

**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. 45/10

Date to Members: 19/11/10

Member's Deadline: 25/11/10 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. **Please do not leave it to the last minute**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Services Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863518, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE – 19 NOVEMBER 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK10/1858/F	Approve with Conditions	1 And 3 Forest Road Kingswood South Gloucestershire BS15 8EG	Woodstock	
2	PK10/2550/CLP	Approve with Conditions	37 Baugh Gardens Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
3	PK10/2555/F	Approve with Conditions	Two Wheels The Green Iron Acton South Gloucestershire BS37 9TQ	Frampton Cotterell	Iron Acton Parish Council
4	PK10/2560/F	Approve with Conditions	10 Sedgefield Gardens Downend South Gloucestershire BS16 6SU	Emersons	Downend And Bromley Heath Parish Council
5	PK10/2566/F	Approve with Conditions	29 Fountains Drive Barrs Court South Gloucestershire BS30 7XQ	Parkwall	Oldland Parish Council
6	PK10/2667/F	Approve with Conditions	64 The Meadows Hanham South Gloucestershire BS15 3PB	Hanham	Hanham Abbots Parish Council
7	PT10/1822/F	Approve with Conditions	14 Redhall House Millbrook Road Yate South Gloucestershire BS37 5PB	Westerleigh	Westerleigh Parish Council
8	PT10/2298/F	Approve with Conditions	6 Midland Way Thornbury South Gloucestershire BS35 2BS	Thornbury South And	Thornbury Town Council
9	PT10/2499/F	Approve with Conditions	1 Kipling Road Filton South Gloucestershire BS7 0QP	Filton	Filton Town Council
10	PT10/2575/F	Refusal	Wychwood Church Road Rudgeway South Gloucestershire BS35 3SH	Thornbury South And	Alveston Parish Council
11	PT10/2594/F	Approve with Conditions	24 Station Road Filton South Gloucestershire BS34 7BY	Filton	Filton Town Council
12	PT10/2623/F	Approve with Conditions	Unit 3 Simmonds View Stoke Gifford South Gloucestershire BS34 8HR	Stoke Gifford	Stoke Gifford Parish Council
13	PT10/2687/ADV	Approve with Conditions	Unit 3B Centaurus Retail Park Centaurus Road Patchway South Gloucestershire BS34 5TS	Patchway	Almondsbury Parish Council
14	PT10/2752/F	Approve with Conditions	62 Wotton Road Charfield Wotton Under Edge South Gloucestershire GL12 8SR	Charfield	Charfield Parish Council

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PK10/1858/F	Applicant:	Forest Road Development Ltd
Site:	1 & 3 Forest Road Kingswood Bristol South Gloucestershire BS15 8EG	Date Reg:	2nd August 2010
Proposal:	Demolition of existing dwellings. Erection of 6 no terraced houses with new access and associated works.	Parish:	
Map Ref:	364544 173530	Ward:	Woodstock
Application Category:	Minor	Target Date:	21st September 2010



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100023410, 2008. **N.T.S.** **PK10/1858/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of 1 letter of objection from a local resident.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of two existing bungalows and the erection of a row of six terraced dwellings in their place. Each of the six terraced dwellings would be two storeys in height with accommodation in the roof space. Each of the proposed dwellings would have three bedrooms. The curtilage of the existing bungalows is then to be sub-divided to create a garden area for each dwelling and a rear car parking court. Access to the car parking area would be from Wood Road.
- 1.2 The application site is within the established urban area within a largely residential area of Kingswood. The site is surrounded by residential land uses to the front and side with a large derelict 'club' to the rear.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
- 2.2 South Gloucestershire Core Strategy (Pre-Submission Publication draft)
CS1 Delivering Sustainable Development
CS5 Location of Development
- 2.3 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H2 Residential Development
H4 Development within Residential Curtilages
T7 Cycle Parking Standards
T8 Car Parking Standards
T12 Transportation Development Control
LC2 Provision for Education Facilities

3. RELEVANT PLANNING HISTORY

- 3.1 None Relevant.

4. CONSULTATION RESPONSES

(a) Statutory Consultees

- 4.1 Town/Parish Council
The area is unparished

4.2 School and Early Years Officer

At primary level there is a projected deficit of places in the local area. The proposed development of 6 three-bed houses will generate two additional primary school pupils based on the pupil number calculator. A contribution of £21,494 is required for additional primary provision.

4.3 Enabling Department

The proposal falls below the threshold set out on H6 and therefore there is no requirements for affordable housing

4.4 Transportation Development Control

No objection to the amended plans

(b) Other Representations

4.5 Local Residents

1 letters of objection has been received from a local resident. A summary of the points of concern raised is as follows:

- Concerns about how much dust, dirt and debris will be caused from demolishing the two properties.
- Demolition could possible have a detrimental impact on the neighbors health and may cause damage to vehicles and the neighbors house.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 PPS3 was reissued on 9th June 2010 to reflect 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 land and the removal of the national indicative density target of 30 dwellings per hectare. The existing policies in the local plan (H2, H4 and D1) already require that proposals are assessed for their impact upon the character of the area and that proposals make efficient use of land.

5.3 The site is located within the existing built up area, as defined on the Local Plan Proposals Maps. In accordance with Policy H2, new residential development will normally be permitted subject to compliance with several criteria. It is considered that Policy H4 of the South Gloucestershire Local Plan (Adopted) encompasses all the relevant issues of the above policies, for Policy H4 allows for the erection of new dwellings within existing residential curtilages providing that that following criteria are complied with;

5.4 (a) Development would respect the massing, scale, proportions, materials and overall design and existing property and the character of the street scene and surrounding area;

The proposed dwellings are all of the same appearance and will be mirror images of one another. The houses have been designed so as to match and integrate with No. 3a to 3f Forest Road erected recently to the immediate south of the application site. The dwellings are to have a ridge height very slightly lower than the ridge height of the neighbouring development and the eaves height will be very slightly higher. Each of the dwellings will have one box type dormer window – again to reflect those on the neighbouring development.

Residential development in the locality is typically two-storey terraced development. Dwellings in the immediate vicinity also typically have front bay windows. Whilst the proposed new dwellings are not designed as a pastiche of the existing, the key features, such as the bay windows and the window details are reflected in the design of the proposed new dwellings.

It is therefore considered that, particularly when viewed from the principal elevation, the proposed new dwellings respect and integrate successfully with the surrounding street scene. As such, the design of the new dwellings is considered to be entirely acceptable.

5.5 (b) Would not prejudice the amenities of nearby occupiers;

As previously mentioned, the proposed new dwellings are to replace two existing dwellings in a residential area. The distance between the front elevation of the proposed new dwellings and the front elevation of the properties on the opposite side of Forest Road is similar to the situation that exists in the immediate vicinity. It is not therefore considered that any unacceptable levels of intervisibility will occur between the proposed units and the dwellings on the opposite side of Forest Road.

All first and second floor windows in the gable end elevations of the proposed dwellings are to be fitted with obscure glazing. This, in combination with the distances involved, means that the proposed development will not result in any issues of intervisibility for the neighbouring properties to either side.

To the rear of the site lies a derelict 'club' building. There are no residential properties to the rear that could be adversely affected by the proposed development.

It is noted that the neighbouring residents of No. 37 Blackhorse Road have expressed concern about possible dust and disturbance during the demolition of the existing dwellings. Whilst it is expected that there will be a small degree of dust created during the demolition process, there is no reason to believe that this will be any different to other developments. The actual demolition process will not be a lengthy process and any disturbance caused by demolition should therefore be minimal.

5.6 (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;

During the course of the application the Councils highway officer raised concern that the proposed access way was single width only. There were concerns that a single width access would be too restrictive to serve six properties and would force drivers to need to reverse long distances. In order to remedy this concern, during the course of the application amended plans were received to show the provision of a two way access way. This ensures that vehicles entering and leaving the site are both able to use the new access way at the same time therefore limiting the possibility of causing additional congestion on the highway. Whilst it is noted that one of the proposed parking spaces blocks the end of the access way, this will not impact upon the ability for cars to pass one another on the access way.

The South Gloucestershire Local Plan contains maximum parking standards. The maximum number of parking spaces that could be provided to serve the development as a whole therefore is 12 spaces. The plans show the provision of 8 parking spaces – that is one space for each dwelling and two additional visitor bays. Given the location of the site relatively close to Kingswood Town Center, this level of parking is considered to be entirely appropriate and in accordance with the Policies of the local plan.

5.7 (d) Would not prejudice the retention of adequate private amenity space, and adequate private amenity space is provided for any new separately occupied dwelling;

The plans show the provision of an adequate area of private and useable amenity space for each of the proposed dwellings. The garden space includes bin and cycle stores sufficient to meet the needs of each dwelling. It is therefore considered that this element of the policy is also satisfied.

5.8 Education

In accordance with Policy LC2, where there is a projected need for school places arising from the future occupiers of proposals for new residential development, the council will negotiate to secure provision to meet these needs. At primary level there is a projected deficit of places in the local area. The proposed development of 6 three-bed houses will generate two additional primary school pupils based on the pupil number calculator. A contribution of £21,494 is required for additional primary provision.

There is a projected surplus of places at secondary schools in the local area. No contribution is required for additional secondary provision. The total contribution required for additional school provision is £21,494. The developer has agreed to meet this cost and a unilateral undertaking has been prepared and signed to provide this funding.

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 new dwellings represents an appropriate standard of design in keeping with the street scene and character of the area. The dwellings, by virtue of their design and siting on the plot will not have any detrimental impact upon the existing levels of residential amenity afforded to neighbouring dwellings. Ample private and useable amenity space is provided for each of the existing and proposed dwellings. The plans show the provision of sufficient off street parking to meet the need of both of the existing and proposed dwellings. The developer has agreed to meet the needs arising for the proposed development in terms of its impact on education services.

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

- (1) That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- A financial contribution of £21,494 towards additional primary school provision. This contribution must be paid prior to the commencement of building the development.

The reason for the agreement is:

- To mitigate against the impact of the development on primary school provision and to satisfy the requirements of policy LC2 of the South Gloucestershire Local Plan (Adopted) January 2006.

- (2) That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

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

Reason

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

3. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before any of the dwellings are 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.

4. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenity enjoyed by those living in the locality to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 2

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.: PK10/2550/CLP	Applicant: Mrs Joanna Philips
Site: 37 Baugh Gardens Downend Bristol South Gloucestershire BS16 6PP	Date Reg: 6th October 2010
Proposal: Application for Certificate of Lawfulness for the proposed installation of rear dormer, hip to gable roof enlargement and replacement of flat roof with dual pitched roof. (Resubmission of PK10/2159/CLP).	Parish: Downend And Bromley Heath Parish Council
Map Ref: 365410 178145	Ward: Downend
Application Category: Minor	Target Date: 29th November 2010



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100023410, 2008.

N.T.S.

PK10/2550/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, hip to gable roof enlargement and the installation of a pitched roof over the existing flat roof. The application property is a two storey semi detached dwelling and is located within the settlement boundary of Downend.
- 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 Schedule 2, Part 1, Class B and Schedule 2, Part 1, Class G 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 PK10/2159/CLP Application for a Certificate of Lawfulness for the installation of a rear dormer and replacement of flat roof with dual pitched roof.
Withdrawn Sep 2010
- 3.2 PK10/1348/F Alteration of roof from flat to pitched and installation of rear dormer window.
Refused 23 July 2010
- 3.3 PK10/0674/CLP Application for a Certificate of Lawfulness for the installation of a rear dormer and replacement of flat roof with dual pitched roof.
Refused 14 May 2010
- 3.4 PK05/0754/F Rear conservatory
Approved 6 May 2005

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection.

Other Representations

- 4.2 Local Residents
Four letters of objection have been received, raising the following points.
- The alterations are not in keeping with the neighbouring dwellings
 - The proposals will create a blot on the skyline
 - Concerns over loss of privacy
 - A third floor is not suitable development for a cul-de-sac
 - Worries of intervisibility
 - Concerns over parking
 - The dormer will make the roofline appear out of balance

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 installation of a rear dormer, a hip to gable roof enlargement and the installation of a pitched roof over the existing flat roof. This development would fall under the criteria of 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). Additionally, the development includes increasing the height of the existing Soil and Vent Pipe. This development would fall under the criteria of Schedule 2, Part 1, Class G of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008) (The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse).

- 5.2 Although four letters of objection have been received, for the above reasons only objections regarding the validity of the application in relation to the legislation (Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008) can be taken into account for this type of application.

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;

No part of the proposed dormer or the alterations to the roof will 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 a principal elevation and does not front a highway. Additionally, the new pitched roof and the hip to gable roof enlargement will also 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 dormers is less than 32 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 veranda, balcony, raised platform. Although the proposal will include the installation of a soil and vent pipe, this is covered by Class G of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (see below).

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

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

B.2 Conditions

(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The new roof tiles will match those on the existing dwelling.

(b) Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof, so far as practicable, be not less than 20 centimetres from the eaves of the original roof.

The edge of the rear dormer will be over 20 cm from the eaves of the original roof.

5.4 Schedule 2, Part 1, Class G of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 allows for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse provided that it meets the following criteria.

G.1 Development is not permitted by Class G if—

(a) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

The resulting Soil and Vent pipe will not exceed the highest part of the roof by 1 metre

(b) in the case of a dwellinghouse on article 1(5) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—

(i) fronts a highway, and

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

The dwelling is not on Article 1(5) land.

5.5 Conclusion

The proposed development complies with Schedule 2, Part 1 Class B and Schedule 2, Part 1 Class G 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. 45/10 – 19 NOVEMBER 2010

App No.:	PK10/2555/F	Applicant:	Ms Emma Maggs
Site:	Two Wheels The Green Iron Acton Bristol South Gloucestershire	Date Reg:	30th September 2010
Proposal:	Conversion of existing dwelling to form 2no. separate dwellings with associated works.	Parish:	Iron Acton Parish Council
Map Ref:	367736 183717	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	24th November 2010



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of objections to the proposal, which are contrary to the officer recommendation.

1. THE PROPOSAL

1.1 The application relates to 'Two Wheels', a period property of traditional design, located in a prominent position overlooking The Green, in the village of Iron Acton. The property comprises a main two-storey element with attached lower one and a half storey range to the side, originally used as outbuildings but now comprising a garage/workshop with bedrooms above. The site lies within the established settlement boundary, the Iron Acton Conservation Area and Green Belt.

1.2 It is proposed to convert the building to form two separate cottages.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 - Delivering Sustainable Development

PPG2 - Green Belts

PPS3 - Housing

PPS5 - Planning for the Historic Environment

PPG13 - Transport

2.2 Development Plans

The Joint Replacement Structure Plan Adopted Sept. 2002

Policy 1 - Sustainable development objectives

Policy 2 - Location of Development

Policy 16 - Green Belt

Policy 33 - Housing Provision

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

CS1 - High Quality Design

CS5 - Location of Development

CS9 - Environmental Resources and Built Heritage

CS15 - Distribution of Housing

CS16 - Housing Density

CS17 - Housing Diversity

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design

L1 - Landscape Protection and Enhancement

L12 - Conservation Areas

L17 & L18 - The Water Environment

EP1 - Environmental Pollution

EP2 - Flood Risk and Development

GB1 - Green Belt

T8 - Parking Standards

T12 - Transportation Development Control Policy for New Development
H5 - Residential Conversions
H6 - Affordable Housing
LC1 - Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions)
LC2 - Provision for Education Facilities (Site Allocations and Developer Contributions).

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List SPD – Adopted August 2007.
Development in the Green Belt SPD – Adopted June 2007
Affordable Housing SPD – Adopted Sept. 2008.

3. RELEVANT PLANNING HISTORY

- 3.1 P88/3271/C - Minor works of demolition associated with the erection of a single storey extension to provide porch and W.C.
Approved 14 Dec 1988

4. CONSULTATION RESPONSES

- 4.1 Iron Acton Parish Council
No response

- 4.2 Other Consultees

Sustainable Transport
No objection

Conservation
No objection subject to conditions.

Landscape
No objection

Other Representations

- 4.3 Local Residents
3no. e-mails were received from local residents all objecting to the proposal. The concerns raised are summarised as follows:
- Lack of parking provision.
 - Will exacerbate on street parking congestion.
 - The garage is used for the parking of cars.
 - The house is on a blind bend and the door of the house would lead directly onto the road, which is dangerous.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

In the first instance the proposal needs to be assessed against current Green Belt Policy contained in PPG2 and Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006. The policy seeks to retain the openness of the Green Belt and protect the visual amenity of the Green Belt. The proposal also falls to be determined against Policy L12, which seeks to preserve or enhance the character or appearance of Conservation Areas. Policy H5 relates to residential conversions and lists a number of criteria against which the proposal must be assessed; these are discussed below.

5.2 Green Belt Issues

The proposal is to convert an existing dwelling (C3) to two separate cottages (C3), the use of the building would not therefore change. The site lies within the Iron Acton settlement boundary and limited infilling within the boundaries of settlements defined on the Proposals Map but 'washed-over' with Green Belt are normally acceptable. The proposed conversion would not entail any new build, in fact the overall mass of the building would reduce in size following the demolition of the rear garage lean-to extension and replacement of the flat-roofed rear dormer with a roof-light. The openness of the Green Belt would not therefore be compromised. Furthermore officers are satisfied that the proposed physical enhancements (discussed under the Conservation heading) would not adversely affect the visual amenity of the Green Belt. The proposal therefore accords with the government guidelines contained in PPG2 and the criteria listed in Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.3 Design and Conservation Issues

The property is a traditional rendered stone dwelling with clay tiled roof, located in a prominent position with its front and side elevations facing onto The Green. It is clear that the property has in the past been used as more than one dwelling and internally the separate stairs still remain. The property has undergone a number of alterations, some of which have not been sympathetic to the buildings' historic character, such as the modern lean-to extension and flat roofed dormer at the rear and some unsympathetic windows to the front. The form of the property does however make a positive contribution to the character and appearance of the Conservation Area.

5.4 The proposed conversion would entail the removal of the unsightly wide garage door opening and infilling with render, to make a smaller front door opening, similar in style to when this part of the building was previously used as a cottage. To the rear, the unsympathetic lean-to extension and flat roofed dormer would be removed; the dormer would be replaced with a roof-light, which will better integrate within the roofscape. All of these matters are considered to be visual enhancements to the building and Conservation Area.

5.5 Whilst it would be desirable to replace the ground floor windows to the left of the new front door, this is not part of the proposal. Officers consider that, as it is not necessary to replace the windows in order to carry out the conversion, that a condition to secure the replacement would be unreasonable and would therefore not meet the tests of Circular 11/95. A number of other conditions to secure details of the proposed front door, roof-light, flues/extract vents, meter boxes and bin storage have been accepted by the applicant and would be

imposed. Subject to these conditions, officers are satisfied that on balance the scheme would preserve or enhance the character or appearance of the Iron Acton Conservation Area and as such, the proposal would be in accordance with Policy L12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006. The proposal would also satisfy the design criteria listed in Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of The South Gloucestershire Core Strategy Pre-Submission Publication Draft March 2010.

5.6 Impact Upon Residential Amenity

The property is already used for residential purposes and has in the past been as many as 3 separate cottages. There is a small garden to the rear, which would be increased in size by the removal of the lean-to rear extension. The resultant garden would be sub-divided for use by the two cottages and officers are satisfied that these gardens would provide an adequate amount of private amenity space which would be commensurate to cottage sized properties.

- 5.7 The conversion would not result in any new issues of overlooking or loss of privacy or overshadowing. Concern has been raised about the proximity of the new door to a sharp bend in the road, but the proposed arrangement is no different than currently exists, with the existing front door being nearer the bend, and which existed in the past. Officers are therefore satisfied that there would be no significant adverse impact on residential amenity. The proposal therefore accords with Policy H5(B) and H5(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.8 Transportation Issues

The proposed conversion would not retain the existing garage and no off-street parking would be provided for the cottages. It is proposed that occupants and visitors would park in the street as they do now. The applicant has confirmed that the existing garage is not in use due to difficulty of access from the narrow highway.

- 5.9 The overall floor space of the building would not increase and having considered the proposal in the light of the Council's maximum parking standards and the existing situation at 'Two Wheels', officers raise no objection to the proposed parking arrangements. Officers are also mindful that a new dwelling on the adjacent 'Old Chapel Patch' with no off-street parking provision; was recently granted on appeal. Officers therefore consider that the scheme accords with Policies T8, T12 and H5(C) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.10 Landscape Issues

No features of the landscape would be affected by the proposal and the visual amenity of the Green Belt would be preserved. The proposal therefore accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.11 Drainage

It is proposed to utilise the mains sewer for foul disposal and the existing soakaways for surface drainage. The Council's Environmental Health Officer has raised no objection to the proposal. The proposal therefore accords with

Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.12 Affordable Housing

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

5.13 Education Service

The proposal is for 1no. new dwelling (net) only, which is below the Council's threshold (5) for contributions towards Education facilities.

5.14 Community Services

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

6. CONCLUSION

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

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

a. The scheme has been considered in terms of its impact on the openness and visual amenity of the Green Belt in accordance with PPG2 and Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

b. The proposed development has been designed to enhance the character and appearance of the Conservation Area taking account of materials and design of the development in accordance with Policy L12 and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

c. The development will not prejudice any residential amenity in accordance with Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

d. The development will not result in unacceptable levels of traffic generation and would not prejudice highway safety in accordance with policy T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

e. The development will have no adverse environmental or drainage implications in accordance with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

f. The proposal would have no adverse impact on Landscape character or adversely affect the visual amenity of the Green Belt in accordance with

Policies L1 and GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

- 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.

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).

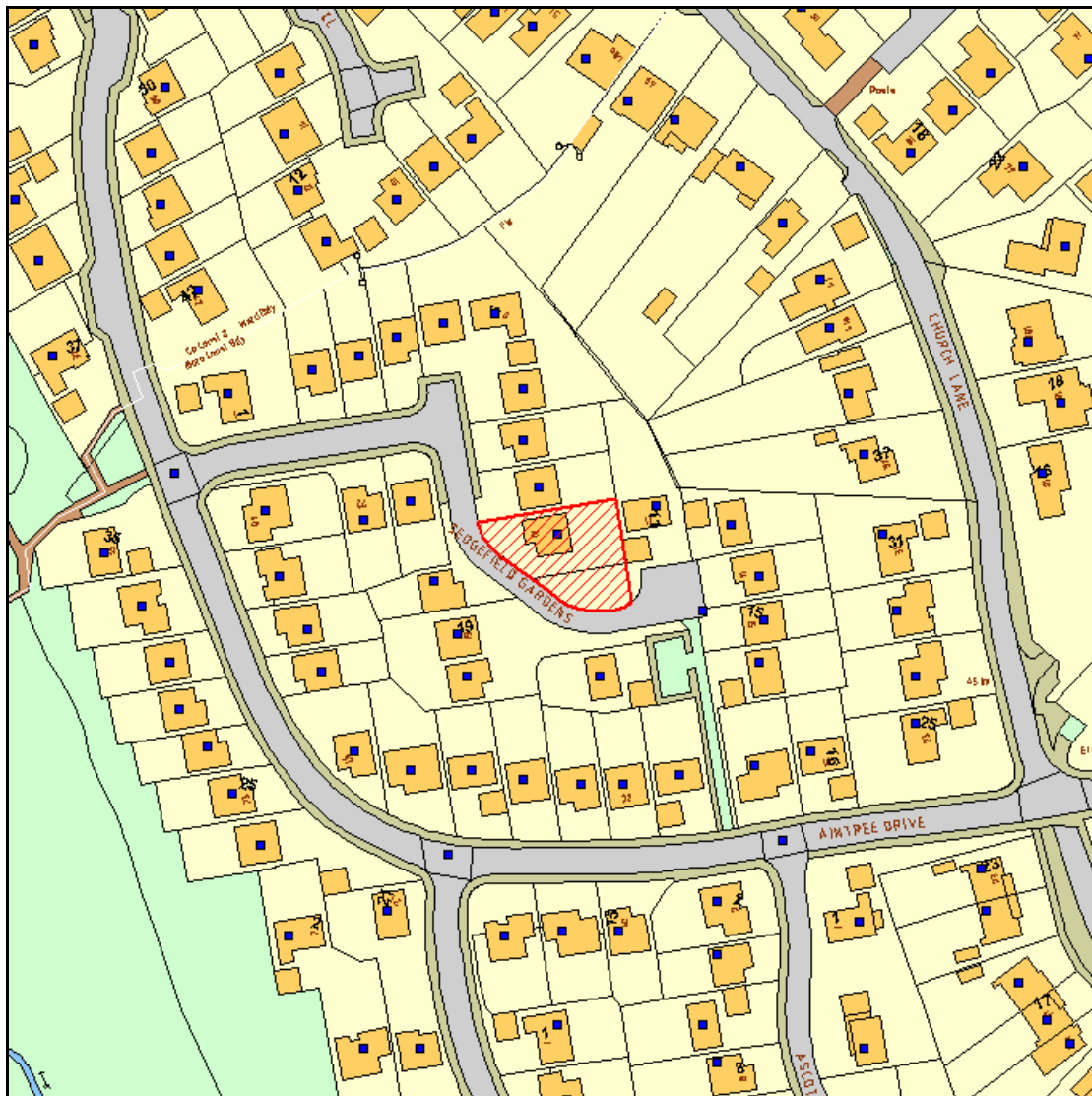
2. Prior to the commencement of development full details of the following items shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.
- (a) New front door;
 - (b) New roof light;
 - (c) Flues/extract vents and meter boxes;
 - (d) Bin storage;

Reason

To preserve or enhance the character or appearance of the Iron Acton Conservation Area in accordance with Policy L12 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PK10/2560/F	Applicant:	Mr P Edwards
Site:	10 Sedgefield Gardens Downend Bristol South Gloucestershire BS16 6SU	Date Reg:	6th October 2010
Proposal:	Erection of single storey side extension to provide granny annex to existing accommodation	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365690 178265	Ward:	Emersons Green
Application Category:	Householder	Target Date:	29th November 2010



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of 1 letter of objection from Parish and 12 letters from local residents.

1. THE PROPOSAL

1.1 The application site is situated within the residential suburb of Downend. The site is situated on the east side of a cul de sac and forms a triangular shaped plot. The site is bounded by residential development to the north and east with the highway (Sedgefield Gardens) abutting the south west and south boundaries. The site comprises a modern two storey detached dwelling with rear conservatory and two storey side extension containing an integral garage with access onto Sedgefield Gardens to the west.

The application site is situated within the urban area as defined in the adopted Local Plan.

1.2 The application proposes erection of a single storey side extension to provide a granny annex to the existing accommodation

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within Existing Residential Curtilages

T8 Parking Standards

T12 Transportation for New Development

South Gloucestershire Core Strategy Pre Submission Publication Draft – March 2010

CS1 High Quality Design

2.3 Supplementary Planning Guidance/Documents
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

3.1 P89/4579 Detached double garage
(Previous ID: K6408)
Approved 23.10.1989

3.2 P91/4280 Two storey side extension (Previous ID:
K6408/1)
Approved 14.06.1991

- 3.3 P91/4527 Two storey side extension alterations to existing access (Previous ID: K6408/2) Approved 22.10.1991
- 3.4 P99/4614 Erection of conservatory Approved 07.09.1999

4. CONSULTATION RESPONSES

4.1 Downend & Bromley Heath Parish Council

Objection for reasons:

- Plans of the original estate show that this is encroachment beyond the original boundary of this property. The owners have extended the boundary of their property by fencing it in. This is in contravention of the open plan regulations on the Estate.
- It is also over extension of the original property and out of keeping with surrounding houses.

4.2 Other Consultees [including internal consultees of the Council]

Sustainable transport – No objection

4.3 Local Residents

5 letters of objection received in relation to the original plans submitted from the occupiers of 12, 14, 15, 19, and 20 Sedgefield Gardens raising the following concerns:

loss of private views; loss of outlook; the house is already oversized and the extension would result in a size, footprint, design and overbearing scale out of keeping with the street; loss of open plan character to the street; loss of light; fence has been erected around the garden of the site enclosing common, open space or landscape land; the extension would be on open space land; extension would result in another household living in the area; future scope for conversion into two separate houses; increased parking issues; extension would obstruct visibility on a now blind bend;

7 letters of objection received from one unspecified address and the occupiers of 8, 12, 14, 15, 19 and 20 Sedgefield Gardens in relation to the amended plans submitted raising the following concerns:

Additional parking problems would be created; the house is already oversized and the extension would result in a size, footprint, design, density and overbearing scale out of keeping with the street; the dwelling would dominate the street scene; loss of open plan character to the street; loss of open plan character to the street; the extension would result in a size, design and overbearing scale out of keeping with the street; loss of outlook; loss of light; fence has been erected around the garden of the site enclosing common, open space or landscape land; the extension would be on open space land; extension would obstruct visibility on a now blind bend; the amendments provide little change to the original submission.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

The South Gloucestershire Core Strategy Pre-Submission Publication Draft was issued March 2010 and the consultation period expired on 06.08.2010. Whilst this document is a material consideration in the determination of planning applications, it can only be afforded very limited weight given the very early stage that the document has reached.

The original submission was amended following communication with Officers to reduce the overall eaves height and move the front elevation forward such that the revised plans now show a single storey extension. The first floor window in the side gable has also been removed.

5.2 Visual impact

The proposal relates to a large detached modern dwelling situated within a long cul de sac containing modern residential dwellings of varied types and styles, including red brick and mock Tudor. The street forms part of a larger modern development on the north fringe of Bristol between Bromley Heath and Downend. The application site is situated on a prominent bend in the road and as such can be seen from the front side and rear. The original dwelling has previously been extended to provide a subservient two storey side addition, a lean to front addition and conservatory at the rear. The proposal would provide an additional extension to the side. The extension would be subservient to the existing two storey side extension and would follow a hierarchy of scale down from the original house. The proposed materials and design would be in keeping with the existing dwelling using matching materials and good quality design with the extension reading as a single storey addition in scale and proportion to the extension to which it is attached and the original dwelling. As such the extension is considered to be in keeping with the character of the existing dwelling and the street scene.

The existing plot is unusual in terms of its triangular shape, prominent corner position but also in terms of its size. The previous owners of the site have enclosed an open landscaped area at the side of the site to form part of the rear private garden and in doing so, the size of the resultant plot is now clearly larger than almost all of the other plots in the locality. The plot is therefore capable of supporting extensions to the house and this extension is single storey in nature and modest in scale. The single storey extension and resultant dwelling would not dominate or be incongruous or out of keeping with the street scene or surrounding area.

5.3 Residential amenity

Adequate rear amenity space to the property would be retained following the erection of the proposed extension. As a single storey addition the proposal would create no additional issues in relation to overlooking or loss of privacy. The proposed extension would be situated some 15m from the nearest dwelling to the south, 18m from the nearest dwelling to the west and 10m from the

dwelling at the rear (no.11). The extension would measure 2.4m to eaves and 4.8m to ridge. This modest addition would therefore create no additional issues in terms of loss of daylight/sunlight, overbearing impact, bulk, and loss of outlook.

5.4 Transportation and highway safety

The existing site provides off street parking for 3-4 cars including the existing integral garage. The Council's adopted parking standard for a 4+ bed house is for a maximum of 4 spaces. The resultant dwelling would benefit from more than 4 bedrooms. The application site therefore meets the Council's adopted parking standard and the application is considered to be acceptable in terms of off street parking provision.

Local residents also raised concern, that the proposed extension would create an obstruction to visibility, for traffic using the highway. The rear and side garden to the site is surrounded by a tall fence enclosure. This fence is clearly higher than 0.8m and as such already provides an obstacle to visibility for car users. The proposed extension would result in no material increase in obstruction of visibility for road users. The Highways Officer has also raised no objection to the scheme. The proposal is therefore considered to be acceptable in highway safety terms.

5.5 Other issues

Concern was raised in relation to use of an area designated as open space/landscaping or common land for the proposed development. A previous owner of no.10 received formal agreement from the Council to incorporate this area into his garden as the use of the land was immune from enforcement action. The applicant has declared the land to which the application relates to be within his ownership on the Certificate submitted with the application. As such the proposal is considered to be acceptable in this respect. The fence erected on the boundary of the site was also considered to be exempt from enforcement action.

A neighbouring occupier raised concern that the proposal would block their private view through the cul de sac. The planning system operates in the public interest and as such this private interest is considered not to carry significant weight. Concern was also raised that the proposal could result in converting the existing dwelling into more than one unit or a house of multiple occupation. Conversion of the existing dwelling into two or more units or use of the dwelling as a house of multiple occupation, would require planning permission and would therefore fall within planning control. An application would then be considered, as ever, on its own merits.

6. CONCLUSION

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

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

- a) Due to its modest scale and position in relation to the adjacent dwellings, the proposed development is considered not to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) It has been assessed that the proposed extension has been designed to respect and maintain the massing, scale, proportions, materials and overall design and character of the street scene and surrounding area. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.
- c) The proposal would result in no significant requirement for off street parking and the site would meet the maximum parking standard adopted by the Council in accordance with policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006.
- d) The proposal would not provide a material increase in obstruction to visibility for road users in the interest of highway safety and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

7.1 Consent is GRANTED subject to the conditions and informatives as outlined in the attached decision notice:

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

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

Reason

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

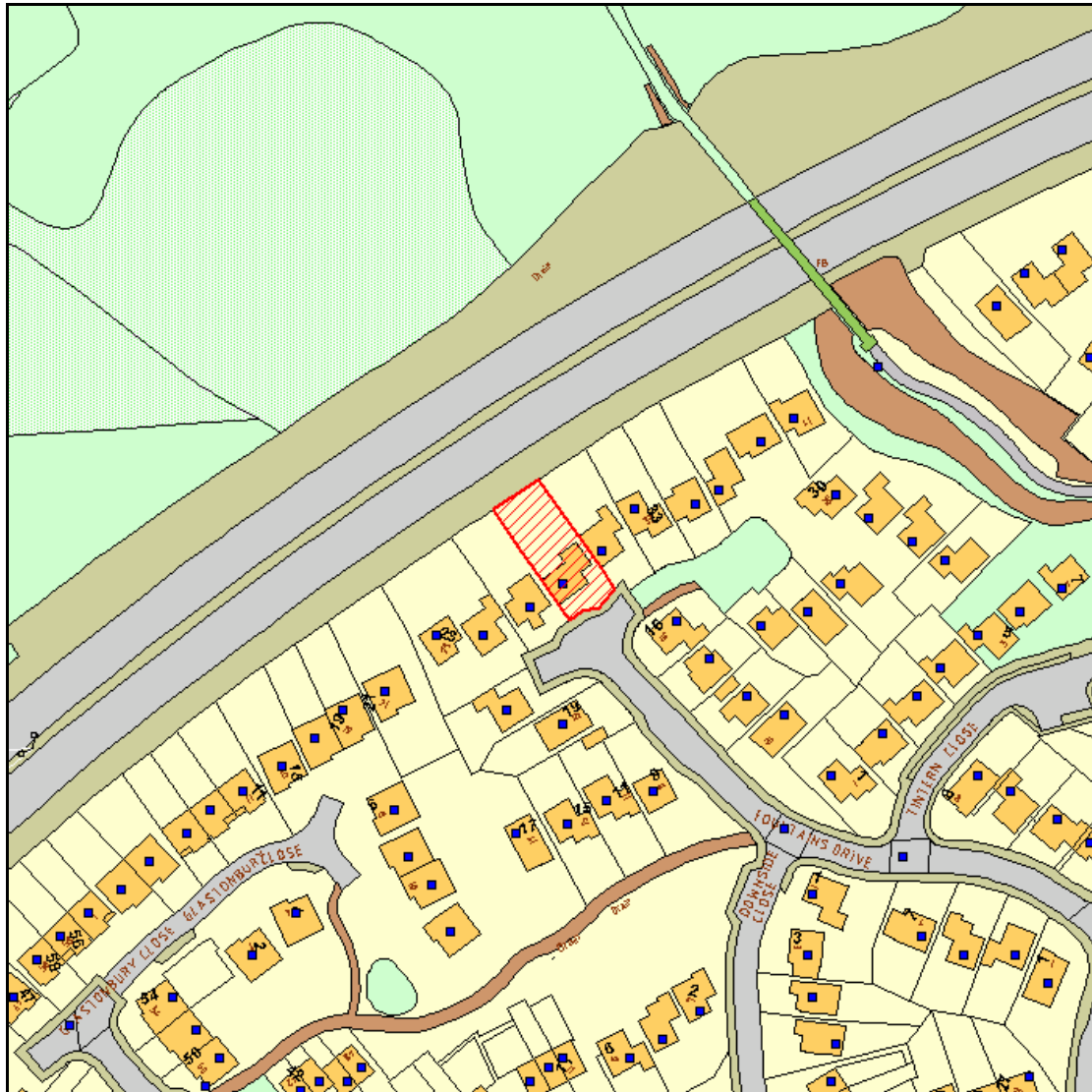
3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Sedgefield Gardens, Downend.

Reason

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

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PK10/2566/F	Applicant:	Mr Ricky Bond
Site:	29 Fountains Drive Barrs Court Bristol South Gloucestershire BS30 7XQ	Date Reg:	6th October 2010
Proposal:	Erection of two storey and first floor side extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	365798 172573	Ward:	Parkwall
Application Category:	Householder	Target Date:	29th November 2010



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a two storey and first floor side extension to form additional living accommodation.
- 1.2 The application site relates to a modern two storey detached dwelling with attached single garage at the end of a cul-de-sac within the established residential area of Barrs Court, 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 Design
H4 Extensions

South Gloucestershire Core Strategy Pre-submission Draft March 2010

CS1 High Quality Design

- 2.3 Supplementary Planning Guidance
SPD Design

3. RELEVANT PLANNING HISTORY

- 3.1 PK00/1431/F Erection of two storey side extension
Approved September 2000

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No response

Other Representations

- 4.2 Local Residents

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

-Loss of light and implications of this.

-Overbearing /loss of outlook.

-Over development of site i.e. existing conservatory, garage converted in home office and an outhouse. Do these need planning permission?

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Members are advised to consider that planning permission was granted for an identical scheme in 2000. It is therefore considered as the principle of development has already been established this is a material planning consideration, although regard must be had for any changes in planning policy or any other material considerations since that decision was made in 2000.

5.3 Visual Amenity

The application site relates to a modern large detached dwelling within the established residential area of Oldland Common sited at the top of the cul-de-sac. The dwelling has a brick finish with timber cladding. The immediate area is characterised by large two storey detached dwellings of various styles.

5.4 This application seeks permission to erect a two-storey side extension which will incorporate the existing single attached garage, although this will be converted into additional living accommodation i.e. study. This proposal is the same design as that approved in 2000. The proposed extension by reason of its design, scale and materials is considered in keeping with the scale and character of the existing dwelling and the immediate surrounding area.

5.5 Residential Amenity

The proposed two storey side extension will be sited alongside the side elevation of no. 31, which comprises of a first floor landing window serving a landing. That window currently looks onto the side elevation of the existing garage. Objections have been raised by the neighbour on the grounds the proposed extension will result in a loss of light, have a significant impact and have an overbearing impact.

5.6 The proposed extension will reduce the existing separation gap between the two storey side elevation of no.29 and no. 31 from 3.70m to 1.20m. The extension will fall in line with the existing garage, which the window currently overlooks. The orientation of the existing building in relation to no.31 is such that it currently restricts light to the window in question up until midday. Whilst it is accepted the proposed extension will reduce the gap between both properties and in turn further reduce light to that window, on balance it is considered that it would not have such a significant impact. Regard must be had for the fact the window in question relates to a non habitable room i.e. landing and that planning permission has already been approved in the past for an identical proposal.

5.7 Objections have been raised on the grounds this application will lead to over development of the site in light of other works that haven taken place. The Planning officer is currently assessing if the conservatory and outbuilding require planning permission. Notwithstanding this, it is considered that the

proposed extension by reason of its footprint and other works would not result in over development of the site.

5.8 It is considered that a two-storey side extension in this location would not have such a harmful impact so as to warrant refusal of the application.

5.9 Transportation Issues

The new extension will result in the loss of a car parking space, although one unenclosed parking space will be retained and provision can be made for a second space if required. On that basis no objection is raised on highway grounds as satisfactory levels of on site car parking are provided in line with the Council's maximum car parking standards.

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 recommend 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) The proposed extension has been designed to positively enhance the character and appearance of the dwelling and area taking account of materials, design, siting, height and scale of the development-Policies D1 and H4.
- b) The proposed extension will not materially harm the amenities of neighbouring properties by reason of overbearing impact or loss of light - Policy H4
- c) The development maintains satisfactory levels of onsite car parking to meet highway car parking standards-Policy T12

7. RECOMMENDATION

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

Contact Officer: Tracey Price
Tel. No. 01454 863424

CONDITIONS

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

Reason

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

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

Reason

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

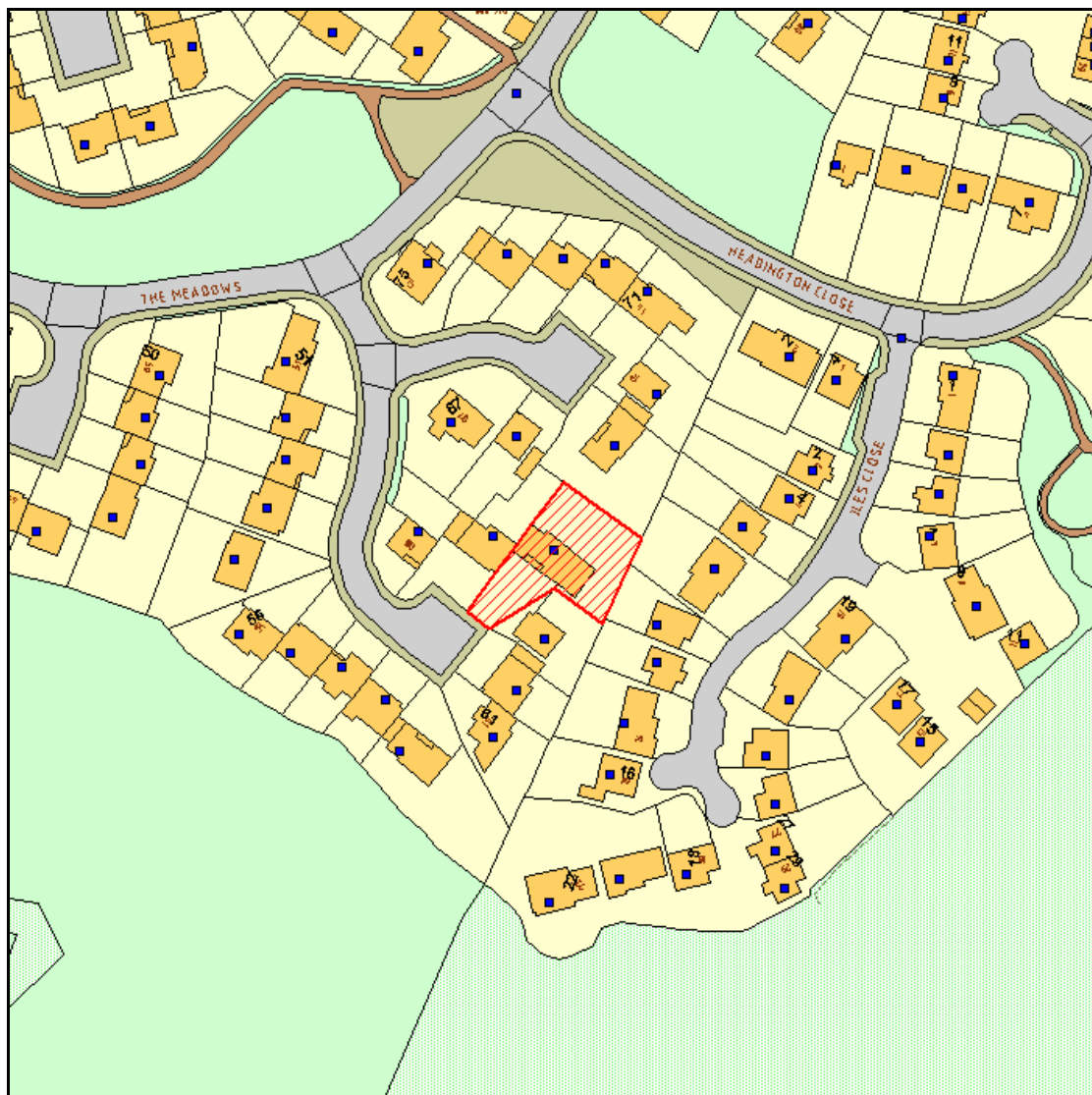
3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevation of the extension hereby approved.

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.

CIRCULATED SCHEDULE NO. 45/10 - 19 NOVEMBER 2010

App No.:	PK10/2667/F	Applicant:	Ms And Mr T . S Lucas Smith
Site:	64 The Meadows Hanham Bristol South Gloucestershire BS15 3PB	Date Reg:	7th October 2010
Proposal:	Erection of first floor side extension to form additional living accommodation (Re-Submission of PK10/2169/F)	Parish:	Hanham Abbots Parish Council
Map Ref:	364753 171751	Ward:	Hanham
Application Category:	Householder	Target Date:	30th November 2010



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a first floor side extension to form additional living accommodation. The submitted plans also show the conversion of the attached garage to living accommodation. It should be noted however that this element of the scheme does not require planning permission and therefore does not form part of the consideration of this application.
- 1.2 The application site relates to a modern two storey detached dwelling with attached single garage at the end of a cul-de-sac within the established residential area of Hanham.

2. POLICY CONTEXT

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

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

South Gloucestershire Core Strategy Pre-submission Draft March 2010
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
SPD Design

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/2169/F Erection of first floor side extension
 Withdrawn September 2010

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No objections
- 4.2 Local Residents
One letter has been received from a local resident raising the following planning objections regarding the proposed development, which have been summarised by the Planning Officer as follows:
-We strongly object to conversion of garage into a playroom

- Will affect value of house, as property can no longer be described as a link detached
- Will set precedence
- Infringe on our peace and tranquilly

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Visual Amenity

The application site relates to a large detached dwelling within the established residential area of Hanham. The dwelling has a render and buff brick finish and is set back at the end of a cul-de-sac. This application seeks planning permission for the erection of a first floor side extension on the eastern elevation of the dwelling. The extension has been designed to read as a subservient addition to the main dwelling by steeping back the extension from the existing front building line at first floor level and by keeping the ridge line lower than the existing.

5.3 No windows have been inserted on the front of the extension at first floor level so as to avoid any direct overlooking onto the adjacent garden. Although this elevation has a blank appearance no objection is raised as this elevation is not highly visible within the immediate street scene. The proposed first floor extension by reason of its subservient design is considered in keeping with the scale and character of the existing dwelling and the immediate surrounding area.

5.4 Residential Amenity

The proposed first floor extension will be sited close to the adjoining boundary of no.63. This application is a resubmission of a recently withdraw application, which was withdrawn in light of objections raised by the Planning Officer on the grounds the previous extension by reason of its design would allow for direct overlooking onto the garden of no.63. This application has sought to address this by removing the windows at first floor level and in turn inserted 2 velux roof lights. The roof lights by reason of their position within the roof will not allow for direct overlooking.

5.5 Although the proposed extension will increase the mass of the dwelling, this will largely comprise of the new roof. As the roof will slope away from the adjoining boundary, it is considered that a first floor extension in this location would not have an uneatable impact.

5.6 Transportation Issues

The conversion of the garage will result in the loss of a car parking space, however planning permission is not required for this and therefore is not subject to consideration of this application. Notwithstanding this however there are satisfactory level of car parking at the front of the site.

5.7 Other Issues

Objections have been raised regarding the conversion of the garage into living accommodation. As addressed above the conversion of the garage into living accommodation does not require planning permission and therefore will not form part of the assessment of this planning application, which relates solely to the erection of a first floor side extension. The Planning Officer is therefore unable to have regard for those objections raised.

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 recommend 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) The proposed extension has been designed to positively enhance the character and appearance of the dwelling and area taking account of materials, design, siting, height and scale of the development-Policies D1 and H4.
- b) The proposed extension have taken account of neighbouring residential amenities and through careful design, the proposal will not materially harm the amenities of neighbouring properties by reason of loss of privacy or overbearing impact-Policy H4
- c) The development maintains satisfactory levels of onsite car parking to meet highway car parking standards-Policy T12

7. **RECOMMENDATION**

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

Contact Officer: Tracey Price
Tel. No. 01454 863424

CONDITIONS

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

Reason

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

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

Reason

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

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

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/1822/F	Applicant:	Mr Ian Robson
Site:	14 Redhall House Millbrook Road Yate Bristol South Gloucestershire	Date Reg:	3rd August 2010
Proposal:	Erection of 2.5 metre high blockwork wall and 2.5 metre high security fence to enclose repositioned liquid nitrogen storage tank.	Parish:	Westerleigh Parish Council
Map Ref:	369803 182737	Ward:	Westerleigh
Application Category:	Minor	Target Date:	22nd September 2010



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule in view of the comments received from an adjoining landowner.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a 2.5m high block wall and a 2.5m high security fence to enclose a repositioned nitrogen storage tank.
- 1.2 The application relates to Jordan Manufacturing Limited who occupies premises located within an established industrial estate at the far end of Millbrook Road, Yate. The application site falls within a safeguarded employment area.
- 1.3 The repositioned nitrogen storage tank is not considered to form part of the application with this considered to be permitted development. This is because Part 8 (Industrial and Warehouse Development) Class B allows the following (relevant to this case):

Permitted Development:
Development carried out on industrial land for the purposes of an industrial process consisting of:
(a) the installation of additional or replacement plant or machinery;

Development not permitted:
B1. Development described in Class B1 (a) is not permitted if:
(a) it would materially affect the external appearance of the premises of the undertaking concerned; or
(b) any plant or machinery would exceed a height of 15 metres above ground level or the height of anything replaced, whichever is the greater.
- 1.4 The nitrogen storage tank is utilised as part of the production process, it is not considered to materially affect the external appearance of the premises and would measure 6.3m in height.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Development
PPG13: Transport
- 2.2 Development Plans

Emerging Policies: South Gloucestershire Core Strategy (Pre-Submission Publication Draft) March 2010
CS1: High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

E3: Criteria for Assessing Proposals for Employment Development

E4: Safeguarded Employment Areas

T7: Cycle Parking

T8: Parking Standards

T12: Transportation Development Control Policy for New Development

- 2.3 Supplementary Planning Guidance
South Gloucestershire Local Plan (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None specific

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
No objection

- 4.2 Other Consultees
No comments received

Other Representations

- 4.3 Summary of Local Residents Comments
Comments received from the adjoining landowner:
- Concerns expressed that the proposal might affect the sale price of the adjoining land.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Planning policy E4 allows for employment generating proposals subject to the criteria set out in policy E3. This includes (relevant to this case):
- Development would not have unacceptable environmental effects; and
 - Adequate provision is made for servicing and delivery and it would not give rise to unacceptable issues concerning traffic; and
 - It would not prejudice residential amenity; and
 - The character of the area or settlement is not adversely affected.

The proposal is considered to be compliant with policy E4 because it would provide for an employment generating use.

- 5.2 The Proposal
The application seeks planning permission for the erection of a 2.5m high block work wall and a 2.5m high security fence that would enclose a repositioned liquid nitrogen storage tank.

- 5.3 Information received in support of the application advises that the nitrogen storage tank is utilised by Jordan Manufacturing who occupy premises within

- the Millbrook Road industrial estate known as no. 7 works. The existing tank stands behind no. 7 works with access via Lawrence Drive; access is necessary with the tank filled by specialists once or twice a month. However, Jordan Manufacturing will be moving out of no.7 works (but will operate from other buildings on site) thus it will no longer be possible to access this tank dictating a need for its repositioning.
- 5.4 The nitrogen tank would now be located close to the main entrance to Jordan Manufacturing adjacent to the site boundary within the car park. It would stand to the rear of the entrance gates that are locked out of hours and would replace an existing cycle shed currently in this position.
- 5.5 The Design and Access Statement advises that the new enclosure would occupy the same volume as the existing but would be more accessible avoiding a relatively difficult reversing manoeuvre currently required when refilled.
- 5.6 Design/ Visual Amenity
The repositioned nitrogen storage tank would be set back from the road behind the front building line of the adjacent building within the existing car park, on this basis it is not considered that the wall and fencing would appear readily visible from the public viewpoints and would also appear a subservient feature to the existing buildings. The security fencing would enclose the front, east side and rear elevations of the enclosure with the new wall facing the west flank boundary.
- 5.7 In view of the above, and having regard to the nature of the proposal and the character of the surrounding area, it is considered that there can be no reasonable objection to the current proposal on design/ visual amenity grounds.
- 5.8 Residential Amenity
Given the nature of the application site, there are no residential properties within proximity of the proposal.
- 5.9 Concerning the adjoining industrial premises to the west of the application site, these are occupied by a storage company with an area of open storage providing a buffer between this adjacent building and the application site; this is used for the storage of caravans and motor homes.
- 5.10 In response, it is not considered that the erection of the fencing and wall proposed would cause any significant adverse impact to these adjoining occupiers despite its position on the shared flank boundary. Further, issues related to land values would not generally comprise a material planning consideration and in this instance, it is not considered that permission could be reasonably withheld on this basis; especially given that the application relates to the wall and fencing; i.e. not the storage container.
- 5.11 Highway Safety
The repositioned nitrogen storage tank compound would stand within the car park occupying the site of the existing cycle shelter; the applicant has confirmed that it would be their intention to replace this facility although no details have been provided. On this basis, subject to a planning condition

requiring details of the replacement cycle facilities, it is considered that there can be no reasonable objection to this proposal on transportation grounds.

5.12 Outstanding Issues

It is noted that only one elevation has been submitted. Given the nature of the proposal, it is considered that the additional details can form the basis of a suitably worded condition in the event that planning permission is granted.

6. CONCLUSION

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

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

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

1. The wall and fencing would not appear readily prominent within the street scene and would appear a subservient feature to surrounding development. The proposal is therefore considered to comply with Planning Policy D1 (Achieving Good Quality Design in New Development) of the South Gloucestershire Local Plan (Adopted) January 2006.
2. The proposal would support an existing employment generating use and is considered to comply with Planning Policy E4 (Safeguarded Employment Areas) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal would not cause any significant adverse impact in amenity and thus would accord with Planning Policy E3 (Criteria for Assessing Proposals for Employment Development) of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

2. Prior to the commencement of development, full details of the proposed replacement cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Development shall strictly accord with these approved details with the replacement cycle storage facility provided prior to the time the existing facility is removed.

Reason

To provide an alternative means of transport to the private motor car, to replace the existing facility and to comply with Planning Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of development, full elevations of the proposed wall and fencing shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with these approved details.

Reason

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

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/2298/F	Applicant:	Mr Luke Higon
Site:	6 Midland Way Thornbury Bristol South Gloucestershire BS35 2BS	Date Reg:	22nd October 2010
Proposal:	Change of use from Light Industrial (Class B1) to MOT, Tyre and Exhaust Centre (Class B2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Thornbury Town Council
Map Ref:	363736 189734	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	16th December 2010



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because an objection has been received contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use from light industrial (Class B1) to MOT, Tyre and Exhaust Centre (Class B2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application site comprises a single storey industrial unit of approximately 196 square metres in floor area situated on the southern side of Midland Way within the defined Thornbury settlement boundary. The site is defined as a safeguarded employment area within the South Gloucestershire Local Plan (adopted) January 2006. The host building comprises 4no. units with hard standing parking areas to the front and sides.
- 1.3 Access is from Midland Way to the east of the site and this access serves approximately 7no. other units.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
E4 Safeguarded Employment Areas
E3 Proposals for Employment Development within the Urban Area and Settlement Boundaries
T12 Transportation Development Control Policy for New Development
T8 Parking Standards
EP1 Environmental Protection
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P95/1586, change of use of part of building from Class B1 to Class A1 to permit retail sales, 23/06/95, approval.
- 3.2 N6626/2, erection of 10 light industrial units totalling 19,580 square feet (1,830 square metres) in floor area; provision of associated parking and manoeuvring facilities and construction of vehicular and pedestrian access, 29/09/81, approval.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection
- 4.2 Transportation DC
No objection
- 4.3 Environmental Protection
No objection

Other Representations

- 4.3 Local Residents
One letter of objection has been received by a neighbouring business. The objector states that they have an objection to any use, which might give rise to the occupying business attempting to occupy any more than the designated vehicular parking spaces applicable to Unit 6. The objector believes that the applicant is entitled to park at six spaces, one of which would be required by the proposed occupant to site their waste disposal bins and cages. The objector states that they received visits from large delivery and service vehicles and the proposed use could cause access problems.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
PPS4 is generally supportive of applications of economic development. It states that all applications should be assessed against the impact criteria in Policy EC10 of PPS4. The impact criteria comprises considerations such as the reduction of carbon emissions, accessibility and the impact on congestion, high quality design, the impact on economic and physical regeneration and local employment. The applicable issues will be considered in the main part of this report.
- 5.2 The proposed development relates to a B2 employment use and this is considered to be appropriate development within the safeguarded employment area (Policy E4 of the Local Plan). The main issues to consider relate to design (Policies D1 and E3 of the Local Plan), transportation (Policies T12 and E3 of the Local Plan) and residential amenity (Policy E3 of the Local Plan).
- 5.3 Design/Impact on the Character of the Area
No changes are proposed to the exterior of the building notwithstanding proposed signage, which will be assessed under a separate advertisement application no. PT10/2283/ADV. The application site comprises a single commercial unit of approximately 196 square metres, therefore, it is considered that the scale of the use is acceptable and provided that conditions are applied in order to restrict outside storage, it is considered that there would be no significant issues in terms of the impact on the character of the area.

5.4 Residential Amenity

Although the application site is located within an established employment area, neighbouring properties are located on the opposite side of the street at a distance of approximately 21 metres from the host building. Given the distance from the neighbouring properties, as well as the scale of the building and the proposed times of opening of 8:30am – 6:00pm weekdays and 8:30am – 5:00pm on weekends and no working on Sundays or Bank Holidays, it is considered that the proposal would not have a significant adverse impact on the residential amenity of the residential occupiers through noise or disruption. The hours of working shall be conditioned if permission is granted to protect the amenities of the neighbouring dwellings.

5.5 Transportation

An objection has been received from a neighbouring business on the basis that the proposal would give rise to parking problems and create health and safety issues, cause disruption to their business and lead to angry confrontations. However, there is no objection in terms of transportation. The applicant has specified that there are 7no. parking spaces available for use including a vehicular ramp into the building and this complies with the Council's Parking Standards in Policy T7 of the Local Plan of a maximum of 1 space per 50 square metres. In addition, the site is located in a relatively sustainable location within walking distance to the Thornbury Town Centre with opportunities for employees to walk to work or use public transport. On this basis, it is considered that the level of parking specified is appropriate for the scale of the use and would not generate a significant amount of traffic that would have a detrimental impact in terms of highway safety or visual amenity. The concerns of the objecting business with regards to confrontations and disruption to their business are noted, however, it is considered that planning permission could not reasonably be withheld for these reasons since they are civil matters that should be resolved by negotiation between the objector and the applicant. The concerns regarding health and safety are noted, however, the application site comprises an industrial estate and vehicles would be unlikely to be travelling at speeds within the site to cause significant health and safety issues.

5.6 Further Matters

The Officers attention has been drawn to the fact that the information in the application form regarding the collection of recycling by SITA is incorrect. Nevertheless, it is not considered unreasonable to assume that the waste and recycling generated could be collected or disposed of properly given the location of the site. On this basis, it is considered that it does not materially affect the assessment of the application.

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:

No alterations to the exterior of the building are proposed and it is considered that the scale of the proposed use would not adversely impact the character of the area – Policies D1 and E3 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would not have a significant adverse impact on the residential amenities of the dwellings on the opposite side of Midlands Way through noise or disruption – Policies E3 and EP1 of the South Gloucestershire Local Plan (adopted) January 2006.

It is considered that the level of parking specified is sufficient for the scale of the proposed business and would not have a significant adverse impact in terms of visual amenity or highway safety – Policies T12, T8 and E3 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. No outside storage shall take place at the premises.

Reason

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

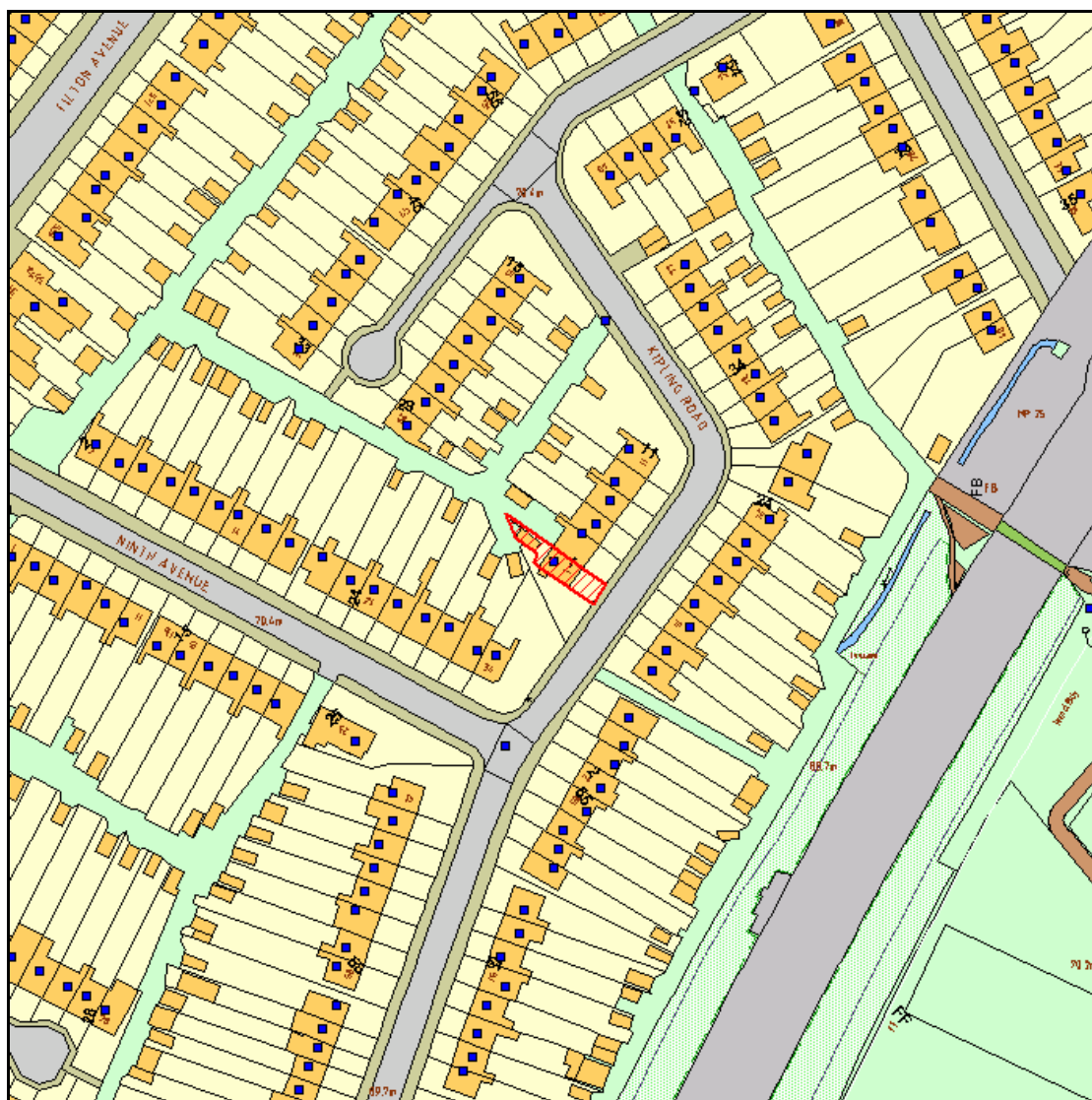
3. The hours of working at the premises shall be restricted to:
8:30am - 6:00pm Monday to Friday
8:30am - 5:00pm Saturday
No working shall take place on Sundays or Bank Holidays.

Reason

In the interests of residential amenity and to accord with policy E3 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/2499/F	Applicant:	Mr K Ayton
Site:	1 Kipling Road Filton Bristol South Gloucestershire BS7 0QP	Date Reg:	7th October 2010
Proposal:	Erection of single storey rear extension to facilitate conversion of existing dwelling to form 2no. self contained flats with associated works.	Parish:	Filton Town Council
Map Ref:	360720 178210	Ward:	Filton
Application Category:	Minor	Target Date:	30th November 2010



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule, as representations were made contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey rear extension to facilitate the conversion of an existing dwelling to form 2no. self contained flats with associated works. The application site is an end-terraced property on a triangular shaped plot. Vehicular access is to the rear of the property as well as to the front. The site lies within the urban area of Filton.
- 1.2 There have been three previous applications on this site of relevance to this application. Firstly, PT08/1073/F which related to the erection of a two storey side extension to form 2 no. self-contained flats. This application was refused on the grounds of its poor design/shape and lack of financial contribution. The second application PT08/3075/F related to the erection of a two storey side extension to form 1 no. self-contained flat with associated works. The application was refused on the grounds of a lack of financial contribution. The third and most recent application, PT09/5380/F, gave permission for a two storey side extension to form 1no. dwelling. The new property has not been built however the permission is still valid and will be for a couple of years as consent was granted on 27/11/2009. Clearly, this development will have to be taken into consideration as a part of this application. The scheme proposed in this application would involve a small rear extension being constructed and the main building being converted into 2no. 1 bedroom, self contained flats.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Development Plan

Joint Replacement Structure Plan

Policy 1	Sustainable Development Objectives
Policy 2	Location of Development
Policy 34	Re-use of Previously Development Land
Policy 35	Housing Density

South Gloucestershire Local Plan (Adopted) January 2006

Policy D1	Achieving Good Quality Design in New Development
Policy H4	Development within Existing Resident Curtilages
Policy H5	Residential Conversions
Policy L1	Landscape Protection and Enhancement

Policy T7 Cycle Parking
Policy T8 Parking Standards
Policy T12 Transportation Development Control Policy

Emerging Development Plan

Core Strategy Pre-Submission Publication Draft (March 2010)

CS1 High Quality Design
CS5 Location of Development
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT08/1073/F - Erection of two storey side extension to form 2 no. self contained flats with associated works. Refused 23 July 2008.
- 3.2 PT08/3075/F - Erection of two storey side extension to form 1 no. self contained flat with associated works (Resubmission of PT08/1073/F). Refused 28 August 2009.
- 3.3 PT09/5380/F - Erection of two storey side extension to form 1 dwelling with associated works (Resubmission of PT08/3075/F). Approved 27 November 2009.

4. **CONSULTATION RESPONSES**

4.1 Filton Town Council

Object as previously, to family homes being converted into flats. Support local objection as over intensive and already cramped development and concerns over extra parking requirements.

4.2 Other Consultees

Highways

No objection.

Other Representations

4.3 Local Residents

One letter of objection was received raising concern that the proposal would lead to an increase in on street parking. This situation has been made worse by

houses of multiple occupation and the MOD (Ministry of Defence) restricting car parking on their site.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The additional dwelling granted planning permission under application PT09/5380/F was assessed against Policy H2 (new residential development within the urban areas) of the Local Plan, as well as many of the other Policies stipulated in section 2. of this report. Issues including transportation, design, visual amenity and residential amenity were all considered and found to be acceptable, in line with the Local Plan and national guidance. This application therefore only assesses the proposal put forward here, and it is noted that both sites have their own 'red edge' boundaries shown on site location plans submitted with the respective applications.

Policy H5 of the South Gloucestershire Local Plan allows for the conversion of residential properties into smaller units provided that the proposal:

a) Would not prejudice the character of the surrounding area;

Kipling Road is characterised by residential development, mostly in the form of terrace properties. There is at least one other example of a flat conversion that has taken place on the street, application PT08/0312/F referring to no. 34 Kipling Road. A modest single storey extension is proposed to the rear and overall it is considered that the development would not prejudice the character of Kipling Road or the immediate locality.

b) Would not prejudice the residential amenities of neighbouring occupiers;

A residential use of the property is being maintained and it is not anticipated that there would be any rise in noise levels from occupants. To the rear of the property an extension is proposed at ground floor level. One side elevation window is proposed and there would be no undue loss of privacy or overlooking as a 1.8 m high timber fence is proposed on the boundary. The extension is of a modest height and depth, consequently it is considered that the proposal would not be overbearing on neighbouring occupiers.

c) Would identify an acceptable level of off-street parking;

The Council's Highways Officer was consulted as a part of this proposal. Although some additional parking would be preferable it is not a requirement given the size of the proposed flats and the location. The site is considered sustainable in terms of its proximity to shops, schools and public transport and so car ownership should not be assumed. It is not expected that any level of additional traffic or parking would have a significant impact on highway conditions.

d) Would provide adequate amenity space.

A minimal amount of rear garden space would be available for the occupiers of the downstairs one bedroom flat. It is not considered that providing private/shared amenity space for the upstairs flat is essential as there is only likely to be a maximum of two occupants with no children. Notwithstanding this, within approximately 350 metres of the property is a large recreation park. It is considered that the proposal would not prejudice the amenity of occupiers of the 2no. flats.

5.2 Design / Visual Amenity

The existing side extension is to be demolished to make way for the new dwelling approved under application PT09/5380/F. The rest of the external alterations are to take place to the rear of the property. A modest single storey rear extension is proposed to form a downstairs WC and shower. The extension would be rendered to match existing. A rear door would also be added in replacement of a window. These changes are considered relatively minor and would not have an adverse impact upon visual amenity. A 1.2 m high wall and 1.8 m fence would also be added and these are considered acceptable, subject to further detailing.

5.3 Design and Access Statement

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

5.4 Use of Energy and Sustainability

Bin storage will be provided to the front of the dwelling and cycles in the existing garage to the rear.

5.5 Improvements to Scheme

No improvements considered necessary.

6. CONCLUSION

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

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

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

therefore accords to Policy D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

- b) The proposed extension has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the existing dwelling and the surrounding area. The development therefore accords to Policy D1, H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (Adopted) 2007.
- c) The proposed residential conversion identifies an acceptable level of off street parking, would not prejudice highway safety and would provide access to adequate amenity space. The development therefore accords to Policy D1, H4, H5, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: William Collins
Tel. No. 01454 863425

CONDITIONS

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

Reason

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

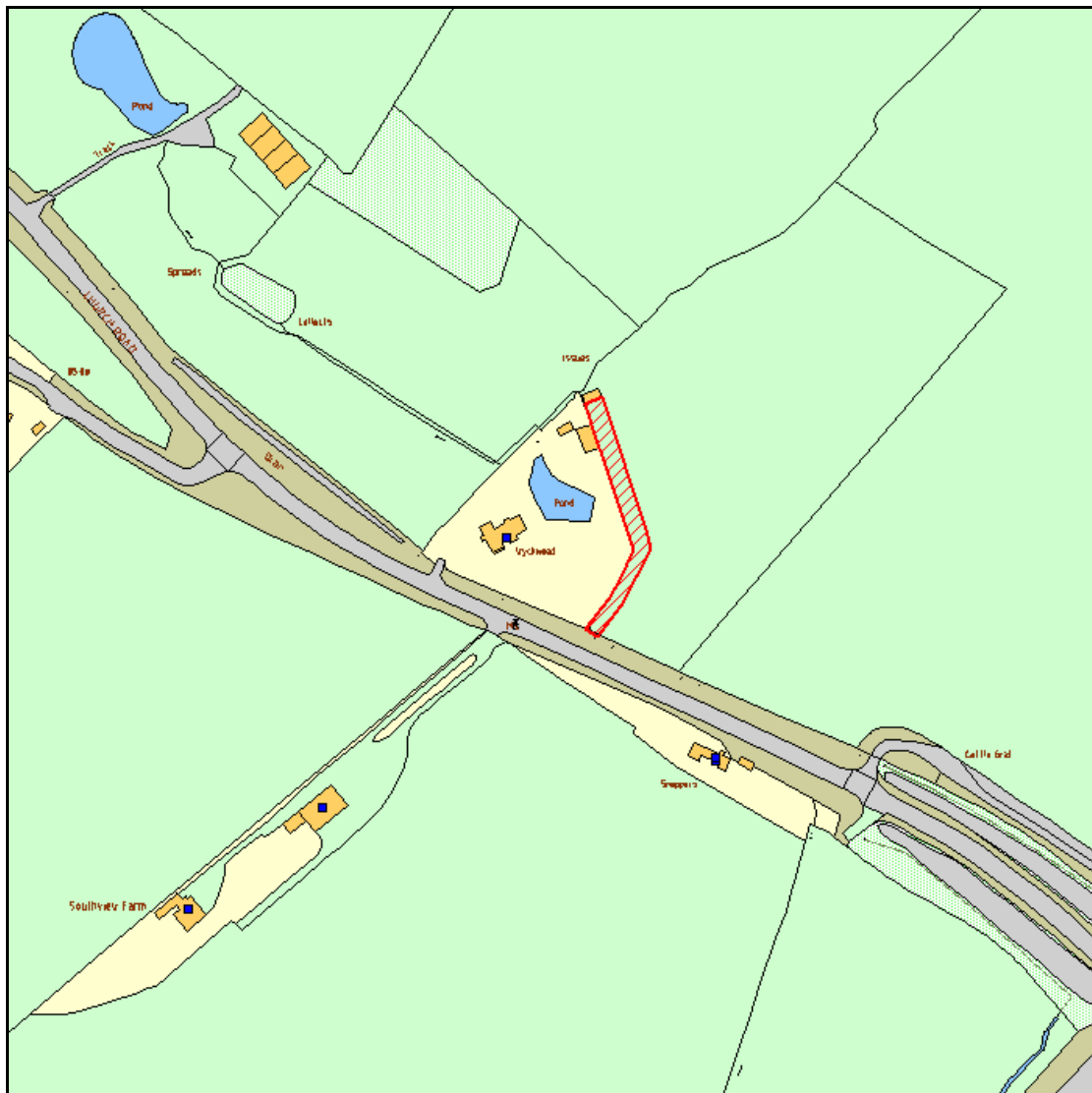
2. Prior to the commencement of development a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to the Local Planning Authority for approval. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

Reason

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

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/2575/F	Applicant:	Mr Jason Toogood
Site:	Wychwood Church Road Rudgeway Bristol South Gloucestershire	Date Reg:	30th September 2010
Proposal:	Change of Use of land from agricultural to residential. Formation of access, driveway and hard standing (Retrospective) Re-Submission of PT10/0200/F	Parish:	Alveston Parish Council
Map Ref:	363508 186351	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	23rd November 2010



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 100023410, 2008. **N.T.S.** **PT10/2575/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full retrospective planning permission for the change of use of land from agricultural to residential including the formation of an access, driveway and hard standing. This application is a re-submission of application PT10/0200/F.
- 1.2 The application site relates to Wychwood, a residential property located outside the settlement boundary of Rudgeway and within the Green Belt. The development seeks to make use of an access previously used for agricultural purposes, and utilise the access for residential purposes.
- 1.3 This application is a resubmission of PT10/0200/F which was refused for the following reasons:
 - 1) The site is located within the Bristol/Bath Green Belt and the development will have a materially greater impact than the present authorised use on the openness of the Green Belt. The applicant has not demonstrated that very special circumstances apply such that the normal presumption against development within the Green Belt should be overridden. The development is therefore contrary to the provisions of PPG2, Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Development in the Green Belt (June 2007).
 - 2) The site is located within the open countryside and the proposal does not fall within the limited categories of development normally considered appropriate outside of existing settlement boundaries because the development would harm the visual amenity and prejudice the principal objectives of protecting the open countryside. The development is therefore contrary to Policies H3 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belt
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
H3	Residential Development in the Countryside
GB1	Development within the Green Belt

L1	Landscape Protection and Enhancement
T12	Transportation Development Control Policy for New Development

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted) 2007
 Development in the Green Belt (June 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/0200/F - Change of use of land from agricultural to residential. Formation of access, driveway and hardstanding (Retrospective). Refusal 17/03/2010.

4. CONSULTATION RESPONSES

4.1 Alveston Parish Council

The Parish Council has no objection to the application provided that the Planning Authority agrees that the application complies with the current Green Belt Policy.

4.2 Other Consultees

Highways

No objection subject to condition.

Drainage

No objection subject to condition.

Landscape

No objection subject to a condition requiring details of the maintenance of the planting (species and numbers), including rabbit protection, for a period of five years and a requirement to replace any dead or dying plants also for a period of five years. Details will also be required of the method of closure of the previous access.

4.3 Local Residents

One letter was received in support of the planning application, raising the following points:

- The new access is much safer.
- Speed limit encourages speeding.
- There have been road accidents.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy GB1 of the Local Plan allows the change of use of land where, *'it would not have a materially greater impact than the present authorised use on the openness of the Green Belt'*. The present authorised use of the land is for agricultural use. Aerial photos from 2008 confirm that there was an existing access but no form of hardstanding was present and the land remained grassed over. Now in situ is an approximately 4 m wide dark coloured tarmac access road that runs the entire length of the eastern side of the dwellinghouse

and its existing residential curtilage. The total extension of residential curtilage applied for would amount to approximately 800 square metres.

- 5.2 In terms of what is being applied for, this planning application does not differ from the previously refused application PT10/0200/F. There is however, a planning supporting statement submitted with this application which seeks to address the two previous refusal reasons and includes 'very special circumstances'. The statement considers that the key issues in the determination of this planning application are; very special circumstances (highway safety issues), the effect of the development on the openness of the Green Belt and the effect of the development on the visual appearance of the countryside.
- 5.3 The very special circumstances put forward primarily centre on the unacceptability of the existing access serving Wychwood. An accompanying transportation statement argues that the existing access has substandard visibility and as a result is a hazard to users of the access. A Transportation Statement by TPA has been submitted in support of this claim and highlights the average speed limit along Church Road as being above the speed limit at 52mph. It is also stated that there have been three personal injury accidents at the bend to the north of the junction in the last 5 years, and none at the current access. Finally, it is held that the visibility has been improved by some 20 m as a result of the moving of the access.
- 5.4 In addition to these very special circumstances put forward by the applicant, several arguments are made to try and overcome the second refusal reason in relation to the adverse impact the development would have on the visual amenity and principal objectives of protecting the open countryside. It was assessed in the previous application (PT10/0200/F) that the development was contrary to Policy H3 of the Local Plan which refers to residential development outside of settlement boundaries and urban areas. The applicant makes the following points:
- The development does not increase the residential curtilage of Wychwood in the sense of it becoming a physical extension to the garden of Wychwood as the existing hedgerow has remained in situ dividing the access from the garden.
 - The development does not constitute a large or obtrusive building, but rather a small scale development that has been designed to make a minimal impact on the Green Belt.
 - The tarmac surfacing is visually unobtrusive.
 - The development would result in a visual enhancement with high quality planting along the route of the access.
 - The access was existing, albeit in different materials, for agricultural purposes and therefore the use by vehicles will not change. Now private cars owned by the applicant will use the access rather than agricultural vehicles (although subsequently the applicant has stated that the access would occasionally be used by agricultural vehicles).

Assessment

- 5.5 It is acknowledged that the existing access to the property is substandard and that the new access which is being used has slightly better visibility

(approximately 20 m). The three personal injury accidents have carried weight in the decision making process, however none of them have been proved to be directly attributed to the use of the existing access point. Although it is not ideal to have an access point on a bend where accidents have taken place, this is still not considered to outweigh the harm that the extension of residential curtilage by approximately 800 sq m has had on the Green Belt. No reasonable explanation has been provided as to why the access road wasn't constructed within the existing curtilage of Wychwood and the Council's Highways Engineer has confirmed that an access could be acceptable (subject to further details) if constructed 10-15 m to the west and thus within the established residential curtilage. It should be noted that the applicant does not wish to submit this alternative for assessment at this stage. The extent of the area of land changed to residential and the level of works are such, that the development is considered excessive for its purpose and totally unacceptable in Green Belt terms.

- 5.6 It is considered that the construction of this access, its conspicuous appearance and use for residential purposes which could bring associated paraphernalia onto the site would have a materially greater impact on the Green Belt than the existing agricultural use of the land. Due consideration has been given to the proposed landscaping scheme and possibility of having a road surface coloured in a shade of green however it is not considered that this would outweigh the permanent harm that this development and associated change of use would have on the visual amenity and 'openness' of the Green Belt.
- 5.7 Policy H3 of the Local Plan gives the limited circumstances in which new residential development is permitted outside of the boundaries of settlements, namely for affordable housing, housing for agricultural or forestry workers, or replacement dwellings. The development at Wychwood is therefore not acceptable in principle as it does not fall into any of these categories. One of the principle objectives of Policy H3 is to protect the open countryside for its own sake as a resource for biodiversity, recreation, amenity, agriculture and forestry. It is considered that the extension of Wychwood's residential curtilage and subsequent loss of agricultural land would prejudice this objective and have a harmful impact on the overall local amenity and nature of the open countryside. The hedge separating the existing rear garden of Wychwood and the new tarmac access could easily be removed and in the future the new area of curtilage could form part of the occupants of Wychwood's garden area. This consideration, together with the current situation gives the development a domesticated appearance that would urbanise an otherwise rural context.
- 5.8 In principle, the development and change of use at Wychwood is not acceptable as it does not fall within the limited categories of development allowed under Policies GB1 and H3 of the Local Plan. The very special circumstances and other points put forward by the applicant are not considered to outweigh these principle objections and therefore the application should be refused accordingly.

5.9 Transportation

The new residential access is located at a point on Church Road where improved visibility can be achieved over the existing access. There is therefore no objection to the principle of using the new access, provided the existing access is stopped up. Nevertheless, it is not considered that there is a significant enough highway safety concern for the extension of residential curtilage and construction of new access road to take place given the overriding Policy objections to the adverse impact the development would have on the Green Belt and open countryside. As is stated in section 5.5 of this report, it is considered that there is the potential to provide an alternative access within the existing residential curtilage.

5.10 Drainage

The Council's Drainage Engineer was consulted and raised no objection to the scheme.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is **REFUSED** for the following reasons.

Contact Officer: William Collins
Tel. No. 01454 863425

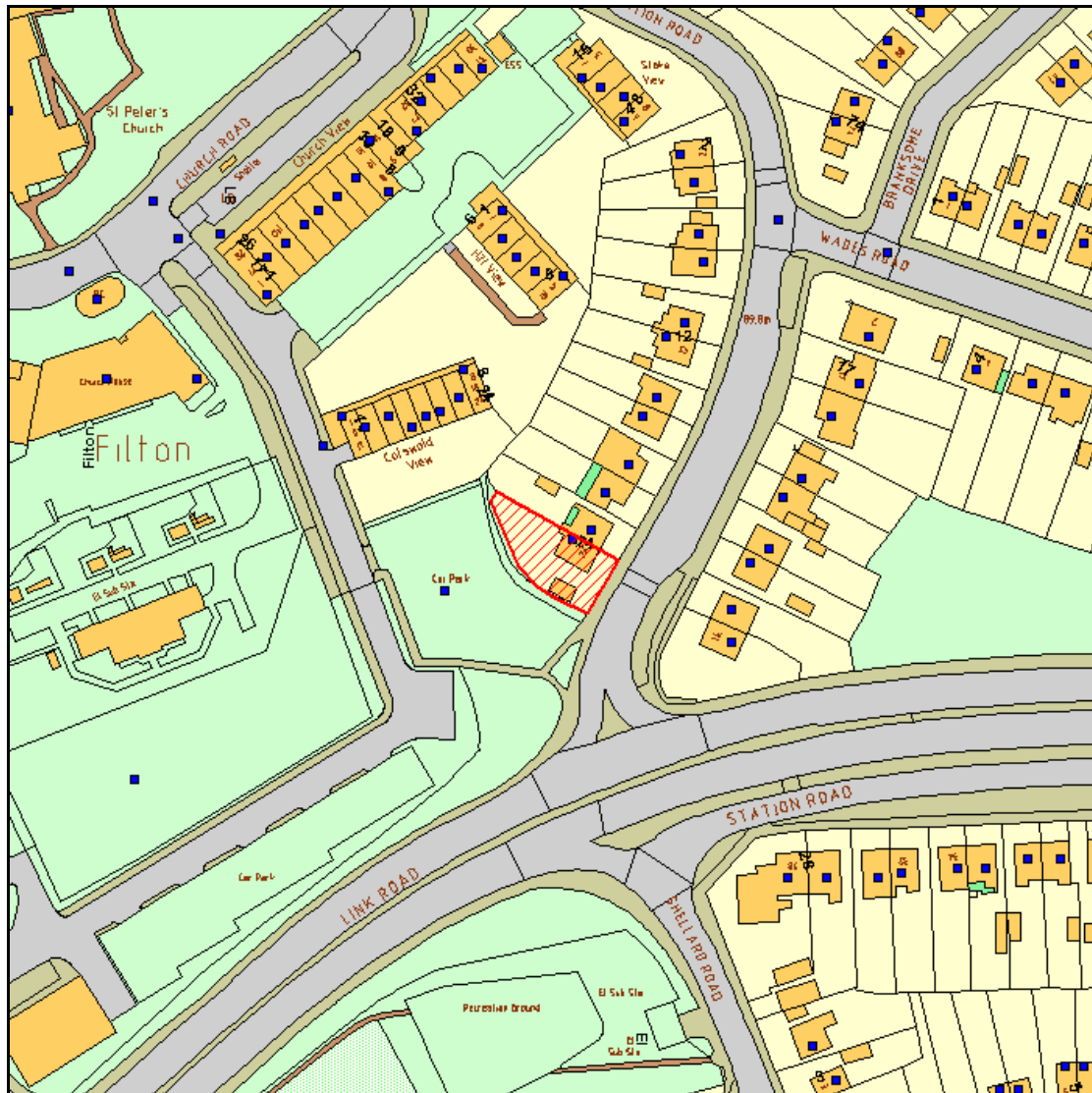
REASONS FOR REFUSAL

1. The site is located within the Bristol/Bath Green Belt and the development will have a materially greater impact than the present authorised use on the openness of the Green Belt. The applicant has not demonstrated that very special circumstances apply such that the normal presumption against development within the Green Belt should be overridden. The development is therefore contrary to the provisions of PPG2, Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Development in the Green Belt (June 2007).REASONS FOR REFUSAL
2. The site is located within the open countryside and the proposal does not fall within the limited categories of development normally considered appropriate outside of existing settlement boundaries because the development would harm the visual amenity and prejudice the principal objectives of protecting the open countryside. The

development is therefore contrary to Policies H3 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/2594/F	Applicant:	Mr Jamie Nicholson
Site:	24 Station Road Filton Bristol South Gloucestershire BS34 7BY	Date Reg:	7th October 2010
Proposal:	2 storey side extension to provide additional living accommodation.	Parish:	Filton Town Council
Map Ref:	360425 179105	Ward:	Filton
Application Category:	Householder	Target Date:	30th November 2010



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 100023410, 2008. **N.T.S.** **PT10/2594/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule in view of the comments that have been received from the Town Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two-storey side extension. The proposal would replace an existing detached garage.
- 1.2 The application relates to a two-storey semi-detached dwelling on the west side of Station Road, Filton close to its junction with Link Road.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1: Delivering Sustainable Development
PPG13: Transport

- 2.2 Development Plans

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

CS1: High Quality Design
CS17: Housing Diversity

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
H4: Development within Residential Curtilages
T12: Transportation Development Control Policy for New Development

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

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
'Object as over intensive – concerns over access and egress onto dangerous junction.'
- 4.2 Other Consultees
Highways DC: no objection.

Other Representations

- 4.3 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy H4 allows for the principle of house extensions subject to considerations of design, residential amenity and highway safety.

5.2 Design/ Visual Amenity

The application relates to a semi-detached two-storey dwelling on the west side of Station Road, Filton. The application seeks permission for a two-storey side extension that would provide a kitchen and utility room on the ground floor with a bedroom above. The proposal would replace an existing detached garage that stands to this side of the property.

5.3 The proposal would measure a little under 5m in width and slightly less than 4.5m in depth. It would occupy a recessed position stepped some 3.5m back from the front wall of the dwelling and with its rear wall aligning with that of the existing. A pitched roof that would be approximately half the height of the main roof structure would cover it.

5.4 In response, the build would appear subservient to the host dwelling and would not significantly impact upon the balanced appearance of this semi-detached dwelling and the attached property. On this basis, and with materials to match those of the existing property, there is no objection to the current proposal on design/ visual amenity grounds.

5.5 Residential Amenity

Given the position of the proposal to the south side of the dwelling (where there are no neighbouring properties), it is not considered that any significant adverse impact in residential amenity would be caused. In this regard, it is noted that the application site is already overlooked by the existing flatted development behind.

5.6 Highway Safety

The proposal would replace an existing detached single garage that serves this property although an extended driveway is shown on the block plan that would provide for at least two vehicles; this would benefit from the same access as the existing driveway. On this basis, it is considered that there can be no reasonable objection to the proposal on highway safety grounds.

6. CONCLUSION

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

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

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

1. The design, scale and massing of the proposal is considered to be acceptable and compliant with the requirements of planning policy D1 (Achieving Good Quality Design in New Development) and H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
2. The proposal would be acceptable having regard to its impact on residential amenity and thus is considered to accord with planning policy H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal is considered to be acceptable in highway safety terms and would accord with Planning Policy T12 (Transportation Development Control Policy) of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

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

Reason

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

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/2623/F	Applicant:	Mr Jasbir Baryah
Site:	Unit 3 Simmonds View Stoke Gifford Bristol South Gloucestershire	Date Reg:	7th October 2010
Proposal:	Change of use from Financial and Professional Services (Class A2) to Restaurant (Class A3) as defined in Town and Country Planning (Use Classes Order) 2005 (as amended). Erection of flue.	Parish:	Stoke Gifford Parish Council
Map Ref:	362983 179965	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	1st December 2010



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 100023410, 2008. N.T.S. PT10/2623/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application appears on the Circulated Schedule in view of the letters of objection that have been received.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the change of use of an existing building from Class A2 (Financial and Professional Services) to a Class A3 (Restaurant) use.
- 1.2 The application relates to unit 3, Simmonds View, Stoke Gifford. The site lies within the built up area.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

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

CS1: High Quality Design
CS14: Town Centres and Retail

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
RT8: Small Scale Retail Uses in the Urban Areas/ Settlement Boundaries
RT11: Retention of Local Shops, Parades, Village Shops & Public Houses
T8: Parking Standards
T12: Transportation Development Control Policy for New Development
EP1: Environmental Pollution

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 P99/1479: Change of use of unit C from A1 (retail) to A2 (financial and professional services). Permitted: 4 August 1999

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

No comment

4.2 Other Consultees

Environmental Services: details of extraction equipment required

Highways DC: no objection

4.3 Summary of Local Residents Comments:

Fifteen letters received expressing the following concerns:

Highway Safety

- It is an unsuitable location for an Indian restaurant given the car park is already very busy (particularly during the evenings at weekends);
- The car park has 22 spaces, the proposal would need between 12 and 24 spaces;
- It is inevitable that accidents will occur (one already) as drivers forget to look left when leaving the site/ Esporta forgetting there are more houses beyond;
- An application for a swimming pool at Esporta was refused because it would utilise part of the car park exacerbating parking problems;
- Rail commuters/ Lloyds Bank staff (using the nearby training centre) exacerbate parking problems;
- Concerns are raised about the Councils Highway Engineers response;
- Unlike other restaurants/ takeaways in the area, there are no proper public transport links- Bristol Parkway is 15mins walk away and this is more than the recommended safety distance for women to walk;
- People will park across people's drives.

Noise/ Disturbance

- The existing premises close at 11pm but there is often very little custom leading up to this time meaning noise levels do not impact on residents- this would not last even if the restaurant closed at 11pm;
- Disturbance increases during the summer leading to complaints to the Police;
- Existing cooking smells are unpleasant and should not be increased;
- With an alcohol license it will increase anti-social behaviour problems.

Concentration of Uses

- If planning permission is granted, it would mean that every unit would be food orientated- this is not in the interest of local residents;
- It is too small a block to have 3/5 food uses.

Outstanding Issues

- This is not a commercial area but a residential area;
- The existing litter problem is unacceptable;
- There are Indian Restaurants within a short distance of the locality;
- The Design and Access Statement is incorrect and misleading;
- It will be detrimental to the viability of the Chinese takeaway.

- 4.4 One letter has been received in support advising that it will be nice to have the unit in use and the writer looks forward to visiting the restaurant. Further, one of the letters above also states that a restaurant could be beneficial to the area (but is not acceptable on highway safety grounds).

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy RT8 of the South Gloucestershire Local Plan advises that outside of town centres, small-scale proposals for Class A1 (shops), class A2 (financial and professional services) and class A3 (food and drink) will be permitted within the existing urban areas provided that:

- The development would not give rise to unacceptable levels of vehicular traffic or on-street parking to the detriment of the amenities of the surrounding area and highway safety; and
- The development would prejudice residential amenity; and
- The character of the area would not be adversely affected; and
- (In the case of proposals outside of a local centre) development would improve the range of services to a local community and not harm the vitality and viability of an existing local centre.

5.2 Policy RT11 relates to the retention of local shops and despite the existing use of the premises not falling within the A1 use class, it is considered that the spirit of this policy might still be applied. In this regard, the first criterion reflects that of the last criterion outlined above advising that the proposed uses should not result in an over concentration of non-shop uses that would be detrimental to the vitality, viability, retail and social function of the centre. In so doing, the supporting text cites that 'there has been particular concern about concentrations of A3-A5 food and drink uses in local centres, leading to adverse impacts on residential amenity, and loss of retail choice. In considering whether an over-concentration of services would occur, the Council will consider the number, range and composition of retail and service outlets in the centre.

5.3 Further, as well as reflecting (in part) the policy guidance above, this policy requires there to be a satisfactory alternative retail facilities and for it to be demonstrated that the premises would be incapable of supporting a retail use.

5.4 Concerning PPS4, for the purposes of this policy document a restaurant is considered to comprise a town centre use. Policy EC13 (Determining Planning Applications affecting shops and services in local centres and villages) advises that local authorities should take into account the importance of the proposal to the local community, refuse applications that fail to protect existing facilities that provide for day to day needs and respond positively to the conversion/extension of shops that would improve their viability.

5.5 The Proposal

The application relates to unit 3 Simmonds View, Stoke Gifford. The premises forms one of four units with unit 1 providing a convenience store (McColl's), unit 2 a Chinese takeaway (China Town) and unit 4 comprising a takeaway pizza establishment (Domino's Pizza). These four units are contained within a single-storey building with an associated car park in front; the convenience store is near twice the size of the other three units with these equal in size. Residential properties surround these premises with the exception of the Esporta leisure club that sits to the east and offices behind.

5.6 The application seeks planning permission for the change of use of unit 3 to provide an A5 restaurant. It is understood that an estate agent previously occupied the unit although it has been vacant for five months. The proposed floor plan shows twelve tables with kitchen and toilet facilities to the rear and with a bar to one side of the restaurant.

5.7 Highway Safety

The majority of concerns relate to car parking and highway safety issues. In response, comments from the Councils Highways Engineer state that the additional traffic generated by the proposal would not be anticipated to have a significant impact on highway conditions. In this regard, the site is served by a shared car park and is within walking distance of a large number of residential properties. Within this context, it is not anticipated that an unacceptable increase in on street parking would result and thus no transportation objection has been raised to the proposal.

5.8 Further to the above, in view of the number of concerns raised, further advice from the Councils Highway Officer states that it would be difficult to resist a restaurant with no parking provision in this location where there are alternatives to the private car (public transport, bicycle and foot).

5.9 Residential Amenity

Despite the description of the application site as a commercial area (by the application details), it is considered that the site occupies a predominantly residential area that is surrounded by residential dwellings to the west and north.

5.10 Residential amenity issues formed the contentious element of a previous application in 2002 (PT02/0382/F) that sought permission for the change of use of unit 4 to provide an A3 hot food takeaway. This was originally refused for the following reason:

'By virtue of the proximity to surrounding residential development, the operational requirements of the proposed A3 use would be likely to have a detrimental effect upon the residential amenities of local residents through increased late night disturbance and other associated deleterious effects, and is contrary to Policy EP1 and RT10 of the South Gloucestershire Local Plan.'

5.11 This decision was overturned at appeal where the Inspector commented: *'The area around the shops is not exactly a haven of peace and quiet. Those choosing to live nearby must have known there would be a swirl of activity and traffic related to 4 shops. The implications of the Chinese takeaway next door but one are not all that different. Many customers arrive by car, and doubtless they contribute to the noise level, sometimes irritatingly. The convenience store always stays open until the late evening. There is another large parking area adjacent serving the health club, which I am told is a lively enterprise.'*

5.12 In this instance, the proposed restaurant use would dictate that persons would stay longer (than at a takeaway) with the number of customers further limited by the comparatively small number of tables. Therefore, despite the likely replication of later opening hours (no opening hours are provided but it is

considered that this could be conditioned to reflect that of the takeaways), it is not considered that planning permission could be reasonably withheld on this basis. However, a further condition should be attached to prevent takeaways being offered to help safeguard residential amenity (there is no permitted change from an A3 use to an A5 use but this condition would prevent any small-scale ancillary service that might be provided).

5.13 Further to the above, it is not considered that planning permission could be reasonably withheld having regard to problems of litter or anti-social behaviour which might be associated with a wide range of uses and which is unlikely to be as a direct consequence of the current proposal. To this extent, the Inspector also commented that *'Some say that anti-social behaviour would be aggravated by this change of use, but that seems unlikely to me...Some say there would be much additional litter, but I doubt whether a significant proportion of pizzas – large items of food – are eaten and the boxes discarded outside the home'*. On this latter point, at the time of the Officer site visit, the area as a whole was noted as being tidy in appearance with litterbins provided.

5.14 Finally, the application would also allow the erection of a short flue to the rear of the building although no details regarding the proposed extraction equipment have been provided; the Councils Environmental Services team have withheld their comments until such details have been received. In response, it is generally preferable not to condition this type of detail given the unknown external alterations that might be required. However, with these details already provided, on balance a condition is considered to be acceptable in this instance. In this regard, the Inspector was also happy to condition this information at the time of the previous appeal.

5.15 Design/ Visual Amenity

The application would not involve any external alterations to the building with the exception of a short flue on the rear roof slope. This would measure just over 1m above the ridge of the building and given its small size and discreet position, there is no objection to the proposal on this basis.

5.16 Concentration of Uses

Planning policies RT8 and RT11 both seek to safeguard against an over concentration of non-retail uses with particular concern raised in respect of A3-A5 uses.

5.17 In one respect, the current proposal would not alter the existing situation significantly given that the extant permission is for an A2 use and out of this rank of four units; still only one unit would provide an A1 use. In this regard, at the time of the previous application in respect of unit 4, the over concentration of non-retail use did not comprise a refusal reason; a note commented on by the Inspector:

'Unit D has remained unlet due, I am told, to lack of interest from retailers. The Council concedes that the convenience store meets most local shopping needs. So the Council does not cling to the hope of this last shop ever fulfilling its original purpose. In principle, it accepts the proposed change of use'.

5.18 In this instance, it is likely that the restaurant would be open both during the day and in the evening thus it is considered that the proposal would differ from the adjoining take-away uses. On this basis, despite the lack of marketing evidence in respect of a further retail uses (not specifically required given the existing use of the unit), on balance it is considered that any associated objection to the proposal is likely to be unsustainable. In this regard, the larger size of the convenience store might also limit the likelihood of a new retail use being found whilst the grant of permission would not preclude its future change back to an A1/ A2 use (as permitted development).

6. CONCLUSION

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

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

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

1. The proposal would replace an existing non-retail unit (currently vacant) with an A3 use; there are no other A3 uses operating from any of the adjoining units at this present time. On balance, it is considered that the proposal would not harm the vitality and viability of this centre thus the proposal is considered to accord with Planning Policy RT8 (Small Scale Retail Uses in the Urban Areas/ Settlement Boundaries) of the South Gloucestershire Local Plan (Adopted) January 2006.
2. The proposal would not cause any significant adverse impact in residential amenity and thus would accord with Planning Policy RT8 (Small Scale Retail Uses in the Urban Areas/ Settlement Boundaries) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal is considered to be acceptable in highway safety terms and would comply with the provisions of planning policies T8 (Parking Standards) and T12 (Development Control Policy for New Development) of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Peter Burridge
Tel. No. 01454 865262

CONDITIONS

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

Reason

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

2. The use hereby permitted shall not be open to customers outside the hours of 09.00-23.00.

Reason

In the interest of residential amenity and to accord with Planning Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the first opening of the restaurant hereby approved, full details of the odour and extraction equipment (including noise levels) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, development shall accord with these approved details with the extraction equipment maintained in accordance with the manufacturers recommendations.

Reason

In the interest of residential amenity and to accord with Planning Policies EP1 and RT8 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No hot food takeaway service shall be provided from the restaurant hereby approved.

Reason

To avoid an over concentration of A5 uses and to help safeguard residential amenity, all in accordance with Planning Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/2687/ADV	Applicant:	Best Buy Europe Best Buy Europe
Site:	Unit 3B Centaurus Retail Park Centaurus Road Patchway Bristol South Gloucestershire	Date Reg:	11th October 2010
Proposal:	Display of 5no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. internally illuminated LED display sign, 3no. non-illuminated flag signs and 6no. non-illuminated freestanding signs	Parish:	Almondsbury Parish Council
Map Ref:	358667 181099	Ward:	Patchway
Application Category:	Minor	Target Date:	3rd December 2010



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 100023410, 2008. **N.T.S.** **PT10/2687/ADV**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule List because an objection has been received, which is contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent for the display of 5no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. internally illuminated LED display sign, 3no. non-illuminated flag signs and 6no. non-illuminated freestanding signs.
- 1.2 The application site comprises a large retail store currently under refurbishment situated on the eastern side of Centaurus Road within the established retail area of Cribbs Causeway.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG19 Outdoor Advertisement Control
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
T12 Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/0907/ADV (Unit 3a Centaurus Road), display of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia signs and 10no. non-illuminated poster frames, approval, 02/06/10.
- 3.2 PT09/5387/F, external and internal alterations to 3no. retail units to reduce the number of units to 2. Installation of mezzanine floor in unit 3a. Reconfiguration of existing car park to increase number of parking spaces to 174, approval, 30/12/09.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
No comments received
- 4.2 Transportation DC
No objection
- 4.3 Local Residents
One letter of objection has been received highlighting the following concerns:
 - The signs are still too large and would dominate the front of the building and negatively affect the character of the surrounding area;

- The plethora of signage to the front and along the southwestern corner of the site would visually clutter the area and consequently have a detrimental impact on the appearance of the building and surrounding area.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning Policy Guidance 19 states that advertisements can only be controlled on the basis of amenity and public safety. It states that when assessing amenity, the Local Planning Authority should have regard to the impact of the sign on the building or on the immediate neighbourhood where it is to be displayed as well as the cumulative impact on the surroundings. With regard to public safety, Local Planning Authorities are expected to assess the impact on any traffic or transport on land (including pedestrians), water or air.

5.2 Amenity

Fascia sign no. 2 would be located on the front (western) elevation of the building and comprise individually illuminated acrylic black letters applied to the building to form the text 'the world's leading technology store'. The sign would measure approximately 24 metres in width, 1.3 metres in height, 0.2 metres in depth and be positioned above glazing and close to the apex of the building at a height of approximately 6 metres from the ground. Sign nos. 3, 4 and 5 would be located on the western, eastern and southern elevations of the building respectively. The signs would comprise the applicants corporate ticket design with a yellow vinyl background on an internally illuminated aluminium frame. The signs would comprise the text 'BEST BUY' in a bold black font. Sign nos. 3 and 4 would measure approximately 6 metres in width and 4 metres in height and be located on a corner tower at a height of approximately 5.2 metres from the ground. Sign no. 4 would comprise the same design but would be smaller in scale and be located on the rear eastern elevation of the building. A full colour outdoor LED display sign would be located on the principal western elevation of the building at a height of approximately 3.56 metres from the ground. The sign, which would measure approximately 13 metres in width and 1.8 metres in height, would display a variety of information via the graphical display. Sign no. 6 would measure approximately 23 metres in width and 2.7 metres in height. It would comprise a blue background with individual internally illuminated Perspex logos fixed to the background. The sign would be located on the southern elevation of the building at a height of approximately 3.6 metres from the ground. The applicant originally sought consent to illuminate the tower capping at the apex of the building. However, the Officer had concerns that this cosmetic detail would appear adversely prominent and have a detrimental impact on the appearance of the building; this element has been removed from the scheme.

- 5.3 An objection has been received on the basis that the signs are too large in scale and would dominate the frontage of the building to the detriment of its appearance, as well as the surrounding area. However, the sign nos. 2, 3 and 5 were originally larger in scale and have been significantly reduced in size. Whilst it is noted that the signs are still large, it is considered that they are more proportionate to the scale of the building and would not adversely affect its

appearance. It is considered that the signs are not significantly larger in scale than other existing signs within Cribbs Causeway and would not have an adverse cumulative impact given the bulk of the host building. The applicant has not acceded to the Officers request to reduce the scale of sign no. 6. However, on balance, given the bulk of the building, that fact that the sign would be partially screened by existing built form and would not affect the principle elevation of the building, it is considered that it would not bring about any significant adverse visual amenity issues. The proposed LED display would be prominent by virtue of its scale and the nature of the advertisement. However, it would be sympathetically sited low down on the building and the top and bottom of the LED panel would align with glazing panels. On this basis, provided that the LED display is only operational during the opening hours of the store, it is considered that it would not adversely affect the visual amenity of the building or surrounding area.

5.3 Advertisement consent is also sought for the display of 6no. non-illuminated freestanding signs and 1no. non-illuminated wall mounted sign. The freestanding signs would measure approximately 0.8 metres in width and 1.2 metres in height and comprise a powder coated aluminium background in blue. An objection has been received on the basis that the signage proposed would visually clutter the area and consequently will be detrimental to the appearance of the building and surrounding locality. The majority of the signs would be located around the car park within the close proximity to the building and comprise directional information. The applicant has reduced the number of freestanding signs from 8 to 6 and on this basis, given the relatively small scale of the signs in relation to the scale of the car park and host building, it is considered that they would not have a significant adverse cumulative impact in terms of visual amenity. The applicant originally sought consent for the display of 5 no. 8.4 metre high blade signs in the southwestern corner of the site. The Officer had concerns regarding the cumulative impact of the signs given their scale. The applicant has therefore, reduced the height and number of blade signs to 7 metres and 3 respectively. An objection has been received on the basis that the blade signs would appear visually cluttered, however, it is considered that the reduction in the number of the signs, as well as the scale of the signs would ensure that they would not appear adversely prominent or cluttered within the spacious context of Cribbs Causeway.

5.4 Public Safety

The proposed signs would be located clear of pedestrian and vehicular routes and would not impede movements around the site. The main issue to consider is whether the LED display sign would be adversely distracting to the detriment of highway safety. It is considered that the location of the sign fairly low down on the building would limit views of the display such that it would primarily be viewed from within the store car park and from Centaurus Road beyond. Centaurus Road is an unclassified highway and it is not envisaged that vehicles would be travelling significantly fast for any adverse public safety issues to emerge. The soft landscaping around the site and car parking would also help to screen views of the sign from the highway.

6. RECOMMENDATION

6.1 Advertisement Consent is GRANTED subject to the following condition.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

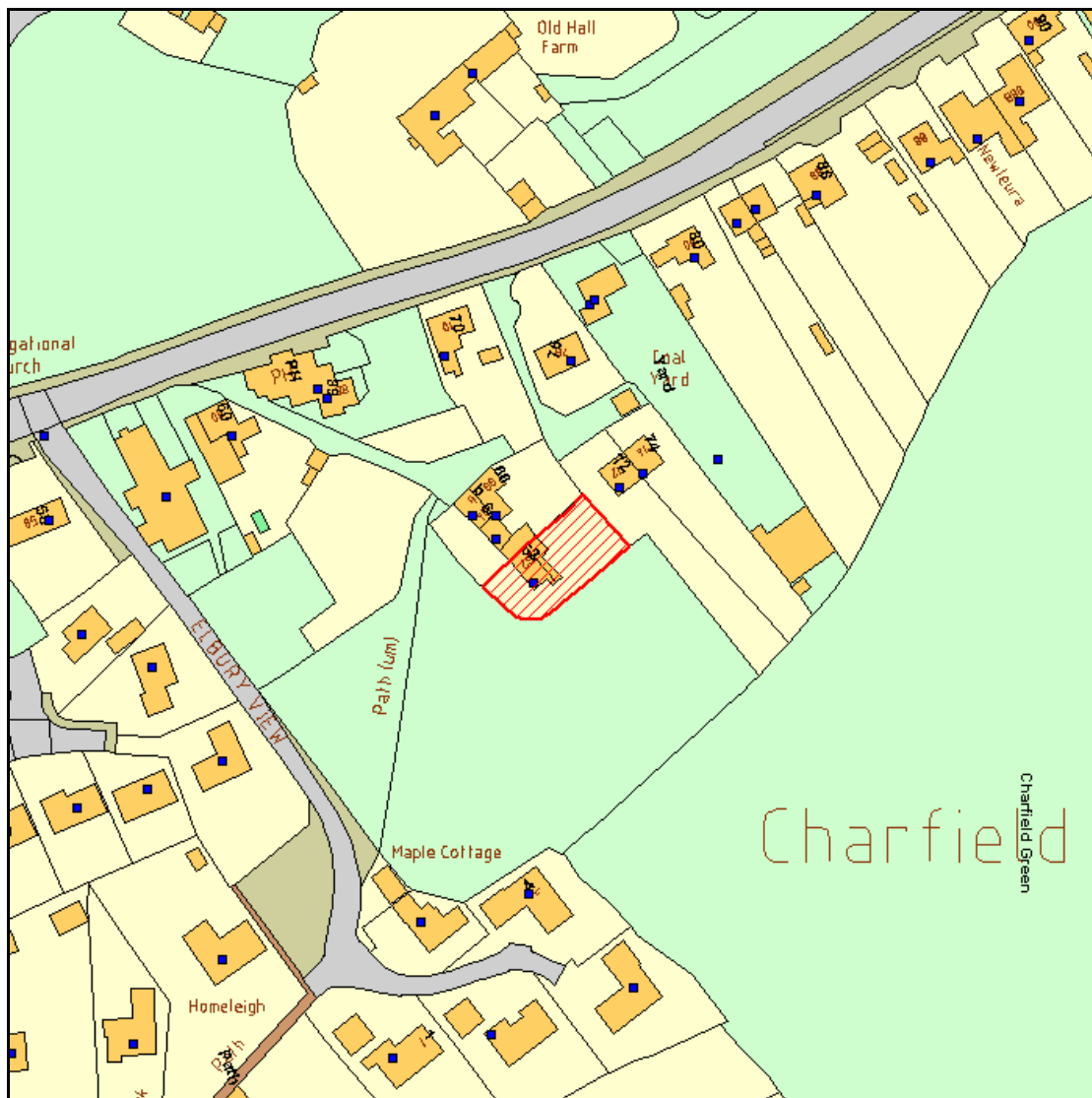
1. The LED display sign no. 1 hereby approved shall only function during the opening hours of the store.

Reason

To preserve the amenities of the area and to accord with PPG19.

CIRCULATED SCHEDULE NO. 45/10 – 19 NOVEMBER 2010

App No.:	PT10/2752/F	Applicant:	Mr Rob Davis
Site:	62 Wotton Road Charfield Wotton Under Edge South Gloucestershire GL12 8SR	Date Reg:	15th October 2010
Proposal:	Erection of two storey rear extension to provide additional living accommodation.	Parish:	Charfield Parish Council
Map Ref:	372649 192346	Ward:	Charfield
Application Category:	Householder	Target Date:	8th December 2010



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 100023410, 2008. **N.T.S.** **PT10/2752/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to concerns raised by a local resident.

1. THE PROPOSAL

- 1.1 This full application relates to the erection of a two storey rear extension at 62 Wotton Road, Charfield. The application site is a traditional, semi-detached cottage that has no vehicular access. It forms part of a group of 4 traditional cottages that are located to the rear of The Plough Inn, its front and side (southern) boundary directly adjacent to a paddock. Access to the site is gained off Wotton Road and runs between the public house and 60 Wotton Road. The site lies within the settlement boundary of Charfield.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1348 Erection of two storey rear extension.
Approved 15 May 1997.

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council
No response received.
- 4.2 Sustainable Transport
No objection.

Other Representations

4.3 Local Residents

1 letter has been received raising the following concerns:-

- a) no access for construction traffic will be granted from 66 Wotton Road;
- b) no encroachment from scaffolding/equipment;
- c) any damage to property or walls/fences/outbuildings to be rectified and paid for by the applicant within one month of damage.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

In assessing applications for residential extensions, planning policies D1 and H4 of the adopted local plan are particularly relevant. Policy D1 is a general design policy and cites that development will only be permitted where good standards of site planning and design are achieved. In particular, proposals will be required to demonstrate that siting, overall massing, form, scale, height, detailing, colour and materials respect and enhance the amenity, character and distinctiveness of both the site and the locality. Policy H4 specifically relates to residential development, including extensions, and considers issues such as design, residential amenity and highway safety. The principle of development has previously been accepted by virtue of planning permission P97/1348 which was never implemented.

5.2 Design

The proposal is the same as that approved in 1997. The existing cottage appears to have been extended many years ago by a single storey rear extension and a two storey extension incorporating cat-slide roof. The proposal raises the eaves of the existing two storey extension from 3.6m to 5m and replaces the existing single storey rear extension with a two storey extension some 4.5m in depth. The rear roof pitch is shallower in form than the original roof pitch to the front of the cottage. The application is the same as the previous permission but with slight elevational changes that are an improvement over the original.

5.3 It is considered that the application is acceptable in design terms. Although the existing cottage is modest in size and scale the proposed extension is in keeping with the existing cottage and does not dominate. The essential character of the dwelling is still maintained, especially as the front elevation remains unchanged. The site is also large enough to accommodate the extension with adequate garden area remaining.

5.4 Residential amenity

The proposed extension will only impact upon the adjacent property of 64a Wotton Road. At present the existing two storey with cat-slide roof lies on this boundary. Due to the shallow pitch of the proposed roof, the raised eaves will not result in any material impact in terms of overbearing impact/overshadowing. Furthermore, the garden associated with the adjacent property is to the front of the cottage, the rear of the premises being a yard that provides parking for 64a, and 66 Wotton Road. In addition, no loss of privacy will result. The application is therefore acceptable in this regard.

5.5 Transportation

The property has no direct vehicular access, pedestrian access gained through the paddock to the front. As such the access and parking arrangements are unchanged by the proposal and therefore is acceptable in transportation terms.

5.6 Other Issues

With regard to the concerns of a local resident, all the matters raised are of a civil nature and not ones in which the Council as Local Planning Authority would become involved. Furthermore, the granting of planning permission does not give rights over land not within the ownership of the applicant.

6. **CONCLUSION**

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

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

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

1. The proposed extension due to its design, limited size and height is considered to be acceptable in terms of visual and residential amenity. The proposal would therefore accord with Planning Policies D1 (Achieving Good Quality Design in New Development) and H4 (Development within Existing Residential Curtilages, Including Extensions and New Dwellings) of the South Gloucestershire Local Plan (Adopted) January 2006.
2. The proposal has no impact in highway safety terms. As such the proposal is considered to be compliant with Planning Policy T12 (Transportation Development Control Policy) of the South Gloucestershire Local Plan (Adopted) January 2006.

7. **RECOMMENDATION**

7.1 Planning permission be granted subject to the planning conditions set out in the decision notice.

Contact Officer: Vivian Butt
Tel. No. 01454 863427

CONDITIONS

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

Reason

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

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

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time at first floor level in the side (north-west) elevation of the extension hereby permitted.

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.