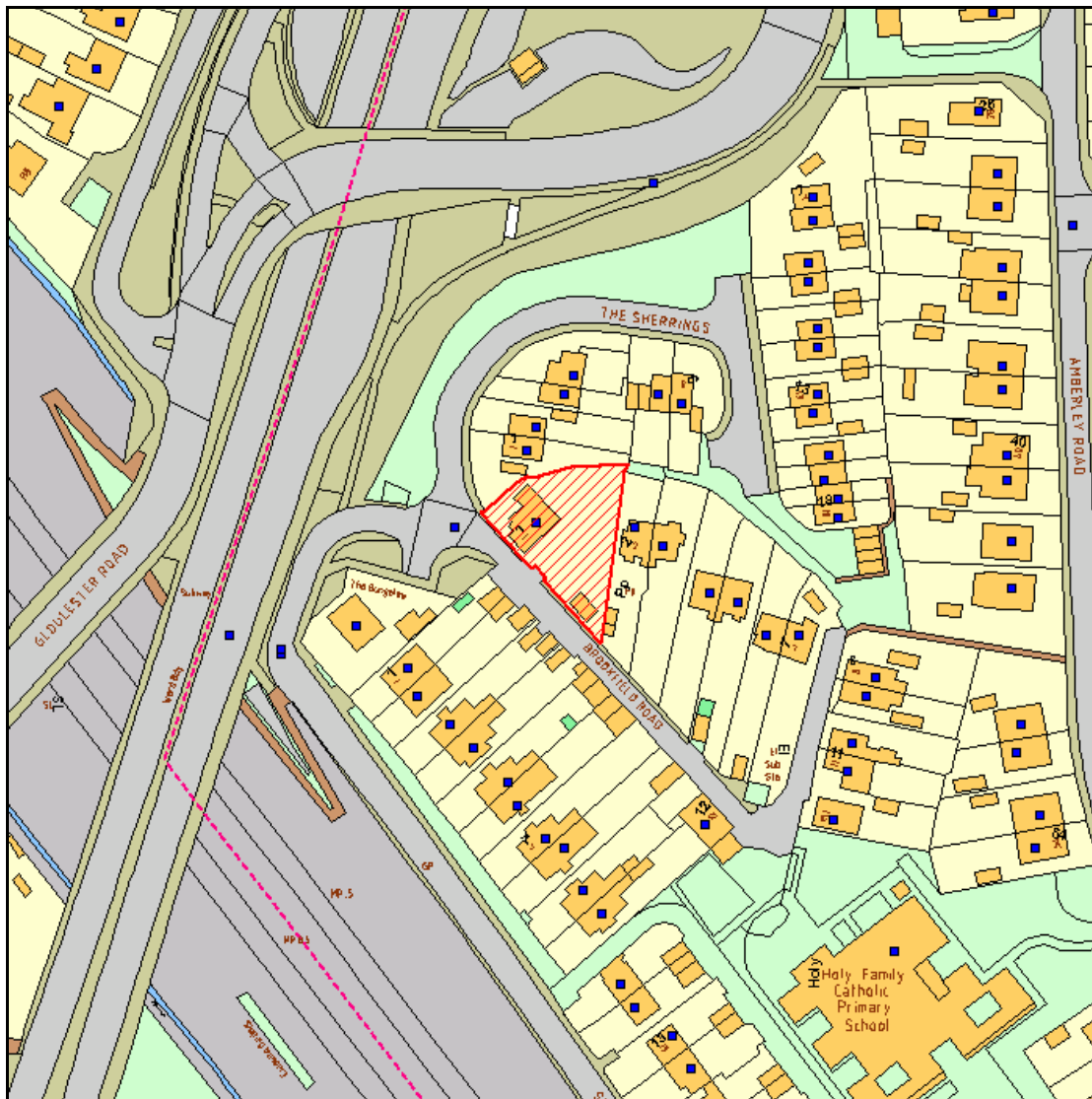
3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the southwestern elevation of the property.

Reason

To protect the residential amenity of the neighbouring occupiers in accordance with Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 36/10 – 17 SEPTEMBER 2010

App No.:	PT10/2003/F	Applicant:	Mrs Carol Loveridge
Site:	1 Brookfield Road Patchway South Gloucestershire BS34 6NF	Date Reg:	9th August 2010
Proposal:	Erection of a single storey detached residential annexe ancillary to main dwelling.	Parish:	Patchway Town Council
Map Ref:	360730 181743	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Householder	Target Date:	29th September 2010



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 100023410, 2008. **N.T.S.** **PT10/2003/F**

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because concerns have been raised by a neighbouring occupier.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey detached residential annexe ancillary to the main dwelling.
- 1.2 The application site comprises a two-storey detached property, which occupies a large corner plot on the northeastern side of Brookfield Road and within the established residential area of Brookfield Road.
- 1.3 A single storey detached garage is currently located in the southern corner of the site and this would be removed in order to facilitate the erection of the annex. The property is accessed via a slightly sloped access off Brookfield Road onto a large gravel and concrete parking area. A mature boundary hedge is growing along the southern boundary and screens the majority of the existing garage from view. The plans demonstrate that the annexe would share the existing access, parking and private amenity areas of the existing dwellinghouse and no separating boundaries are proposed.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 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
T12 Transportation Development Control Policy for New Development
- 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 P98/2495, erection of detached double garage, approval, 06/11/98.

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
No comments received

Other Representations

- 4.3 Local Residents

One letter has been received from a neighbouring occupier. The occupier does not object to the development but raises concerns that they do not want to be overlooked or have their privacy impacted in any way.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning Policy D1 applies to all types of development and requires that a good standard of design is achieved in new development.

Although the proposed annexe would include a full range of facilities that would allow for independent accommodation, the scale of the proposed annexe; the proposed shared access, parking, amenity space and the fact that the applicant stated on site that the annexe would be occupied by a family member, indicate that the annexe would be occupied as ancillary to the main dwelling. On this basis, the proposal will be assessed as an extension to the main dwelling. Planning Policy H4 allows for residential extensions within existing curtilages subject to design, residential amenity and transportation considerations.

5.2 Form/Appearance

Similar to the existing garage, the proposed annexe would comprise an 'L' shaped footprint in order to fit into the corner of the site and be located adjacent to the street aligning with the southwestern elevation of the host dwelling. Although the garage would occupy a larger footprint than the existing garage, it would not be higher than the existing garage in terms of ridge and eaves heights. Access would be through the northern elevation through a gabled entrance and flanked by 2no. 2-pane casement windows either side. The fenestration would comprise single and two-pane casement windows on the rear southern elevation and full-length patio doors in the eastern elevation. The materials would comprise concrete tiles for the roof and render for the walls to match the existing house. The doors and windows proposed would be timber framed.

5.3 The plans submitted demonstrated that a portion of the hedge along the southwestern boundary would be removed and the southwestern side of the annex would form a section of the flank boundary. Although the surrounding built form comprises large garages fronting onto the street, it is considered that the hedge contributes to the amenity of the area and also serves to soften views of the existing garage. The Officer, therefore, requested that a portion of the hedge be retained. The applicant acceded to this requested and amended plans submitted demonstrate that the hedge would be retained albeit at a reduced width. It is considered that this would help to screen views of the annexe from the surrounding area.

5.4 It is considered that the design, scale, siting and materials of the proposed annexe are informed by the existing garage and would respect the character of the surrounding area in accordance with Policy D1 of the South Gloucestershire Local Plan (adopted) January 2006.

5.5 Residential Amenity

The northeastern side elevation of the annexe would be orientated towards the front elevation of no.2 Brookfield Road with a separating distance of approximately 5 metres. Correspondence received from a neighbouring occupier highlights overlooking concerns. Whilst there would be a close relationship between the proposed annexe and neighbouring property, the neighbouring property is angled such that any views between the patio door in the side elevation of the proposed annexe and the front windows in the neighbouring property would be oblique. Furthermore, an existing low-level chainlink fence situated along the eastern boundary would be replaced by 1.8 metre high close-boarded fencing, which, it is considered, would help negate any overlooking or inter-visibility. On this basis, it is considered that the proposal would not bring about any significant adverse privacy issues to the detriment of residential amenity of the neighbouring occupiers. Nevertheless, it is considered necessary to impose a condition, if permission is granted, to ensure that the fence is erected prior to the occupation of the annexe. The proposed annexe would not be significantly closer to the neighbouring property than the existing garage, therefore, it is considered that it would not be significantly more harmful than the existing situation in terms of the overbearing/shadowing impact.

5.6 Given that the annexe would function as incidental to the main dwelling, it is considered that the annexe would provide an acceptable standard of living accommodation for this purpose. However, it is considered necessary to condition the use of the annexe so that it could not function as an independent planning unit separate to the host dwelling. This is because privacy issues would likely be introduced given the close proximity to the host dwelling. In addition, a lack of private amenity space and the small sizes of the rooms are such that it is considered that it would fail to provide an adequate standard of living accommodation if it were occupied independently.

5.7 Transportation

The annexe proposed would function ancillary to the main dwelling, therefore, it is not considered that there would be a significant increase in vehicular trips to the detriment of highway safety. Whilst the annexe would replace the existing garage it is considered that a sufficient amount of off-street parking provision would remain to serve the host dwelling.

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:

Based on the information supplied including the small scale of the proposal, shared access, no separating boundaries, shared amenity space and the fact that a family member would occupy that annexe, it is considered that it would function as ancillary to the main dwellinghouse – Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The design and siting of the annexe is informed by the design and siting of the existing garage. Although the annexe would be somewhat larger than the existing garage, the low ridge/eaves height as well as the retention of the boundary hedge would ensure that it would not have a significant adverse impact on the character of the surrounding area – Policies D1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposed annexe would not be significantly larger than the existing garage, therefore, it is considered that the proposal would not be significantly more harmful than the existing situation in terms of the loss of light/overbearing impact. On balance, it is considered that the proposed 1.8 metre high close boarded timber boundary fence would ensure that no significant adverse privacy issues would be introduced to the detriment of the neighbouring occupiers residential amenity - Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

Given that the annexe would function as ancillary, it is considered that there would not be a significant increase in vehicular trips. Sufficient off street parking space would remain following the removal of the garage – Policies H4 and T12 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. 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 boundary fence shown on plan no. 02 A shall be erected in the position indicated before the approved annexe is occupied.

To protect the residential amenity of the neighbouring occupiers in accordance with Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

3. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as no.1 Brookfield Road, Patchway.

Reason

The proposed annexe by reason of its scale, lack of private amenity space and close proximity to the host dwelling would not provide an acceptable standard of living accommodation to function as a separate planning unit.