

**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. 28/10**

**Date to Members: 23 JULY 2010**

**Member's Deadline: 29 JULY 2010 (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 **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 (eg, 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](mailto:MemberReferral@southglos.gov.uk) providing details of

- a) Application reference and site location
- b) Indicate whether you have discussed the application(s) with the case officer and/or area planning manager
- c) Indicate whether you have discussed the application(s) with ward member(s) if the site is outside of your ward
- d) 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:

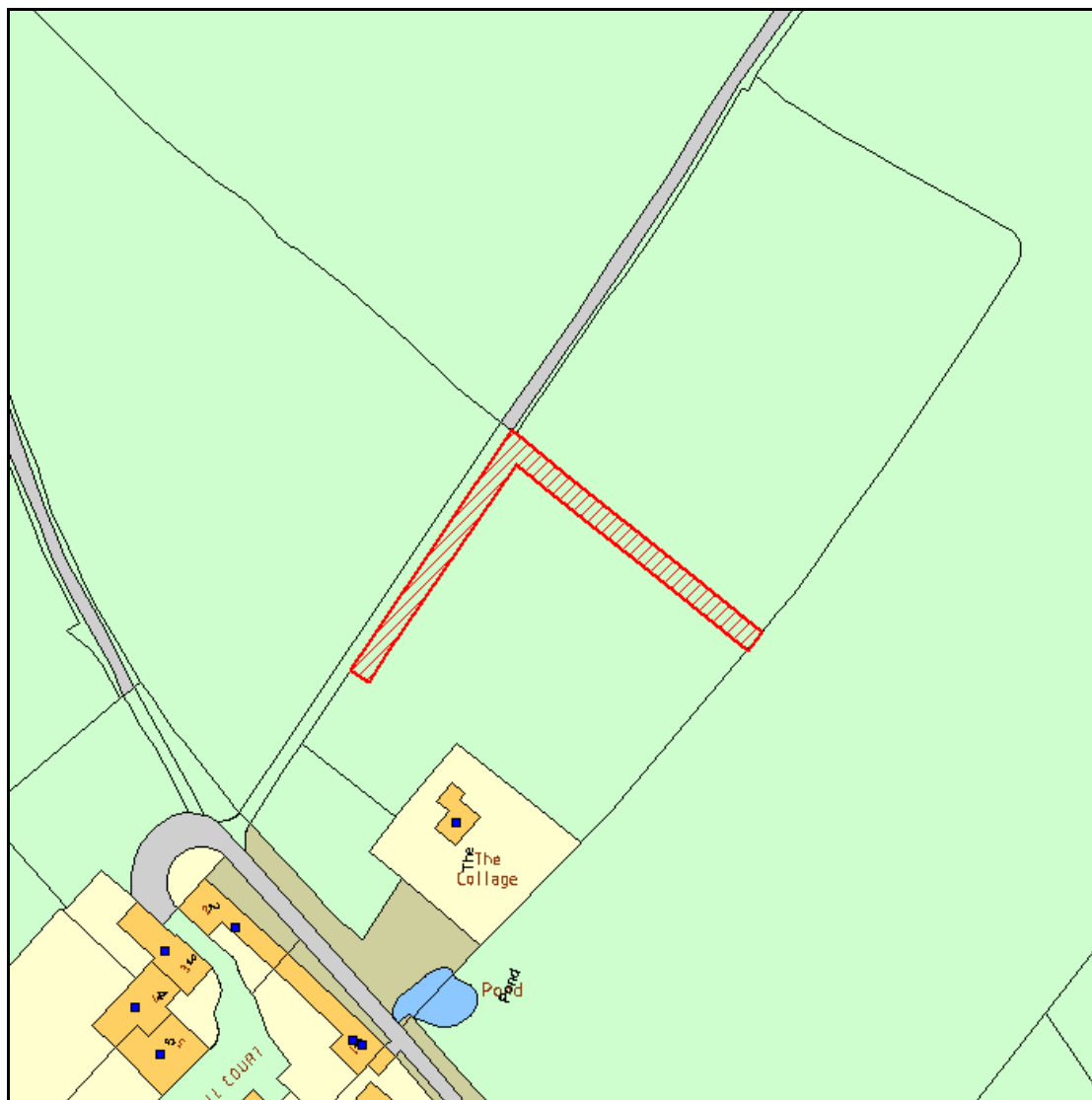
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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. **Do not leave it to the last minute**
- Always make your referral request by email to [MemberReferral@southglos.gov.uk](mailto: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 email 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 – 23 JULY 2010

| ITEM NO. | APPLICATION NO | RECOMMENDATION          | LOCATION  | WARD                    | PARISH                      |
|----------|----------------|-------------------------|---|-------------------------|-----------------------------|
| 1        | PK10/1193/F    | Approve with Conditions | Bottoms Farm Cottage Bottoms Farm Lane Doynton South Gloucestershire BS30 5TJ | Boyd Valley             | Doynton Parish Council      |
| 2        | PK10/1295/R3F  | Deemed Consent          | Park Centre Hollow Road Kingswood Bristol South Gloucestershire BS15 4TP      | Woodstock               | None                        |
| 3        | PK10/1323/F    | Approve with Conditions | 6 Monkton Road Hanham South Gloucestershire BS15 3JG                          | Hanham                  | Hanham Parish Council       |
| 4        | PK10/1367/F    | Approve with Conditions | 14 Fallowfield Warmley South Gloucestershire BS30 8YS                         | Oldland                 | Bitton Parish Council       |
| 5        | PK10/1417/F    | Approve with Conditions | 1 Noble Avenue Oldland Common South Gloucestershire BS30 8YY                  | Oldland                 | Bitton Parish Council       |
| 6        | PK10/1436/F    | Approve with Conditions | 212 Couzens Close Chipping Sodbury South Gloucestershire BS37 6BU             | Chipping                | Sodbury Parish Council      |
| 7        | PT10/1371/TRE  | Approve with Conditions | 24 Fern Grove Bradley Stoke South Gloucestershire                             | Bradley Stoke South     | Bradley Stoke Town Council  |
| 8        | PT10/1374/F    | Approve with Conditions | 21 Park Crescent Frenchay South Gloucestershire BS16 1PD                      | Frenchay And Stoke Park | Winterbourne Parish Council |
| 9        | PT10/1384/F    | Approve with Conditions | Chapel House Wotton Road Rangeworthy South Gloucestershire BS37 7NE           | Ladden Brook            | Rangeworthy Parish Council  |
| 10       | PT10/1407/PN1  | No Objection            | Land Adj. 52 Park Lane Frampton Cotterell South Gloucestershire BS36 2EF      | Frampton Cotterell      | Frampton Cotterell Parish   |
| 11       | PT10/1411/F    | Approve with Conditions | 21 Lavender Close Thornbury South Gloucestershire BS35 1UL                    | Thornbury North         | Thornbury Town Council      |

## CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010

|                              |  |                     |                        |
|------------------------------|--|---------------------|------------------------|
| <b>App No.:</b>              | PK10/1193/F  | <b>Applicant:</b>   | Mr D Hyde              |
| <b>Site:</b>                 | Bottoms Farm Cottage Bottoms Farm Lane Doynton Bristol South Gloucestershire | <b>Date Reg:</b>    | 9th June 2010          |
| <b>Proposal:</b>             | Construction of access track. (Retrospective).                               | <b>Parish:</b>      | Doynton Parish Council |
| <b>Map Ref:</b>              | 371581 174551  | <b>Ward:</b>        | Boyd Valley            |
| <b>Application Category:</b> | Minor  | <b>Target Date:</b> | 2nd August 2010        |



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100023410, 2008.

**N.T.S.**

**PK10/1193/F**

## **INTRODUCTION**

This application has been forwarded to the Council's Circulated Schedule of applications for Member consideration as a representation has been received which raises a view contrary to the Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application site is situated north west of Doynton on Bottoms Farm Lane. The application site is situated in a paddock adjacent (north east) to the residential curtilage of Bottoms Farm Cottage located on the north east side of the lane opposite Bottoms Farm and outbuildings which have in recent years been converted for residential use. Bottoms Farm Cottage is a recently extended traditional cottage located set back from the lane. The entire site has been the subject of redevelopment with access track, turning area and entrance gates now provided.

The application site is situated within the Green Belt and outside any settlement boundary or residential curtilage. Three Public Rights of Way run along Bottoms Farm Lane extending north and from the entrance to Bottoms Farm Cottage running north west and south west.

- 1.2 The applicant seeks consent to retain an access track which has been laid from the entrance drive running and around the north west and north east boundaries of the paddock providing access for agricultural purposes from the lane to the agricultural fields to the north and east.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPG2 Green Belts  
PPG15 Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Design  
L1 Landscape Protection and Enhancement  
L17 The Water Environment  
H4 Development within Existing Residential Curtilages  
GB1 Green Belt  
T12 Transportation for New Development

South Gloucestershire Core Strategy Pre Submission Publication Draft – March 2010

- CS1 High Quality Design  
CS5 Location of Development

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

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PK06/0649/F Demolition of existing dwelling.  
Erection of 1 no new dwelling  
(Resubmission of PK05/3353/F).  
Refused 03.04.2006  
Appeal Dismissed
- 3.2 PK07/1785/F Erection of two and single storey  
rear extensions with alterations to roof  
and installation of dormer window to  
form additional living accommodation.  
Approved 25.07.2007
- 3.3 PK08/0972/F Erection of two and single storey  
rear extensions with alterations to roof  
and installation of dormer window to  
form additional living accommodation.  
(Amendment to previously approved  
scheme PK07/1785/F).  
Approved 15.05.2008
- 3.4 PK09/0270/F Erection of rear conservatory and  
erection of front porch.  
Refused 24.03.2009

### **4. CONSULTATION RESPONSES**

- 4.1 Doynton Parish Council  
No response received
- 4.2 Other Consultees  
None

#### **Other Representations**

- 4.3 Local Residents
- One letter of objection received from the occupiers of 16 Parkfield Rank, Pucklechurch raising the following concerns:  
Strongly object to the access track; highly visible from the bridleway and is obtrusive in the rural landscape; the paddock has become urbanised and is totally out of keeping with the location; the land beyond does not require a driveway.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Policy GB1 of the adopted Local Plan seeks to preserve the openness of the Green Belt and accepts only certain types of development as appropriate in the Green Belt. Development is also required to preserve the visual amenity of the Green Belt. Policy L1 aims to conserve or enhance the character, distinctiveness, quality and amenity of the landscapes within this Authority.

### 5.2 Green Belt

The access track has been laid by the owners of Bottoms Farm Cottage to provide access for the family to the fields to the north and east which the applicant intends to use as allotment and in future possibly for keeping horses. Prior to redevelopment of the site, an agricultural access track ran in the same position connecting the lane to the fields to the north and east, for the purpose of access for farm workers and machinery. The new access track is still used for this purpose and although the entrance from the lane is now gated, the applicant has indicated that agricultural workers are still able to freely use the track. Accounting for the purpose of the track as explained above, it is considered that the track is primarily used for agricultural purposes. As such the development is considered to fall within the limited categories of development considered to be appropriate within the Green Belt in accordance with PPG2 and Local Plan policy GB1.

The ground level rises slightly from the lane to the east. However, this rise in ground level is not sufficient for the track to be clearly visible from public vantage points. On the basis that the track does not create any significant volume of built form and that it creates no discernible visual impact, the track is considered not to result in any detrimental impact on the visual amenity of the Green Belt.

### 5.3 Design and visual amenity

Policy D1 of the Local Plan requires all new development to be well-designed. As indicated above, the track by definition does not create any significant volume and is laid no higher than the existing ground level. The track is constructed using 150mm of scalping and 50mm of Serney shingle (Limestone). The track therefore has no discernible visual impact. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

The applicant has planted additional landscaping in the form of a row of Birch trees and other ornamental hedging along the north west boundary of the curtilage of Bottoms Farm Cottage. This provides a clear visual and physical definition between curtilage and the paddock beyond. The applicant has also agreed to provide an agricultural field gate on the access track as a separation between curtilage and paddock. A condition is therefore recommended to

ensure a satisfactory design of gate is provided within a timescale of 3 months agreed with the applicant and retained thereafter.

#### 5.4 Highway issues

The proposal has replaced an existing agricultural track. The new track will result in no significant additional traffic or intensification of the existing access from Bottoms Farm Cottage to the lane. As such the proposal would result in no significant additional highway safety implications.

#### 5.5 Drainage and other issues

An existing soakaway runs for 100m from north west to south east through the paddock consisting of a ditch 1m in depth and approximately 600mm wide, providing the existing drainage for the field. An additional soakaway was more recently installed by the applicant to provide further drainage to the field. A drainage system was also provided by the applicant for the access track and connects to the two soakaways. The application site is located outside any flood sensitive areas. As such the proposal is considered to be acceptable in terms of surface water drainage and flooding.

#### 5.5 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.

#### 5.6 Use of Energy and Sustainability

Not applicable

#### 5.7 Improvements Achieved to the Scheme

None required

#### 5.8 Section 106 Requirements

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



## 6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to 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) The development is considered to be appropriate within the Green Belt and would create little volume. Therefore the track would not result in a detrimental impact on the openness of the Green Belt. Additionally, the proposal would have no visual prominence within the Green Belt and as such would not detrimentally impact on the visual amenity of the Green belt. The development therefore accords to Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.
  - b) It has been assessed that the track has been designed to respect and maintain the character and appearance of the locality and surrounding area and the character and distinctiveness of the landscape. The development therefore accords to Policy D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.
  - c) The track would result in no material increase in traffic or intensification of the existing access off Bottoms Farm Lane. The development therefore accords to Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
  - d) The track has been laid providing a facility for surface water disposal to an existing soakaway system. This is considered sufficient for the track to result in an acceptable surface water disposal arrangement. The development therefore accords to Policy L17 of the South Gloucestershire Local Plan (Adopted) January 2006.

## 7. RECOMMENDATION

- 7.1 Consent is GRANTED subject to the following conditions and informatives:

**Contact Officer: Sean Herbert**  
**Tel. No. 01454 863056**

## **CONDITIONS**

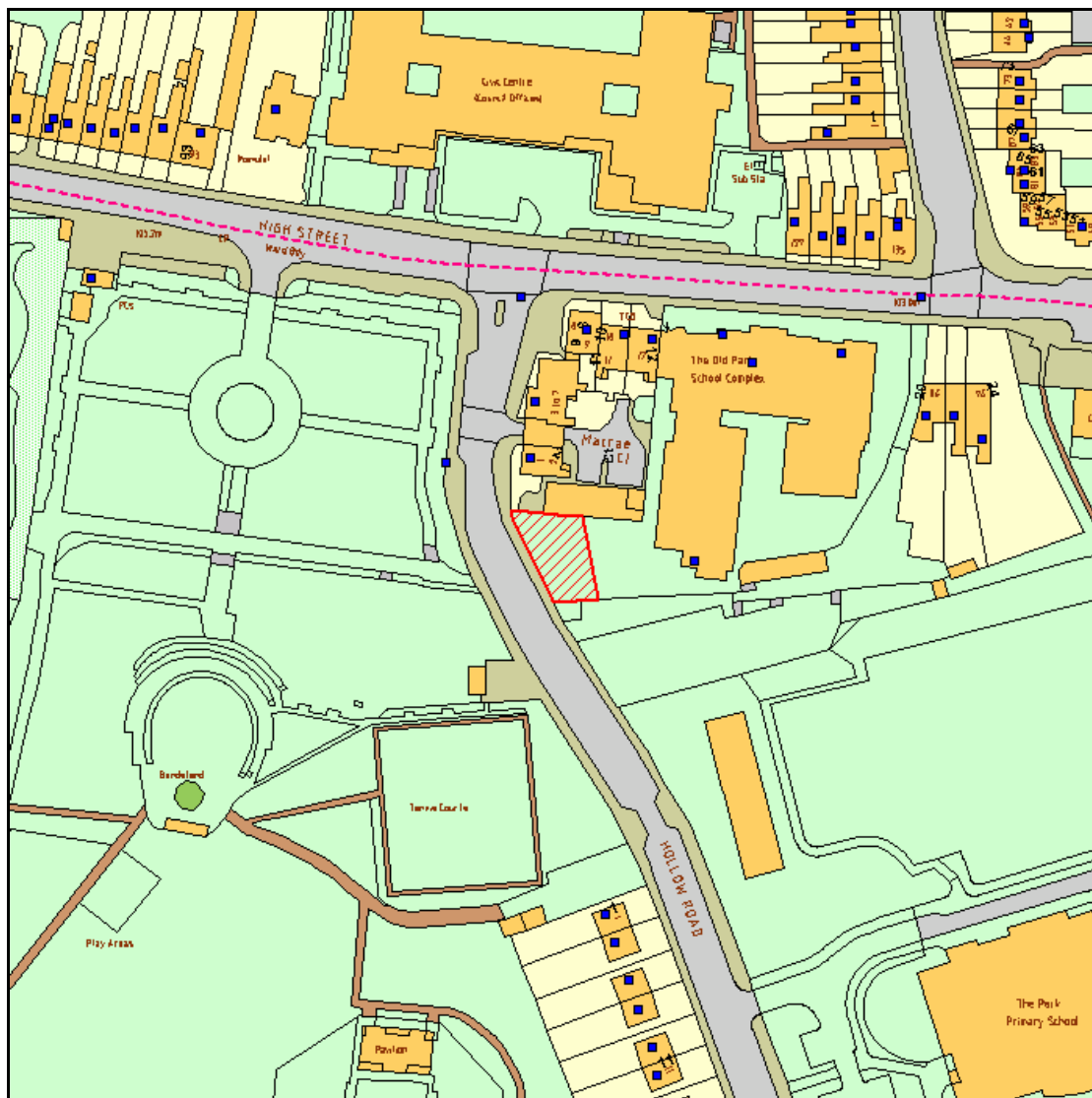
1. Within 3 months of the date of this decision a gate shall be erected between the access track and residential curtilage details of which shall be first submitted to and approved in writing by the Local Planning Authority. The gate shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To show a clear deliniation between residential curtilage and paddock to preserve the character and appearance of the area in accordance with Policy D1 of the adopted South Gloucestershire Local Plan (2006).

**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                              |  |                     |                               |
|------------------------------|--|---------------------|-------------------------------|
| <b>App No.:</b>              | PK10/1295/R3F  | <b>Applicant:</b>   | South Gloucestershire Council |
| <b>Site:</b>                 | Park Centre Hollow Road Kingswood Bristol South Gloucestershire      | <b>Date Reg:</b>    | 15th June 2010                |
| <b>Proposal:</b>             | Creation of access ramp and disabled access steps to rear elevation. | <b>Parish:</b>      | None                          |
| <b>Map Ref:</b>              | 365332 173741  | <b>Ward:</b>        | Woodstock                     |
| <b>Application Category:</b> | Minor  | <b>Target Date:</b> | 5th August 2010               |



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 100023410, 2008. **N.T.S.** **PK10/1295/R3F**

## **INTRODUCTION**

This application has been referred to the Circulated Schedule as the application has been submitted by South Gloucestershire Council.

### **1. THE PROPOSAL**

- 1.1 The applicant is seeking full planning permission for the construction of an access ramp and access steps and rail at the Park Centre, Kingswood. The proposed access ramp would be located to the front of the building and would have a maximum height from ground level of approximately 500mm and would have a length of 8.3 metres
- 1.2 The property is a single storey community building which is located within the settlement boundary of Kingswood, to the south of the High Street and accessed from Hollow Road.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development
- 2.2 Development Plans  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Achieving Good Quality Design in New Development  
T8 Parking Standards  
LC4 Proposals for Education and Community Facilities within the Urban Area.
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PK03/1371/R3F Change of use of redundant school (D1) to community facility (D2) and youth centre (sui generis). Construction of car park and alterations to access and associated works.  
Approved June 2003
- 3.2 PK07/1706/R3F Erection of single storey extension to form toilet block. Additional fencing and alterations to gates to facilitate revised parking arrangements.  
Approved August 2007

### **4. CONSULTATION RESPONSES**

- 4.1 Town/ Parish Council  
Site falls outside of any parish boundaries

- 4.2 Local Residents  
No response received

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Policy LC4 allows for development, improvement or expansion to community facilities provided that the proposal would not unacceptably prejudice residential amenity or have any unacceptable environmental or transportation effects and provided that the proposal would not give rise to any unacceptable levels of on street parking. In addition policy D1 ensures a high quality standard in design.

### 5.2 Design / Visual Amenity

This application seeks planning permission for the construction of an access ramp and associated handrails and for new access steps and a handrail to replace the two existing brick step accesses to the Park Centre. The building is proposed to be used as additional sure start facility, a centre offering support and assistance to parents and carers of pre-school children.

The proposed works would be to the southern elevation of the building, adjacent to the car parking area and fenced off play area. It is considered that the addition of an access ramp and the proposed alterations to the access are of an appropriate standard in design and would not harm the visual amenity of the area. This is particularly the case given the simple design and moderate dimensions. Consequently, the proposal is considered to be an appropriate addition to the community building and street scene.

### 5.3 Residential Amenity

Given the modest scale of the proposal, in combination with the fact that the site of the proposed works is set away from any neighbouring residential properties, it is not considered that the proposal would have any significant adverse impact on the existing levels of residential amenity.

### 5.4 Transportation Issues

The proposed works would reduce the amount of off street disabled parking for the centre. 1no. disabled space will be lost leaving 5no. disabled spaces and 24 standard parking spaces. It is considered that the parking provision would remain in compliance and within the Councils required parking standards as set out in Policy T8. Furthermore with no objections from the Councils Transportation Officer the proposal is considered acceptable in terms of highway safety.

### 5.5 Design and Access Statement

The Design and Access Statement submitted with the application is [not] considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.

5.6 Use of Energy and Sustainability  
No additional measures proposed

5.7 Improvements Achieved to the Scheme  
None required

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

## 6. CONCLUSION

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

6.2 The proposal is of an appropriate standard in design and would not prejudice residential amenity or have any unacceptable environmental or transportation effects in accordance with Policy LC4, T8 and D1 of the South Gloucestershire Local Plan Adopted 2006

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

## 7. RECOMMENDATION

7.1 That the application be approved subject to the following conditions

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

### CONDITIONS

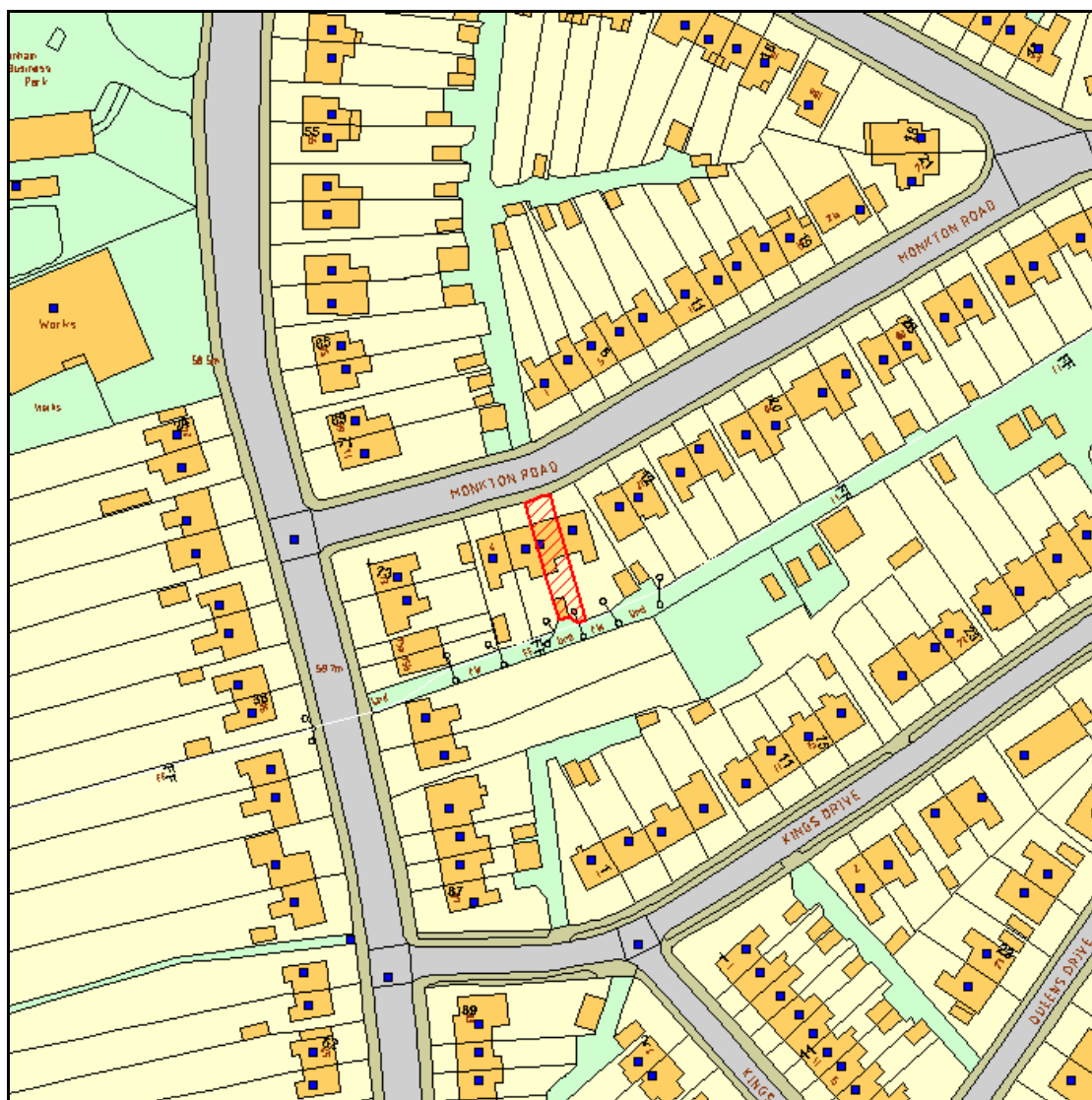
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010

|                              |   |                     |                       |
|------------------------------|---|---------------------|-----------------------|
| <b>App No.:</b>              | PK10/1323/F   | <b>Applicant:</b>   | Mr Phillip Llewellyn  |
| <b>Site:</b>                 | 6 Monkton Road Hanham Bristol South Gloucestershire BS15 3JG    | <b>Date Reg:</b>    | 8th June 2010         |
| <b>Proposal:</b>             | Erection of single storey outbulding to provide garden storage. | <b>Parish:</b>      | Hanham Parish Council |
| <b>Map Ref:</b>              | 363863 171965   | <b>Ward:</b>        | Hanham                |
| <b>Application Category:</b> | Householder   | <b>Target Date:</b> | 30th July 2010        |



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 100023410, 2008. N.T.S. PK10/1323/F

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 The applicant is seeking full planning permission for the erection of a detached outbuilding to be constructed at the bottom of the garden. The building will take the form of a double garage although it will have no garage door. Details submitted with the application note the building is to be used as a garden store.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development
- 2.2 Development Plans  
South Gloucestershire Core Strategy – Pre-Submission Publication Draft  
CS1 Design
- South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
H4 Development within Existing Residential Curtilages  
T8 Parking standards
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 None Received

### **4. CONSULTATION RESPONSES**

- 4.1 Hanham Parish Council  
No Objection

- 4.2 Local Residents  
Three letters have been received from a local resident. A summary of the points of concern is as follows:
- The outbuilding will impact negatively by blocking out light
  - The size of the building will impact negatively on the neighbours privacy and enjoyment of their garden
  - The size of the proposed building is too big
  - Questions over the intended use of the building
  - Queries over the maintenance and provision of boundary treatments
  - Foundations will affect stability of the boundary wall
  - The building is too high and will be considerably higher than the surrounding outbuildings



## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met.

### 5.2 Design/ Visual Amenity

The proposed outbuilding meets an appropriate standard in design that reflects the character of the main dwelling house and surrounding properties. Whilst it is noted that concerns have been raised by local residents regarding the size of the outbuilding, it is not considered to be out of keeping or of excessive size. The building is to measure 5 metres wide by 4 metres therefore being just slightly smaller than a standard double garage – a feature that is commonly acceptable within residential gardens.

5.3 The building will have a maximum height to the ridge of 3.8 metres and an eaves height of 2.4 metres. The eaves height of the proposal is considered to be entirely reasonable to allow for the insertion of a standard domestic door. The store has been designed to ensure that the highest part of the structure is at the bottom of the garden adjacent to the access lane – furthest away from the dwellings. With a maximum height of 3.8 metres it is accepted that the ridge of the proposed structure will project up slightly above the roof lines of the other garages along the rear access lane. This extra height (of approximately 50cm) is not of concern and will not result in any adverse impact upon the character of the area.

### 5.4 Residential Amenity

It is accepted that local residents have raised concerns regarding the impact of the development of their properties by reason of overbearing, overshadowing and loss of privacy. Consideration must be given to the fact that there was previously a single garage on the site. Whilst the proposed outbuilding is clearly larger than the previously demolished garage, its additional impact will be limited.

5.5 One window will be inserted into the outbuilding facing back towards the house. This window will be at ground floor. Allowing for standard 1.8 metre high boundary fences, such fences will obscure views from the proposed window into the neighbouring gardens. The proposed outbuilding will not therefore have any detrimental impact upon existing levels of privacy from neighbouring residents.

5.6.1 Similarly, given the design and height of the building, located at the bottom of the garden with the highest part of the building kept as far away as possible from the neighbours dwellings, it is not considered that it will result in any issues of overbearing or overshadowing. Garages and outbuildings are common place in the vicinity and the existing garage at No. 4 Monkton Place will to a certain extent, block the walls of the proposed outbuilding from view – only the roof of the proposed outbuilding will be clearly visible from the garden of No. 4.

5.7 No. 8 Monkton Place has a well-sized garden compared to the gardens of the neighbouring properties and is divided from the application site by a close boarded fence. The bulk of the proposed outbuilding will be screened from view at garden

level by the existing boundary fence although the roof will be clearly visible. Given the siting of the proposed structure at the bottom of the garden, its suitable scale and proportions in relation to the size of the plot and the dwelling, the impact upon existing levels of residential amenity is deemed to be acceptable.

5.8 Other Issues

Details given on the application form state that the purpose of the building is for use as a garden store. An informative will be attached to any approval to remind the applicant that the store can only be used ancillary to the occupation of the main dwellinghouse. There is no reason to believe, on the basis of the plans submitted, that any of the existing boundary treatments will be removed. However, irrelevant of the outcome of this planning application the relevant owners of the garden fences would be free to remove them at any time without the need for planning permission.

5.9 Use of Energy and Sustainability

None above building regulations statutory minima.

5.10 Improvements Achieved to the Scheme

None required

5.11 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 1/97 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 1/97 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

## **6. CONCLUSION**

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

The proposed outbuilding represents an appropriate standard of design that reflects the character of the original dwelling and the surrounding street scene. The use of appropriate materials further encourages its successful integration. Given the proposed siting of the outbuilding at the bottom of the garden with the highest point of the structure to the rear away from the dwellings, the impact upon neighbouring dwellings by means of overbearing or overshadowing are acceptable.

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

## **7. RECOMMENDATION**

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

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

**CONDITIONS**

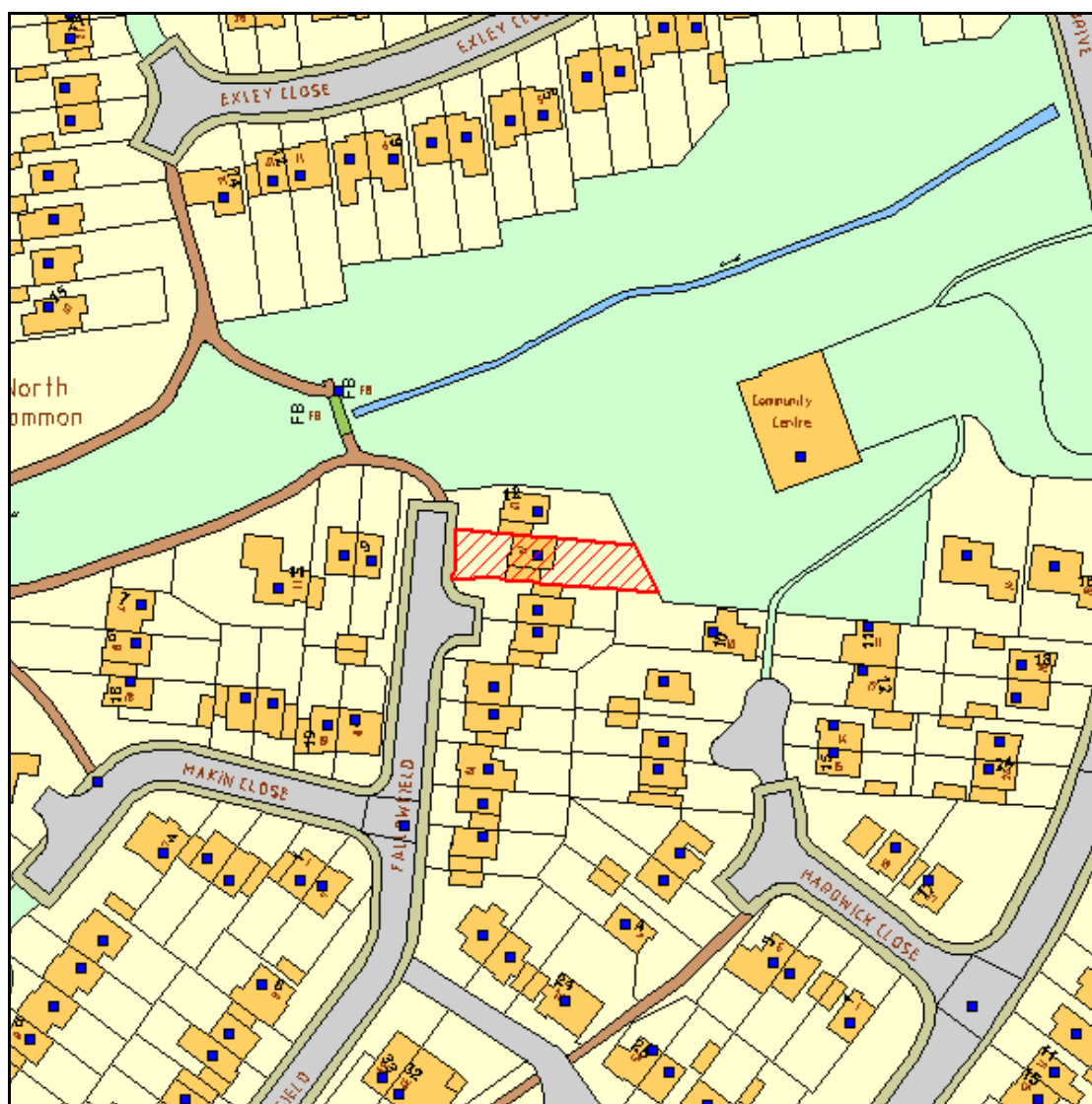
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

## CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010

|                                  |  |                         |                          |
|----------------------------------|--|-------------------------|--------------------------|
| <b>App No.:</b>                  | PK10/1367/F  | <b>Applicant:</b>       | Mr C Marney              |
| <b>Site:</b>                     | 14 Fallowfield Warmley Bristol South<br>Gloucestershire BS30 8YS   | <b>Date Reg:</b>        | 8th June 2010            |
| <b>Proposal:</b>                 | Erection of two storey side and single<br>storey rear extensions to form<br>additional living accommodation with<br>integral garage. | <b>Parish:</b>          | Bitton Parish<br>Council |
| <b>Map Ref:</b>                  | 367536 172118  | <b>Ward:</b>            | Oldland Common           |
| <b>Application<br/>Category:</b> | Householder  | <b>Target<br/>Date:</b> | 29th July 2010           |



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100023410, 2008.

N.T.S.

PK10/1367/F

## **INTRODUCTION**

This application has been forwarded to the Council's Circulated Schedule of applications for Member consideration as a representation has been received which raises a view contrary to the Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application site is situated in a modern residential cul de sac in Warmley. The site is bounded by residential development to the north and south with North Common village hall to the east and vehicular access onto Fallowfield to the west. The site comprises a modern two storey detached dwelling with single flat roofed garage to the side.
- 1.2 The application proposes erection of two storey side and single storey rear extensions to form additional living accommodation with integral garage.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within Existing Residential Curtilages

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 None relevant

### **4. CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council

No objection

- 4.2 Other Consultees

None

## **Other Representations**

### **4.3 Local Residents**

One letter of objection received from the occupiers of 12 Fallowfield raising the following concerns:

The ground level of no.14 where the extension would be situated is more than 4 feet higher no.12; the rear extension would appear more as a two storey addition due to the increased ground level and would have a far greater presence than would normally be the case; no.12 is set back at the rear from the rear of no 14 by about 6 feet and with the extension measuring 3.6m deep it would leave me viewing a 18ft wide wall; almost half my garden will be dominated by brick; loss of sunlight and daylight; concern that the boundary retaining wall between nos 12 and 14 will collapse.

## **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.

### **5.2 Residential Amenity**

Adequate rear amenity space to the property would be retained following the erection of the proposed extension. The proposed single storey extension falls within the tolerances for permitted development in accordance with Class A of the GPOD 2008 and as subsequently amended to date. As such the single storey rear extension is considered to be permitted development and does not require planning permission. Therefore although the occupiers of no.12 have raised objection to the single storey rear extension, it is considered not to be a material consideration in relation to this scheme.

The proposed two storey side extension would not project forward of the front and rear elevations of the existing dwelling.

Accounting for all of the above matters there is considered to be no prejudice to the amenity of neighbouring occupiers in accordance with policy H4 of the adopted Local Plan.

### **5.3 Design**

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a suburban residential context. The dwelling the subject of this application is a modern two storey detached dwelling. The proposed two storey side extension would be clearly visible from public vantage points from the highway only. The design and materials however would be of

good quality in keeping with the character of the existing dwelling and would respect the character distinctiveness and amenity of the surrounding area. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.4 Design and Access Statement

A Design and Access Statement is not required for this application

5.5 Use of Energy and Sustainability

The proposal would use materials similar to those existing. The extension would be of good quality construction. The proposal is considered to represent a sustainable form of development which maintains the existing level of energy efficiency.

5.6 Improvements Achieved to the Scheme

None

5.7 Section 106 Requirements

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

**6. CONCLUSION**

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

6.2 The recommendation to 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 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 side extension have 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.

## **7. RECOMMENDATION**

7.1 Consent is GRANTED subject to the following conditions and informatives:

**Contact Officer: Sean Herbert**  
**Tel. No. 01454 863056**

### **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.



**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                                  |   |                         |                          |
|----------------------------------|---|-------------------------|--------------------------|
| <b>App No.:</b>                  | PK10/1417/F   | <b>Applicant:</b>       | Mr & Mrs M Pruet         |
| <b>Site:</b>                     | 1 Noble Avenue Oldland Common<br>Bristol South Gloucestershire BS30<br>8YY                        | <b>Date Reg:</b>        | 15th June 2010           |
| <b>Proposal:</b>                 | Erection of two storey side extension to<br>provide additional living<br>accommodation and garage | <b>Parish:</b>          | Bitton Parish<br>Council |
| <b>Map Ref:</b>                  | 367528 171920   | <b>Ward:</b>            | Oldland Common           |
| <b>Application<br/>Category:</b> | Householder   | <b>Target<br/>Date:</b> | 6th August 2010          |



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 100023410, 2008. **N.T.S.** **PK10/1417/F**

## **INTRODUCTION**

This application has been forwarded to the Council's Circulated Schedule as an objection letter has been received from local residents, which expresses views which are contrary to the Officer recommendation.

### **1. THE PROPOSAL**

1.1 The application site is located within North Common a predominantly residential suburb of Bristol. The site is situated on the south side of Noble Avenue. The proposal is to erect a two-storey extension to the side of No. 1 Noble Avenue to provide additional living accommodation and garage. The proposed extension would measure 3.9 metres wide by 9.3 metres deep and 8 metres to its ridge.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Core Strategy Pre Submission Draft March 2010  
CS1 High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
H4 Development within Existing Residential Curtilages

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

### **3. RELEVANT PLANNING HISTORY**

3.1 P96/4507 Erection of front porch.

### **4. CONSULTATION RESPONSES**

4.1 Bitton Parish Council  
No objection

#### **Other Representations**

4.2 Local Residents  
One letter has been received and the local residents raised the following concerns:

- The foundation for the new wall would need to encroach upon the neighbouring properties and the existing planting
- The proposal would affect the outlook from neighbour's window

- The proposal would reduce the light entering the room
- The proposal would overlook the neighbour's garden due to the proximity of the extension to the side boundary.

## 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.

### 5.2 Design

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a suburban residential context. The dwelling the subject of this application is a modern two-storey detached dwelling.

The proposed extension would have a pitched roof to match the roof design of the host dwelling and it would be constructed of matching materials.

Officers consider that the proposed extension would be in keeping with the character and appearance of the host dwelling and other surrounding properties, as such it would not cause any harms to the visual amenity of the area.

### 5.3 Residential Amenity

Whilst the proposed extension would not project beyond the front elevation, the extension would be approximately 2 metres project beyond the front elevation of the neighbouring property, No. 2 Noble Avenue. Local residents are concerned that the extension would adversely affect the outlook from their windows and would block daylight.

As the proposed extension would be approximately one metre from the gable of the neighbouring property, it would not cause significant loss of daylight or outlook to warrant a refusal of this application.

Regarding the overlooking issue, there would be a bedroom window and a patio door on the rear elevation of the proposed extension. Local residents are concerned that the new window would be overlooking their garden due to the proximity of the site boundary. Whilst officers acknowledged that the proposed new window would cause some degree of overlooking, it is considered that this would be indirect and would not cause significant loss of privacy to warrant a refusal of this application. In addition, officers noted that planning permissions were granted for similar extensions in the locality.

#### 5.4 Highway matters

The proposal would result in a reduction in the loss of existing garage, as the new garage would be substandard in size. However, the site would still provide two off-street parking in the front of the property, the parking provision would meet the maximum parking standard adopted by the Council. As such the proposal is considered not to result in any significant highway safety issues.

#### 5.5 Other Issues

Local residents are concerned that the new foundation would encroach upon the site boundary and the proposal would affect the existing planting. These issues would be private civil matters between the applicant and the adjoining owners and would not be planning material considerations.

#### 5.6 Design and Access Statement

A Design and Access Statement is not required for this application.

#### 5.7 Use of Energy and Sustainability

Due to the nature of the development, this does not require above normal building regulations.

#### 5.8 Improvements Achieved to the Scheme

None necessary

#### 5.9 Section 106 Requirements

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

### 6. **CONCLUSION**

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

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

### 7. **RECOMMENDATION**

7.1 Consent is GRANTED subject to the following conditions and informatives:

**Contact Officer: Olivia Tresise**  
**Tel. No. 01454 863761**

**CONDITIONS**

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

Reason

To comply with the requirements of Section 91 of the Town & 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 Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                              |   |                     |                        |
|------------------------------|---|---------------------|------------------------|
| <b>App No.:</b>              | PK10/1436/F   | <b>Applicant:</b>   | Mr David Mullholland   |
| <b>Site:</b>                 | 212 Couzens Close Chipping Sodbury<br>Bristol South Gloucestershire BS37 6BU  | <b>Date Reg:</b>    | 15th June 2010         |
| <b>Proposal:</b>             | Erection of single storey rear extension to provide additional living accommodation and extension to front of existing garage | <b>Parish:</b>      | Sodbury Parish Council |
| <b>Map Ref:</b>              | 372997 182465   | <b>Ward:</b>        | Chipping Sodbury       |
| <b>Application Category:</b> | Householder   | <b>Target Date:</b> | 6th August 2010        |



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100023410, 2008.

**N.T.S.**

**PK10/1436/F**

## **INTRODUCTION**

This application has been forwarded to the Council's Circulated Schedule of applications for Member consideration as a representation has been received which raises a view contrary to the Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application site is situated in a modern residential cul de sac on the north side of Chipping Sodbury. The site is bounded by residential development to the north and west with Frome Valley Walkway and the River Frome to the south and vehicular access to the south onto Couzens Close to the west. The site comprises a modern two storey semi detached dwelling with detached single garage to the side.
- 1.2 The application proposes erection of single storey rear extension to provide additional living accommodation and extension to front of the existing garage

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development
- 2.2 Development Plans  
  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design  
H4 Development within Existing Residential Curtilages  
  
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 None relevant

### **4. CONSULTATION RESPONSES**

- 4.1 Sodbury Town Council

No objection

- 4.2 Other Consultees

None

### **Other Representations**

### 4.3 Local Residents

Two letters of objection received from the occupier and owner of 214 Couzens Close raising the following concerns:

Loss of daylight and sunlight to patio doors serving downstairs dining room; the outlook from the dining room would be obscured; loss of light to existing patio area; overdevelopment of the site with ground floor area increasing by 30%; out of keeping with the character and appearance of the area; the resultant drainage system is unclear; party wall encroachment; foundations would cause issues and disruption.

## 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.

### 5.2 Residential Amenity

Adequate rear amenity space to the property would be retained following the erection of the proposed extension. The proposal relates to two extensions comprising a rear extension and garage extension. The proposed rear extension would measure 2.3m to eaves, 3.5m at its highest point, 5.4m width and 3m length. The dwelling is situated facing NNE and the attached dwelling (214) is situated on the east side of the dwelling. As such it is considered that the rear extension would only cast a shadow onto 214 in summer months and only from early afternoon. However due to the size of the single storey extension, the shadowing is considered not to give rise to a material increase in shadowing to the patio and patio doors at the rear of 214, over that which exists. Additionally, the rear extension is considered not to be excessive in scale and would not result in overbearing or bulky development from the rear garden and rear elevation of 214. As such it is considered that the proposal would result in no material loss of amenity to 214 over that which exists at present.

The proposed garage extension would be situated 5m from no.214, sufficient distance for there to be no material loss of amenity to the occupiers. The garage extension would be situated 2.4m from the side elevation of no.210 to the west. The garage extension would measure 2.1m to eaves, 2.8m to ridge and 3.5m length. No.210 has a single small window in the side elevation which would face the proposed garage extension. The window provides light to the kitchen of 210. Light to this kitchen is also provided by the rear door and a rear window. Therefore considering the scale of the garage extension, the distance to 210 and additional windows serving light to the kitchen, the garage extension is considered not to result in a material loss of amenity to the occupiers of 210.



Accounting for all of the above matters there is considered to be no prejudice to the amenity of neighbouring occupiers in accordance with policy H4 of the adopted Local Plan.

### 5.3 Design

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a modern suburban residential context. The dwelling the subject of this application is a modern two storey semi detached dwelling. The proposed single storey rear extension would be well screened from public vantage points from the highway to the east and entirely screened from Frome Valley Walkway. The garage extension would be visible only from the front elevation. The design and materials for both extensions would be of good quality in keeping with the character of the existing dwelling and would respect the character distinctiveness and amenity of the surrounding area. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

### 5.4 Flood issues

The Council's Drainage Engineer considers the proposal to fall within the Flood Plain (Flood Zones 2 and 3) as defined by the Environment Agency's flood maps. In accordance with the Environment Agency's standing advice, householder development should therefore incorporate measures for floor mitigation giving two options. The applicant has confirmed they intend to incorporate option 1 flood mitigation measures comprising, setting floor levels no lower than the existing dwelling and flood proofing to be provided where appropriate. A condition is recommended to ensure the flood proofing and floor levels are appropriately provided. As such the proposal is considered to be acceptable subject to condition.

### 5.5 Design and Access Statement

A Design and Access Statement is not required for this application

### 5.6 Use of Energy and Sustainability

The proposal would use materials similar to those existing. The extension would be of good quality construction. The proposal is considered to represent a sustainable form of development which maintains the existing level of energy efficiency.

### 5.7 Improvements Achieved to the Scheme

None

### 5.8 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and

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

## **6. CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to 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 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 garage and rear extensions have 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 is considered not to result in any significant material flood related issues. The development therefore accords to Policy L17, L18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

## **7. RECOMMENDATION**

- 7.1 Consent is GRANTED subject to the following conditions and informatives:

**Contact Officer: Sean Herbert**  
**Tel. No. 01454 863056**

## **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.

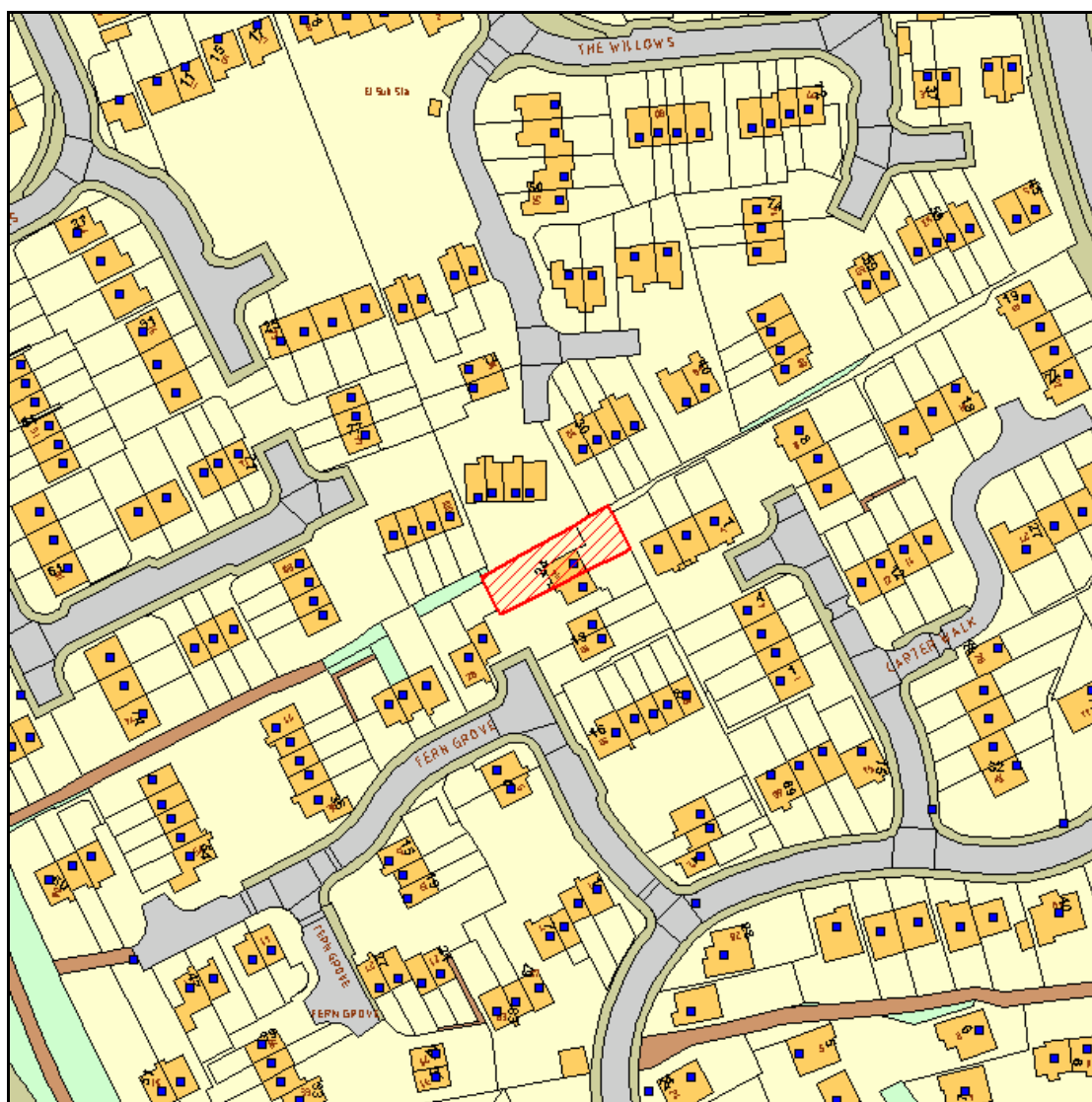
3. No development shall commence until details of any proposed flood proofing to be incorporated into the development have been first submitted to and approved in writing by the Local Planning Authority. the development shall be implemented in accordance with the approved details..

Reason

As a mitigation measure in the interest of flood prevention and to accord with Policies L17/L18 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                                  |  |                         |                               |
|----------------------------------|--|-------------------------|-------------------------------|
| <b>App No.:</b>                  | PT10/1371/TRE  | <b>Applicant:</b>       | Miss Heidi Brown              |
| <b>Site:</b>                     | 24 Fern Grove Bradley Stoke Bristol<br>South Gloucestershire BS32 8DS  | <b>Date Reg:</b>        | 10th June 2010                |
| <b>Proposal:</b>                 | Works to 1no. Oak tree to crown lift to<br>3.5m covered by Tree Preservation<br>Order SGTPO31/08 dated 16 April<br>2009. | <b>Parish:</b>          | Bradley Stoke<br>Town Council |
| <b>Map Ref:</b>                  | 361684 181592  | <b>Ward:</b>            | Bradley Stoke<br>South        |
| <b>Application<br/>Category:</b> |  | <b>Target<br/>Date:</b> | 2nd August 2010               |



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100023410, 2008.

**N.T.S.**

**PT10/1371/TRE**

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 Works to 1 no. Oak tree to crown lift to 3.5m covered by Tree Preservation Order SGTPO31/08 dated 16 April 2009.
- 1.2 The tree is located in the north east corner of the curtilage of no. 24 Fern Grove. Some of the branches of the tree overhang into the rear garden of properties located at The Willows, Bradley Stoke. The reason for this application is to remove some of these branches so as to facilitate the erection of a shed in the rear garden of no. 26 The Willows.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

L1 Landscape Protection and Enhancement

L5 Forest of Avon

### **3. RELEVANT PLANNING HISTORY**

3.1 None relevant.

### **4. CONSULTATION RESPONSES**

4.1 Bradley Stoke Town Council

No objection.

Other Consultees

Built Environment Team:

No Objections – Works should not be detrimental to the health of the tree.

### **Other Representations**

4.2 Local Residents

Concern raised by a local resident that they were not consulted as part of the application process.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Policies L1 and L5 of the South Gloucestershire Local Plan (Adopted) seek to conserve and enhance the quality and amenity of the landscape and distinctiveness of the locality and to protect the features that contribute to the character or appearance of the area.

### 5.2 Analysis of proposal

The works represent sound arboricultural practice and as such there are no objections to the works as proposed. The works would not diminish the trees visual amenity.

### 5.3 Other Matters

A local resident raised concern that they were not made aware of the planning application at the initial consultation stage. This was acknowledged and ample time was given for the resident to express any further concerns regarding the application. However, no further correspondence was received.

## 6. CONCLUSION

The decision to grant consent 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 Permission be granted subject to the following conditions:

**Contact Officer: William Collins**  
**Tel. No. 01454 863425**

### CONDITIONS

1. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason

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

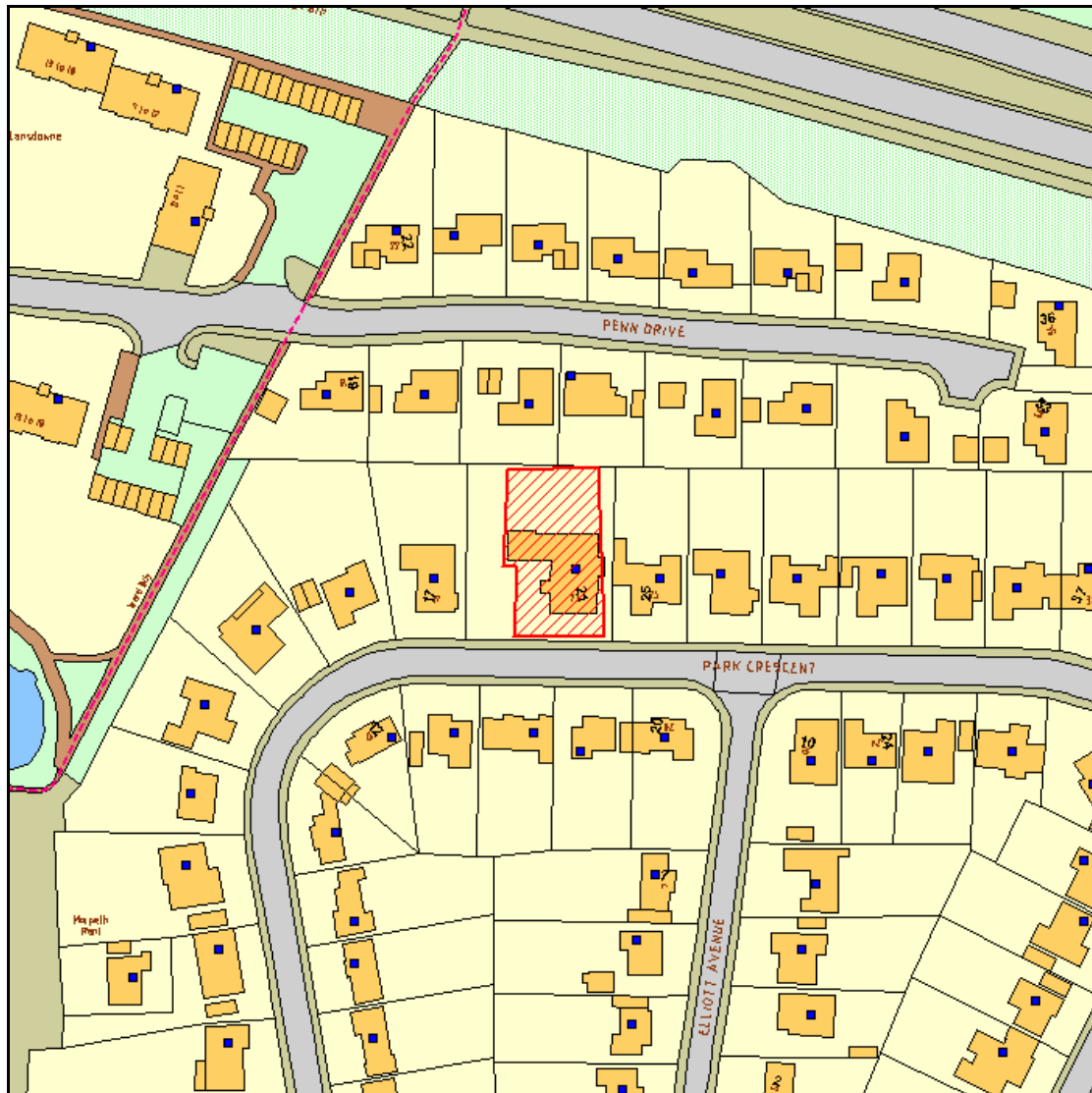
2. The works hereby authorised shall comply with British Standard 3998: 1989 – Recommendations for Tree Work.

Reason

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

**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                                  |  |                         |                                |
|----------------------------------|--|-------------------------|--------------------------------|
| <b>App No.:</b>                  | PT10/1374/F  | <b>Applicant:</b>       | Mr Mark Bayley                 |
| <b>Site:</b>                     | 21 Park Crescent Frenchay Bristol<br>South Gloucestershire BS16 1PD  | <b>Date Reg:</b>        | 11th June 2010                 |
| <b>Proposal:</b>                 | Installation of 8no. velux windows to<br>facilitate loft conversion. | <b>Parish:</b>          | Winterbourne<br>Parish Council |
| <b>Map Ref:</b>                  | 364296 178253  | <b>Ward:</b>            | Frenchay And<br>Stoke Park     |
| <b>Application<br/>Category:</b> | Householder  | <b>Target<br/>Date:</b> | 2nd August 2010                |



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100023410, 2008.

**N.T.S.**

**PT10/1374/F**

## **INTRODUCTION**

This application appears on the Circulated Schedule following the receipt of representations that were contrary to the Case Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks planning permission for the installation of 8no. velux windows to facilitate loft conversion.
- 1.2 The application site relates to a detached dwelling and its associated curtilage. The site is situated within a well established residential area and lies within the Frenchay settlement boundary.

### **2. POLICY CONTEXT**

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

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P88/1879                      Erection of bungalow. Alterations to existing vehicular access (in accordance with the revised plans received by the council on 5th august 1988)  
Withdrawn.
- 3.2 PT09/1168/F                Erection of 1 no detached dwelling with associated works  
Approved 13.10.2009.

### **4. CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council  
No objection.
- 4.2 Local Residents  
In response to this application two letters of support have been received and two letters of objection. The main points have been summarised below: - -



#### Objection

- a) Loss of privacy to Penn Drive.
- b) Velux's should not be finished in white uPVC.

#### Support

- i) the development does not include unsightly dormers.

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

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

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

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

### 5.3 Residential Amenity

The proposed development involves the installation of 4no. roof lights in the west (side) elevation, 3no. roof lights in east (side) elevation, and 1no. roof light in the south (rear) elevation. In terms of residential amenity, the main issue to address is the impact of the additional windows on the privacy of the nearby occupiers. Furthermore, it is acknowledged that two residents to the rear of the application site (Penn Drive) have objected to the proposal on the grounds of a loss of privacy.

5.4 Notwithstanding the views of the local residents, the proposed rear roof lights would be situated approximately 22m from the rear of the properties along Penn Drive. Given this distance, it is considered that the proposed rear roof light would only have distant views over the rear amenity space of the properties along Penn Drive. This relationship would be typical of those expected within well established residential area and therefore it is considered that the proposal would not prejudice the privacy of these properties.

5.5 The proposed development includes a number of roof lights along the side elevation. These would not afford direct views into the adjacent properties and would only provide oblique views into the private amenity space. These types of views are typical of residential area, and thus it is considered that there would be no harm to privacy.

5.6 In view of the above, it is concluded that the proposed development would not materially harm the residential amenities of the nearby occupiers. The proposal therefore accords with policy H4 of the South Gloucestershire Local Plan.

5.7 Design

The proposed development involves the insertion of a number of roof lights to side and rear elevations. The windows would be parallel to the roof and would not significantly protrude from the roof slope itself. It is acknowledged that one resident has raised concern that the proposal would be finished in white uPVC. Notwithstanding this, the proposal would be a "Velux" window which is finished with dark trim, as such it is considered that the proposal would merge with the existing roof finish.

5.8 In view of the above, it is concluded that the proposed development would respect the character and appearance of the existing dwelling and the surrounding area. The proposal therefore accords with policy H4 of the South Gloucestershire Local Plan.

5.9 Use of Energy and Sustainability

To be built to Building Regulations standards.

5.10 Improvements Achieved to the Scheme

None.

5.11 Section 106 Requirements

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

## 6. CONCLUSION

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

a) The proposed roof lights would not give rise to a material loss of privacy to nearby occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

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

## **7. RECOMMENDATION**

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

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

### **CONDITIONS**

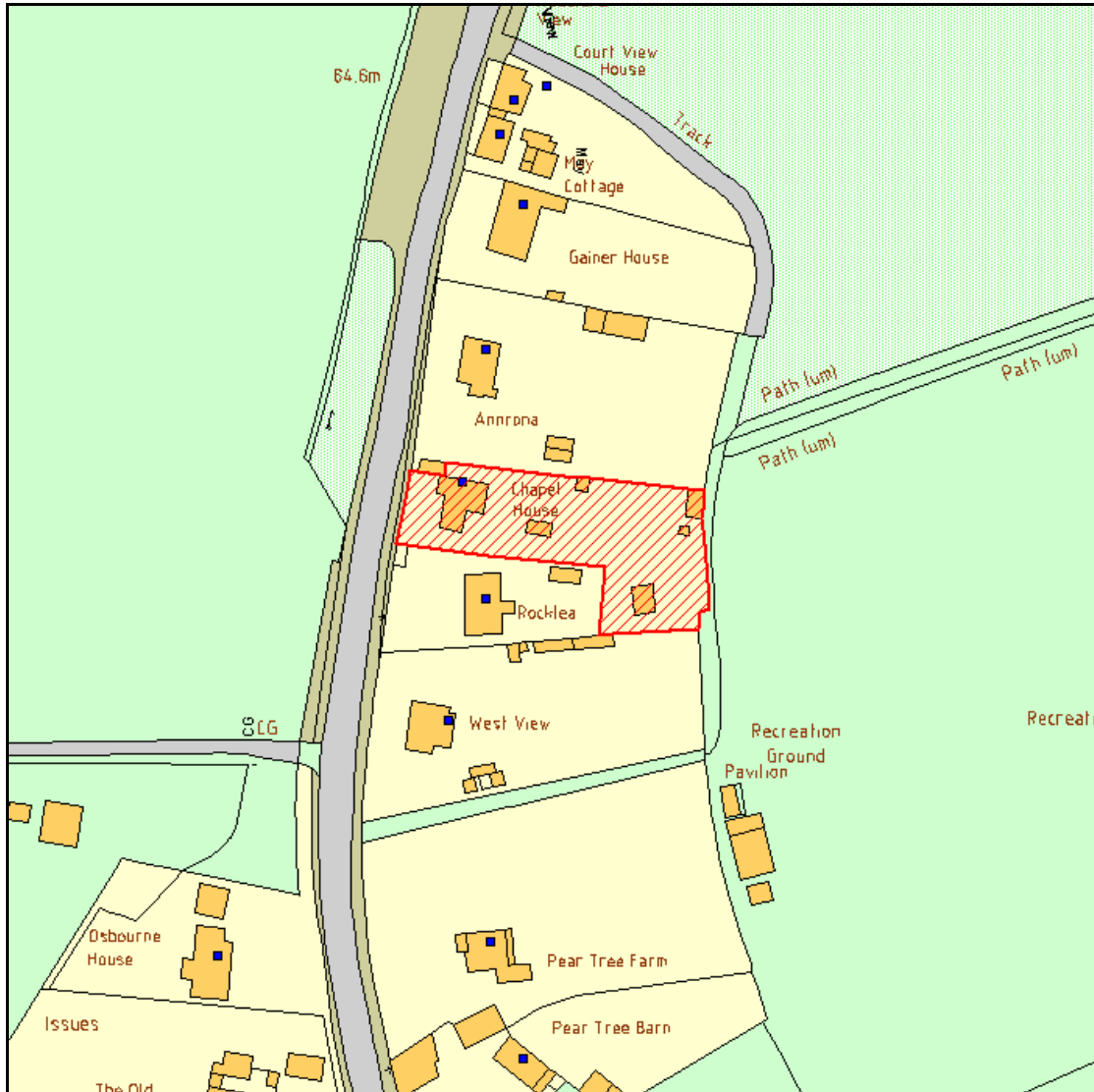
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                              |  |                     |                               |
|------------------------------|--|---------------------|-------------------------------|
| <b>App No.:</b>              | PT10/1384/F  | <b>Applicant:</b>   | Mr P Cornford                 |
| <b>Site:</b>                 | Chapel House Wotton Road<br>Rangeworthy Bristol South<br>Gloucestershire | <b>Date Reg:</b>    | 16th June 2010                |
| <b>Proposal:</b>             | Erection of detached double garage<br>and store.                         | <b>Parish:</b>      | Rangeworthy<br>Parish Council |
| <b>Map Ref:</b>              | 368912 186374  | <b>Ward:</b>        | Ladden Brook                  |
| <b>Application Category:</b> | Householder  | <b>Target Date:</b> | 9th August 2010               |



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 100023410, 2008. **N.T.S.** **PT10/1384/F**

## **INTRODUCTION**

The application appears on the Circulated Schedule in view of the letter of objection received from the neighbouring resident.

### **1. THE PROPOSAL**

- 1.1 The application seeks planning permission for the erection of a detached double garage.
- 1.2 The application site comprises a detached two-storey dwelling on the east side of Wotton Road, Rangeworthy. The application site lies within the Rangeworthy settlement boundary.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

H4: Development within Residential Curtilages

T8: Parking Standards

T12: Transportation Development Control Policy for New Development

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

CS1: High Quality Design

CS17: Housing Diversity

Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

### **3. RECENT PLANNING HISTORY**

- 3.1 P89/2814: Change of use of workshop to form granny annexe. Refused: 19 November 1989
- 3.2 P90/2653: Change of use of workshop to form granny annexe. Refused: 5 December 1990
- 3.3 PT00/0987/F: Erection of two-storey side/ rear extension and single-storey side/ rear/ front extension. Permitted: 16 May 2000
- 3.4 PT03/3839/F: Erection of two-storey side and rear and single-storey side, rear and front extension to form dining room, extended kitchen, utility room, pantry, toilet and front porch with bedroom over (amendment to previously approved scheme). Permitted: 22 January 2004

## 4. CONSULTATION RESPONSES

### 4.1 Rangeworthy Parish Council

No objection

### 4.2 Other Consultees

PROW: unlikely to be any impact on the nearest public right of way

## Other Representations

### 4.3 Summary of Local Residents Comments

One letter received expressing the following concerns:

- o The garage would be close to a bedroom window serving the neighbouring dwelling and people getting out of a car would be even closer;
- o It would feel like an invasion of privacy;
- o It is wished that the neighbour had kept to the original plan of having the new garage alongside the neighbours- it is hoped that it is still possible to do this.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Planning policy H4 allows for the principle of residential development within existing residential curtilages subject to considerations of design, residential amenity and highway safety.

### 5.2 Design/ Visual Amenity

The application seeks planning permission for the erection of a detached double garage that would stand adjacent to the southern flank boundary to the rear of the dwelling; it would replace an existing single garage that stands centrally to the rear of the dwelling. The garage would measure 6.57m in width and 7.045m in length whilst it would be covered by a pitched hipped roof that would measure 4.7m to the ridge. It would be accessed via the existing drive that runs to this south side of the property.

5.3 In considering the proposal, it is noted that it would not appear prominent within the street scene given its recessed position whilst the design, size and appearance of the proposal would appear suitably subservient to the host dwelling and in keeping with the character of the area. On this basis, there is no objection to the proposal on design/ visual amenity grounds.

### 5.4 Residential Amenity

The neighbouring dwelling to this south side site forms a single-storey dwelling with its associated detached garage stood adjacent to the north flank boundary; again to the rear of this dwelling. In view of the size of the proposal, and with it immediately to the north of this dwelling, it is not considered that any significant adverse impact in residential amenity would be caused. In the event that permission is granted however, it is suggested that a condition be attached preventing any windows to this side of the proposal.

- 5.5 Having regard to the concerns that have been raised, it is noted that there is rear facing bedroom window closest to the shared boundary although this is inset from this boundary with this neighbours drive to the north side of their property. Further, it is not considered that the build would afford any new views towards this window than might be gained at present although it is noted that a short stretch of boundary hedgerow might be lost; this could be removed at any time without the need for permission. Finally, the agent has advised that the garage has been stepped forward of the neighbours (albeit it remains in line with the applicants existing garage) to safeguard a tree behind. For these reasons, it is considered that there can be no reasonable objection to the proposal on this basis.
- 5.6 All other neighbouring properties stand at an appreciable distance from the application site; on this basis it is not considered that any significant adverse impact in residential amenity would be caused.
- 5.7 Highway Safety  
The garage would be of sufficient size to accommodate two cars whilst there is sufficient space within the site curtilage to provide for further car parking. On this basis, it is considered that there can be no reasonable objection to the proposal on highway safety grounds.
- 5.8 Design and Access Statement  
A Design and Access Statement is not required as part of this application.
- 5.9 Section 106 Requirements  
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

## **6. CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 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 size, design and appearance of the garage would be in keeping with that of the dwelling and the surrounding area. The proposal is therefore considered to accord with Planning Policies 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 not cause any significant adverse impact in residential amenity and thus is considered to comply with Planning Policy H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal is considered acceptable in highway safety terms and therefore would accord with Planning Policy T12 (Transportation 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. No windows shall be inserted at any time in the south elevation of the garage hereby approved.

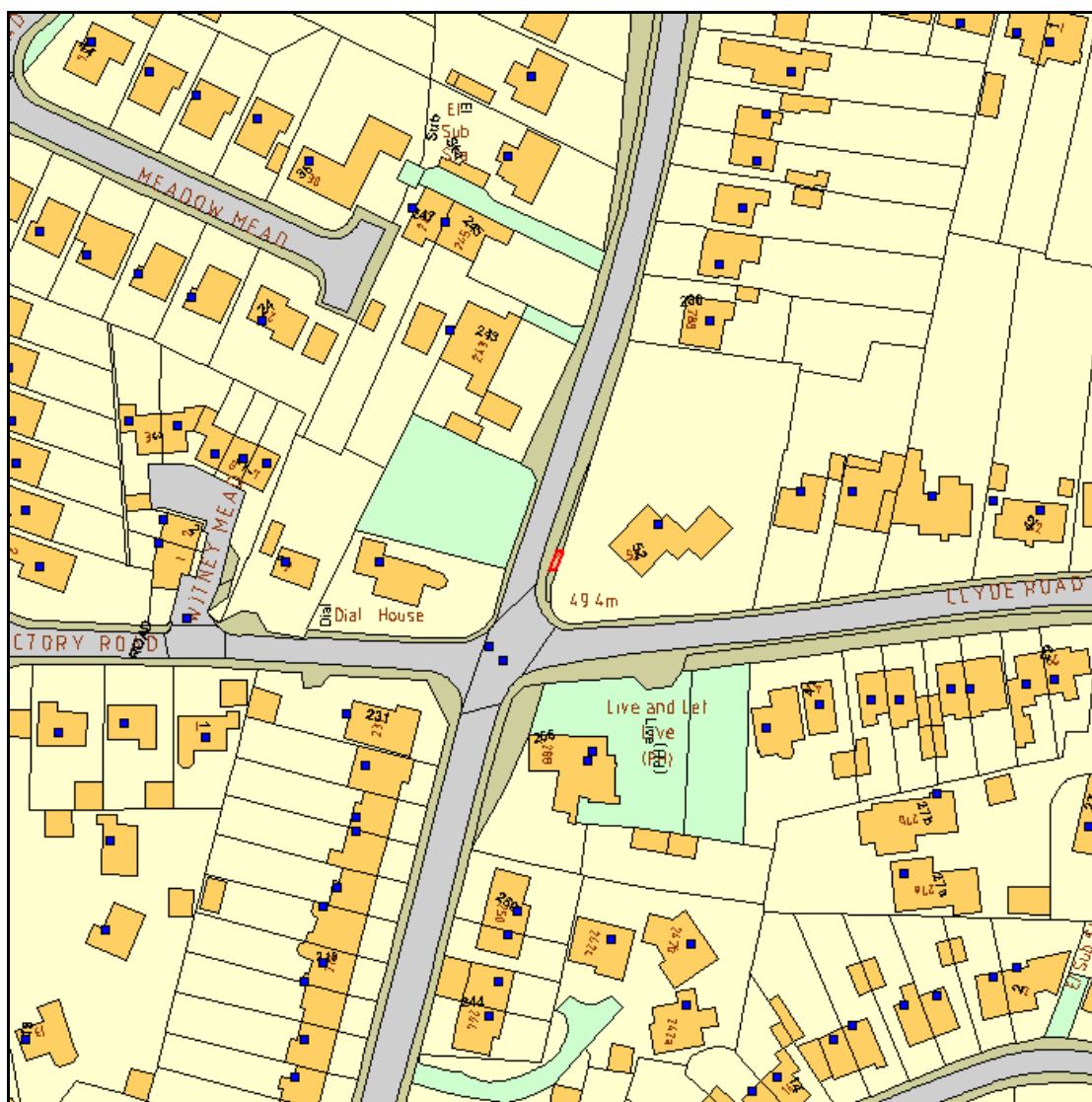
Reason

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



**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                                  |  |                         |   |
|----------------------------------|--|-------------------------|---|
| <b>App No.:</b>                  | PT10/1407/PN1  | <b>Applicant:</b>       | Park Lane<br>Streetworks02<br>Telefonica Uk Ltd |
| <b>Site:</b>                     | Land Adj. 52 Park Lane Frampton Cotterell<br>Bristol South Gloucestershire BS36 2EF  | <b>Date Reg:</b>        | 15th June 2010                                  |
| <b>Proposal:</b>                 | Prior notification for the intention to install 1<br>no. 12.5 metre telegraph pole to replace<br>existing. and install 1 no. additional<br>equipment cabinet and associated works. | <b>Parish:</b>          | Frampton Cotterell<br>Parish Council            |
| <b>Map Ref:</b>                  | 366810 181704  | <b>Ward:</b>            | Frampton Cotterell                              |
| <b>Application<br/>Category:</b> |  | <b>Target<br/>Date:</b> | 5th August 2010                                 |



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 100023410, 2008. **N.T.S.** **PT10/1407/PN1**

## **INTRODUCTION**

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

Members should be aware that there is insufficient time to refer this application to the next available Development Control (west) committee as the date of the meeting after this application expires. Should the Local Planning Authority fail to notify the applicant of their decision by the 5<sup>th</sup> August 2010, then the applicant can carry out the development in any case.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks prior notification approval for the installation of one 12.5m telegraph pole mast and additional equipment cabinet. This development would replace the existing O2 installation that comprises of a 10m telegraph pole which was approved at appeal under ref: PT08/2271/PN1.
- 1.2 This development would enable the mast to be shared by two operators (O2 and Vodaphone) and would facilitate an improved level of coverage in the local area. According to the applicant there is poor 3G coverage within Frampton Cotterell and thus the proposal would allow Vodaphone customers to benefit from 3G products.
- 1.3 The application site relates to an area of adopted highway alongside Park Lane. The surrounding area is predominately residential and is relatively flat in topography. The site is situated approximately 35m from the Grade II listed building known as "Step House".

### **2. POLICY CONTEXT**

- 2.1 Statutory Instruments  
Town and Country Planning (General Permitted Development) Order 1995
- 2.2 National Guidance  
PPS1: Delivering Sustainable Development  
PPG8: Telecommunications  
Code of Best Practice on Mobile Phone Network Development
- 2.3 Development Plan  
South Gloucestershire Local Plan (Adopted) January 2006  
D1: Achieving Good Quality Design in New Development  
L1: Landscape Protection and Enhancement  
S5: Telecommunications
- 2.4 Emerging Development Plan  
South Gloucestershire Core Strategy (Pre-Submission Draft) March 2010  
CS1: High Quality Design  
CS34: Rural Areas

- 2.5 Supplementary Planning Guidance  
South Gloucestershire Design Checklist SPD (adopted) 2007  
South Gloucestershire Telecommunication Network Infrastructure (adopted)  
2005  
Frampton Cotterell Village Design Statement (Endorsed) 2005

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PT08/2271/PN1 Prior notification for the intention to install 1 no. 10 metre telegraph pole, 1 no. equipment cabinet and associated works.  
Refused 23.09.2008 and Allowed at appeal on 14.05.2009

### **4. CONSULTATION RESPONSES**

- 4.1 Frampton Cotterell Parish Council  
No objection.

- 4.2 Sustainable Transport  
No objection.

- 4.3 Local Residents  
In response to this application three letters have been received. The main objections have been summarised below: -

- a) Considerable objections were not taken into account by the Appeal Inspector.
- b) The current pole is an eyesore which is far too tall and not in keeping with the local area.
- c) It obstructs vision on a poor corner.
- d) Adding another 6ft to its height will further damage the local environment.
- e) The pole is already taller than other poles in the surrounding area.
- f) Additional equipment box is unsightly
- g) "Back-door" method to gain larger pole by stealth.
- h) Health and safety issues.

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
Town and Country Planning (General Permitted Development Order) 1995, however the apparatus requires prior approval of Council over siting and appearance. Where approval is required the Council will require developers to demonstrate what attempts have been made to minimise the impact through appropriate siting and design of appearance in terms of materials, colours, height, etc. In all instances the main material consideration will be the technical needs of the operator as demonstrated by the applicant and the need to facilitate development.
- 5.2 The Council can only determine this application with regard to its siting and appearance. To assist the determination, advice is given within Policy S5 of the

South Gloucestershire Local Plan (adopted) January 2006 and the Telecommunication Network Infrastructure SPD (Adopted) August 2005. Both of these documents are material considerations and therefore weight is attached to the guidance when considering applications for prior approval.

5.3 Siting and Appearance

In terms of siting and appearance, it is important to acknowledge that this application involves the replacement of the existing 10m mast with a new 12.5m mast. On this basis, the only material change to the street scene would be that the height of the existing mast would be increased by 2.5m.

5.5 It is noted that local residents are concerned that the taller mast would harm the character and appearance of the street scene in the locality. This is a material consideration, however the need to protect the character and appearance of the street scene needs to be carefully balanced against requirement to provide essential services including, amongst others, the provision of mobile telecommunications networks.

5.6 The need for the mast has been established because the applicant has demonstrated that there is a shortfall of 3G coverage for Vodafone customers in the Frampton Cotterell area. Furthermore the applicant has considered alternative sites and has demonstrated that the Park Lane area is the best location to locate an additional mast to achieve the required coverage. On this basis, the need for the additional mast and the lack of alternative sites weigh in favour of the development.

5.7 In the past, street works installations have been difficult, if not impossible, to share between operators. As a result it has not been unusual for operators to site several street works masts in close-proximity to one another. This approach is uncoordinated and *ad hoc*, and often leads to a proliferation of different installations which is harmful to the character and appearance of the street scene.

5.8 This application demonstrates an innovative solution whereby the height of the 10m street works mast would be increased by 2.5m to allow two operators to share a single mast. It is noted that the existing street scene includes numerous lamp posts and telegraph poles along its length. As such, it is considered that the design of the replica telegraph pole would respect this characteristic of street scene. However it is appreciated that the taller mast would be more prominent within the street scene. Notwithstanding this, it is considered that the small increase to the height of the existing mast would be significantly less harmful in visual terms, than the erection of a separate stand alone mast.

5.9 This stance is supported by paragraph 5.8 of the adopted Telecommunications Networks Infrastructure SPD which provides guidance on "Cumulative Effect". The SPD explains that the '...cumulative effect of two or more facilities in a small area is likely to change its character'. The SPD also states that '...proposals likely to create adverse cumulative visual effects from clusters of separate installations are not likely to be approved'.

5.10 Therefore, in view of these factors, it is considered that the alternative of a separate mast within the street scene would cause more visual harm than this proposal to increase the height of the existing mast and add an additional equipment cabinet. On this basis, it is concluded that the proposed siting and appearance would be acceptable.

5.11 Health Issues

It is noted that representations have been received regarding the adverse health and safety risks of the development. Notwithstanding these concerns, PPG8 states that if a proposed mobile phone base station meet the ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines for public exposure to radio waves it should not be necessary for a Local Planning Authority to consider further health aspects of the proposal.

5.12 In this application the applicant has demonstrated that the emissions from the mast would be well within the ICNIRP guidelines. On this basis, it is considered that the local residents' health concerns are not sufficient to justify withholding approval.

**6. CONCLUSION**

6.1 The decision to raise no objection has been taken having regard to the Town and Country Planning (General Permitted Development) Order 1995, the policies and proposal of the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

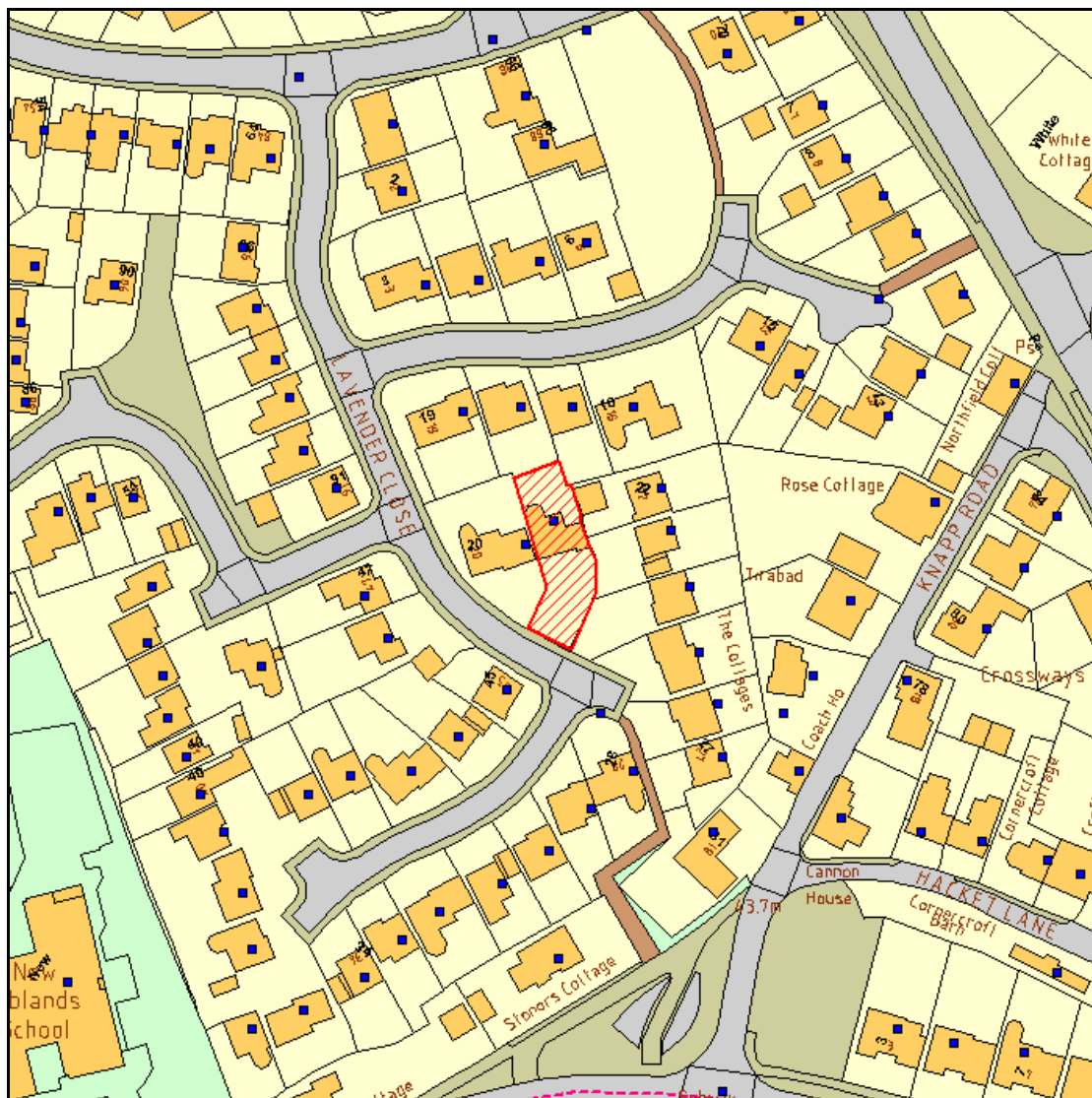
**7. RECOMMENDATION**

7.1 **NO OBJECTION** is raised in respect of this prior notification.

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

**CIRCULATED SCHEDULE NO. 28/10 – 23 JULY 2010**

|                                  |   |                         |                           |
|----------------------------------|---|-------------------------|---------------------------|
| <b>App No.:</b>                  | PT10/1411/F   | <b>Applicant:</b>       | Mr Andrew Cole            |
| <b>Site:</b>                     | 21 Lavender Close Thornbury Bristol<br>South Gloucestershire BS35 1UL                   | <b>Date Reg:</b>        | 11th June 2010            |
| <b>Proposal:</b>                 | Erection of first floor side extension to<br>provide additional living<br>accommodation | <b>Parish:</b>          | Thornbury Town<br>Council |
| <b>Map Ref:</b>                  | 364878 190416   | <b>Ward:</b>            | Thornbury North           |
| <b>Application<br/>Category:</b> | Householder   | <b>Target<br/>Date:</b> | 3rd August 2010           |



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 100023410, 2008. **N.T.S.** **PT10/1411/F**

## **INTRODUCTION**

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

### **1. THE PROPOSAL**

- 1.1 The application seeks planning permission for the erection of a two-storey side extension that would replace an existing detached garage.
- 1.2 The application site forms a detached two-storey dwelling within Lavender Close, Thornbury.
- 1.3 Amended plans form part of this application that allow a reduction in width of the proposal and that would also introduce a side gable to the proposal.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

H4: Development within Residential Curtilages

T8: Parking Standards

T12: Transportation Development Control Policy for New Development

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

CS1: High Quality Design

CS17: Housing Diversity

Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

### **3. RECENT PLANNING HISTORY**

- 3.1 P94/0267/D: Conservatory. Permitted Development
- 3.2 PT00/0948/F: Erection of first floor extension over garage. Refused: 19 July 2000- Appeal Dismissed 24 January 2001

### **4. CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council  
No objection

- 4.2 Other Consultees  
PROW Officer: no comment

### **Other Representations**

4.3 Summary of Local Residents Comments

Two letters received expressing the following concerns:

- A previous application for a first floor extension was refused and dismissed at appeal;
- It would dominate the rear garden of those properties behind and create a continuous terrace effect stretching from no. 20- 22;
- It would significantly reduce the amount of visible sky and in mid winter, cut out any sun;
- Nos. 20 -22 are built on higher ground to those properties behind;
- The proposal would enclose dwellings 17 & 18;
- The inspector shared the same concerns expressed above;
- The proposal will create the appearance of a terraced house.

## **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 detached two-storey dwelling within Lavender Close, Thornbury. The application seeks full planning permission for a two-storey side extension that would provide a replacement garage with a new bedroom above.

- 5.3 The proposed extension would stand to the east side of the dwelling with the existing detached garage (stood on the boundary) demolished. This would facilitate an attached single garage with a bedroom above; in so doing this would allow an element of spacing to the side boundary with the proposal inset almost 1m from the line of the existing garage. Further, the build would be stepped 2.8m in from the rear wall of the host dwelling and would be slightly inset from the front wall of the property with this allowing a substantially lower ridgeline and resulting subservient appearance to the proposal.

- 5.4 In response, it is noted that the build would appear suitably subservient to the dwelling whilst the alterations that have been made would increase the area of spacing to the side of the dwelling. On this basis, there is no objection to this current proposal on design/ visual amenity grounds with it also noted that other dwellings along Lavender Close have been similarly extended.

5.5 Residential Amenity

The host dwelling sits back from Lavender Close primarily overlooking a shared drive that leads to the neighbouring properties to the east; these face the side wall of the applicant's property and are set back only 10 m from the host dwelling with their associated front garden areas providing a degree of spacing



between. With the main outlook from these dwellings to the front and rear, there are a number of windows that directly face this side wall of the host property from this relatively short distance.

5.6 Further, dwellings behind also sit within relatively close proximity of the host unit; however these face northwards thus it is the rear elevations of these dwellings that overlook the site of the build. The level of separation in this instance is some 16m to that property directly behind with the associated rear gardens serving these respective dwellings between.

5.7 In the light of the above, it should be noted that a previous application for a first floor extension to this dwelling was refused in April 2000 for the following reason:

*'The proposed extension would have a detrimental affect on the amenities of the neighbouring property owners as a result of overshadowing would be contrary to local plan policy NP98 of the Northavon Local Plan (Deposit Draft) and policy H4 of the South Gloucestershire Local Plan.'*

5.8 This decision was subsequently upheld at appeal where the Inspector stated *'I consider the main issue to be decided is the likely impact of this extension on the amenity of occupiers of surrounding properties'*. In so doing, the intensively developed nature of the site was noted with it stated that *'The extension would not have the full depth of the house, even so, it would result in a 2-storey wall, plus gable, having a width of 5.25m, being built only some 12m away from the front of Nos. 22 & 23. To my mind, this would have an unacceptably dominating effect on these properties, especially No. 22, and further reduce the outlook from, and light reaching, the front windows of the houses. The effect on the houses at the rear (Nos. 17 & 18) would be less dramatic. Nevertheless, the extension, albeit set back from the main wall of No. 21, would further reduce the amount of sky visible from the rear windows of those houses, and add to the feeling of enclosure already experienced by their occupiers'*.

5.9 Having regard to these previously refused plans, the extension proposed measured 3.95m in width and 5.25m in depth. It was not set back from the front wall of the host dwelling and whilst the ridgeline was lower than that of the dwelling, it measured 7.3m in height. This time, the amended design would allow an extension measuring 3.1m in width, 4.95m in depth (first floor) and 7.1m in height.

5.10 In this instance, it is considered that the reduced size of the extension would materially alter the proposal, most notably its reduction in width that would move the property in from the flank boundary. This would allow some 11m between the front of nos. 22 & 23 Lavender Close and the proposal which on balance, is considered to be acceptable. In the event that planning permission is granted however, it would be necessary to add a condition that would prevent any side windows within the proposal.

5.11 The impact on those dwellings behind was considered 'less dramatic' by the Inspector although this issue was still raised as a concern. However, the

separation distance between the proposal and these properties would be in excess of 11m whilst there would be no new issues of overlooking.

5.12 Highway Safety

The replacement garage would be of sufficient size to accommodate a parked car whilst a further car can be parked on the drive to the front of the host dwelling. On this basis, it is considered that there can be no reasonable objection to the proposal on highway safety grounds.

5.13 Design and Access Statement

A Design and Access Statement is not required as part of this application.

5.14 Section 106 Requirements

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

**6. CONCLUSION**

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

6.2 The recommendation to 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 size, design and appearance of the two-storey side extension would be in keeping with that of the dwelling and the surrounding area. The proposal is therefore considered to accord with Planning Policies 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 not cause any significant adverse impact in residential amenity and thus is considered to comply with Planning Policy H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal is considered acceptable in highway safety terms and therefore would accord with Planning Policy T12 (Transportation

## **7. RECOMMENDATION**

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

**Contact Officer: Vivian Butt**  
**Tel. No. 01454 863427**

### **CONDITIONS**

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

Reason

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

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

Reason

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

3. No windows shall be inserted at any time in the east elevation of the property as extended.

Reason

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