



**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. 50/10

Date to Members: 22/12/10

Member's Deadline: 31/12/10 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

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

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

CIRCULATED SCHEDULE – 22 DECEMBER 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK10/3046/F	Approve with Conditions	71 Westerleigh Road Downend South Gloucestershire BS16 6US	Emersons	Mangotsfield Rural Parish Council
2	PK10/3128/F	Approve with Conditions	54 Park Road Staple Hill South Gloucestershire BS16 5LG	Downend	Downend And Bromley Heath Parish Council
3	PK10/3153/RV	Approve with Conditions	Hillside Cottage 4 Lower Street Dyrham Chippenham South Gloucestershire SN14 8EU	Boyd Valley	Dyrham And Hinton Parish Council
4	PK10/3178/F	Approve with Conditions	139 Bath Road Longwell Green South Gloucestershire BS30 9DD	Longwell Green	Oldland Parish Council
5	PT10/2700/R3F	Deemed Consent	Hambrook Primary School Moorend Road Hambrook South Gloucestershire BS16 1SJ	Winterbourne	Winterbourne Parish Council
6	PT10/3106/CLP	Refusal	Penryn Alveston Road Old Down South Gloucestershire BS32 4PH	Severn	Olveston Parish Council
7	PT10/3152/TRE	Approve with Conditions	Land R/o 20 Hortham Lane Almondsbury South Gloucestershire BS32 4JL	Almondsbury	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 50/10 – 22 DECEMBER 2010

App No.:	PK10/3046/F	Applicant:	Mr J Osborne
Site:	71 Westerleigh Road Downend Bristol South Gloucestershire BS16 6US	Date Reg:	11th November 2010
Proposal:	Erection of two storey side extension to provide additional living accommodation. Erection of detached single garage and associated works.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366109 177348	Ward:	Emersons Green
Application Category:	Householder	Target Date:	4th January 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension to form additional living accommodation, and a detached garage.
- 1.2 The application property consists of an end of terrace brick built dwelling. It is situated next to the Westerleigh Road, and overlooks an area of public open space to the south.
- 1.3 Due to officer concern, revised plans have been received, inserting a window to the front first floor elevation. Additionally, drainage details for the proposed garage have been received.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development
T8 Parking Standards
L18 Drainage

3. RELEVANT PLANNING HISTORY

- 3.1 No history.

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No response received.
- 4.2 Other Consultees

Sustainable Transport

The proposed extension will increase the bed spaces on site from two to three. The development also proposes the erection of a detached single garage to the rear of the site. The site already has an existing vehicular crossover and it is proposed to site the garage utilising this access. After development two parking spaces will be available which is considered adequate for the size of the proposed dwelling. There is no transportation objection to this proposal.

Other Representations

4.3 Local Residents

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

- The garage will be too close to the boundary with No. 69 Westerleigh Road
- Garage will be made of different materials to house
- If flammable materials are stored this will be a safety hazard
- No objection to the side extension
- No drainage shown on plans

4.4 The proposed garage is domestic in scale and setting. The storage within the garage is not covered by planning legislation, instead it is covered by other legislation (for example, Environmental Health.)

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows for the principle of house extensions and development within the residential curtilage subject to considerations of design, residential amenity and highway safety. The principle of development is therefore acceptable subject to the following detailed assessment.

5.2 Design/Visual Amenity

The proposed two storey side extension will measure 2.9 metres in width by 7.0 metres in depth. It will be set back from the front elevation by 0.2 metres and will have a pitched roof. There will be a door on the front elevation with a small porch over. The materials used in the side extension will match the host dwelling. The proposed detached garage will be sited in the rear garden will measure 3.8 metres in width by 5 metres in depth. It will have a pitched roof with a maximum height of 3.0 metres. The materials used in the garage will be rendered to match the existing attached wall that is part of the existing shed, which is to become bin storage.

5.3 Due to Officer concern, amended plans have been received inserting a window in the first floor front elevation. This is considered to improve the design by continuing the row of windows at first floor level that is apparent along the row of terraces. The side extension is subservient to the host dwelling, and the materials will match the existing brick of the host dwelling. Therefore, in respect of the design of the side extension, with the chosen construction materials and its location at the side of the property, it is considered that it is an appropriate addition to the dwelling and the streetscene.

5.4 The proposed garage will be sited in the rear garden, with access onto the existing off road parking area adjacent Westerleigh Road. A comment has been received regarding the proposed materials for the garage will be rendered. Although the dwelling is made of brick, the attached wall to the proposed garage is rendered, and the dwelling to the north of the application

site is spar rendered in a light grey colour. The proposed facing materials of the detached garage of render are therefore considered acceptable.

5.5 Residential Amenity

Overbearing Analysis

The proposed side extension is situated next to the Westerleigh Road, therefore the nearest dwelling to the side is sited across the road. Therefore it is considered that the proposed extension will not have an overbearing effect on the adjoining properties.

An objection has been received regarding the proximity of the garage to the neighbouring attached dwelling. Although the garage will be sited approximately 1.0 metre from the neighbouring attached garden, the height of the garage at 3.0 metres is considered to be appropriate for a residential setting. The garage is sited approximately 5.0 metres from the rear wall of the row of terraces. Additionally, the maximum height of the adjoining fence can be raised to 2.0 metres without the need for planning permission. It is therefore considered that the proposed garage will not create an overbearing effect on the surrounding occupiers.

5.6 Privacy Analysis

Although windows are proposed in the side of the proposed extension, it is considered that the distance across Westerleigh Road to the dwellings to the south east will mitigate any issues of intervisibility. Windows are proposed in the front and rear elevations of the extension at first floor level, however, it is considered the proposed windows will not create any further issues of overlooking or intervisibility than the existing windows at first floor level. It is therefore considered that there are no issues of intervisibility or loss of privacy.

5.7 Amenity Space

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

5.8 Highway Safety Analysis

The proposed garage is located to the rear of the property, increasing the off street parking provision. The Council's Highways department have no objection to the development. The development is therefore considered acceptable in highway terms.

5.9 Other Matters

Concern has been raised regarding no details received for the drainage for the proposed garage. Drainage plans have now been received and are attached to the application file.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 It has been assessed that the proposed extension has been designed to respect and maintain the materials and design and character of the dwelling streetscene. The development therefore accords with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 It is not considered that the proposal would cause any significant adverse impact in residential amenity. The development is therefore considered to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.4 It is considered that the proposed development would not create or unacceptably exacerbate traffic congestion, or have an unacceptable effect on road, pedestrian and cyclist safety, in accordance with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006
- 6.5 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be **GRANTED** subject to the conditions as set out on the Decision Notice.

Contact Officer: Elizabeth Dowse
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

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

Reason

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

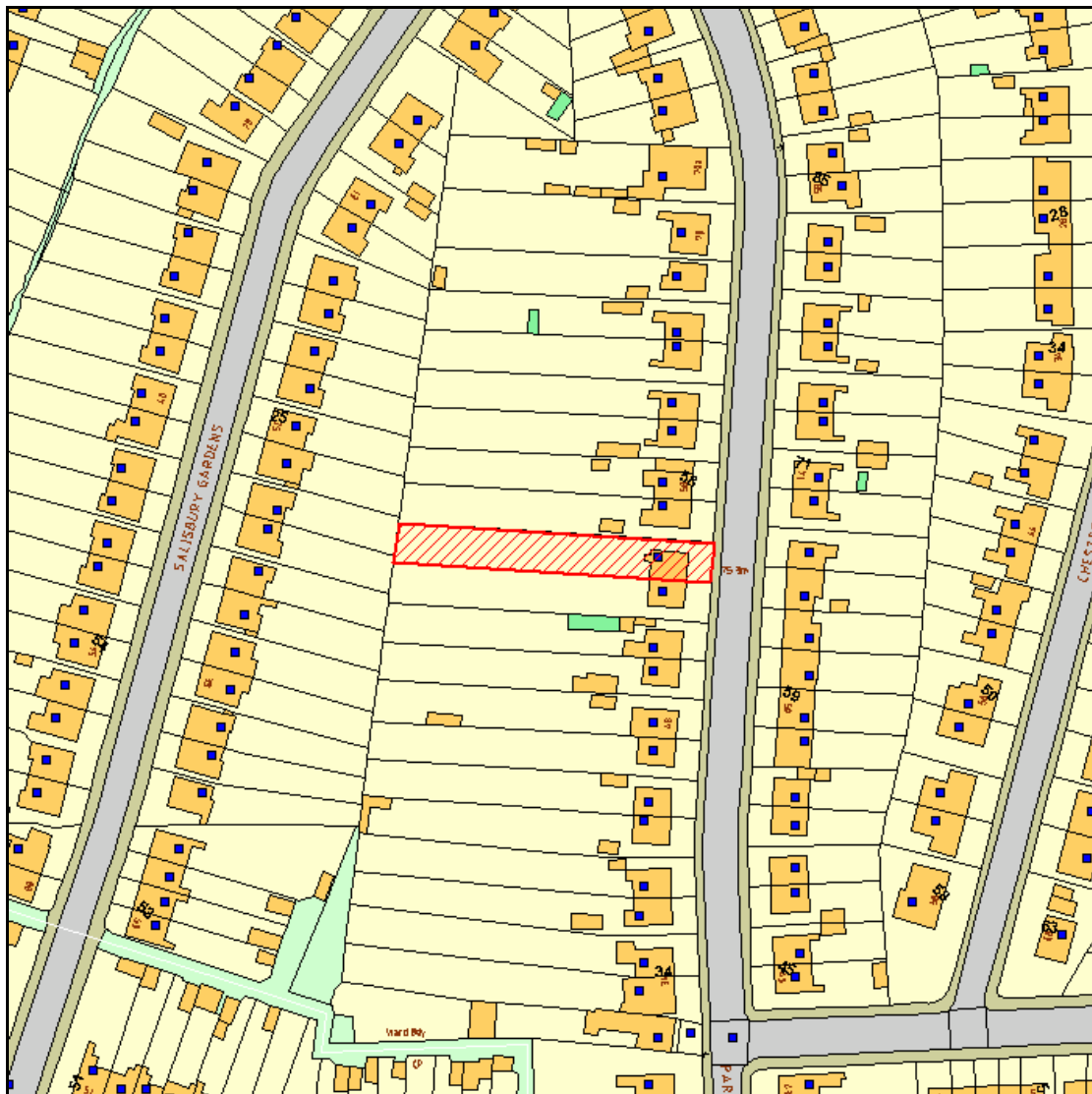
3. The drainage scheme approved, incorporating Sustainable Drainage Systems (SUDS), shall be implemented in accordance with the approved details before the garage is completed.

Reason

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

CIRCULATED SCHEDULE NO. 50/10 – 22 DECEMBER 2010

App No.:	PK10/3128/F	Applicant:	Mr And Mrs G Hillard
Site:	54 Park Road Staple Hill Bristol South Gloucestershire BS16 5LG	Date Reg:	16th November 2010
Proposal:	Erection of two storey side extension and first floor rear extension to provide additional living accommodation	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365315 176361	Ward:	Downend
Application Category:	Householder	Target Date:	10th January 2011



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PK10/3128/F

REASON FOR REPORTING TO COMMITTEE/CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule of applications for Member consideration as a representation has been received from the Parish Council raising views contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is situated within a traditional residential street in Staple Hill. The site is bounded by residential development on three sides with vehicular access onto Park Road to the east. The site comprises a 1930's two storey semi detached dwelling with single storey rear addition.

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

- 1.2 The application proposes erection of two storey side extension and first floor rear extension to provide additional living accommodation

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Design
H4 Development within Existing Residential Curtilages
T8 Parking Standards
T12 Highway Safety

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 P99/4697 Erection of a single storey rear extension.
Approved 24.09.1999

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council

Objection for reasons:

Over development of a 3 bed semi. A two storey rear extension will intrude upon the privacy of neighbouring houses. We have no objection to a two storey side extension.

4.2 Other Consultees [including internal consultees of the Council]

Highways Officer - Adequate vehicular parking for the size of the proposed development can be provided within the site boundary. On this basis, there is no basis for a transportation objection to this proposal.

Other Representations

4.3 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

The South Gloucestershire Core Strategy Pre-Submission Publication Draft was issued March 2010 and the consultation period expired on 06.08.2010. The Council's response to the representations received was considered at the Council's Cabinet meeting on 13 December 2010 and at the Full Council meeting on 15 December 2010 and the proposed changes to the Core Strategy agreed by Full Council have now been published. Whilst this document is a material consideration in the determination of planning applications, it cannot be afforded significant weight at this stage.

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 semi detached two storey dwelling of traditional post war design. The proposed rear extension would be screened entirely from public vantage points, with the only views afforded of the front elevation of the side extension from the front. The design and materials 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. The design of the side extension had been amended to show subservience to the original dwellinghouse. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.3 Residential Amenity

Adequate rear amenity space to the property would be retained following the erection of the proposed extensions. With regard to neighbouring properties, the neighbour to the north (no.56) has a side first floor landing window and ground floor frosted window in the side gable which would face the proposed two storey side extension. Both windows are considered not to serve principle rooms. The proposed two storey side extension would project by 2m beyond the existing rear elevation of no. 56 at a distance of 2.2m. n this basis it is considered that the proposed two storey side extension would result in no material loss of daylight/sunlight or have an overbearing or bulky impact in relation to no.56.

No.52 attached to the south has a single storey pitched roofed rear extension at a distance of 2.6m from the boundary with no.54. The proposal would increase the size of the existing rear projection from 2.6m height to eaves3.6m height to ridge to 5.5m height to eaves and 7.4m to ridge, retaining a 4m rear projection. Although the rear extension is large, considering the increase in size against the existing extension and the position of the extension to the north of no.52, it is considered that the rear extension would result in no material loss of daylight/sunlight or result in a materially more overbearing or bulky impact in relation to no.52. The rear extension would be situated 5m from no.56 to the north. As such the proposed extension would not prejudice the amenity of neighbouring occupiers.

5.4 Highway matters

The proposal would encroach into part the off street parking area at the side of the site removing two tandem spaces with the erection of the side extension. There would remain two spaces off street at the front of the site which is considered to be sufficient. As such it is considered that the proposal is considered to be acceptable in highway safety terms.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 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 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 would provide adequate off street parking facilities in accordance with the Council's adopted standard. The development therefore accords to Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

1. The 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. 50/10 – 22 DECEMBER 2010

App No.:	PK10/3153/RVC	Applicant:	Mr M Blaken David James & Partners
Site:	Hillside Cottage 4 Lower Street Dyrham Chippenham South Gloucestershire	Date Reg:	22nd November 2010
Proposal:	Variation of Condition 4 of planning permission PK10/2089/EXT to allow the substitution of timber cladding with stone cladding.	Parish:	Dyrham And Hinton Parish Council
Map Ref:	373926 175627	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	12th January 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of one letter of objection from the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks to allow a previously permitted building to be finished with stone cladding as opposed to timber cladding as required under condition 4 of permission PK10/2089/EXT.
- 1.2 The application relates to a dilapidated detached outbuilding which under application PK07/2738/F, the applicants have been given consent to alter and re-build. Application PK07/2738/F was about to expire and the applicant therefore submitted an extension of time application to give additional time to implement the consent. This extension of time application was approved under ref PK10/2089/EXT. Consent was previously given to finish the building in stone under application PK08/0227/RVC.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPS5	Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L2	Cotswolds AONB
GB1	Development in the Green Belt
L12	Conservation Areas
L15	Locally Listed Buildings
H4	House Extensions

South Gloucestershire Core-Strategy – Pre-Submission Publication Draft

CS1	Design
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2.3 Supplementary Planning Guidance

Dyrham Conservation Area Statement
South Gloucestershire Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/2089/EXT Erection of detached double garage with workshop and storage area (Consent to extend time limit implementation for PK07/2738/F) Approved October 2010
- 3.2 PK08/0227/RVC Variation of condition 4 attached to planning permission PK07/2738/F to allow the substitution of timber cladding with stone cladding.

Approved March 2008

- 3.3 PK07/2738/F Erection of detached double garage with workshop and storage area (Resubmission of PK07/2006/F)
Approved November 2007
- 3.4 PK07/2006/F Erection of detached double garage with workshop and storage area.
Refused August 2007

4. CONSULTATION RESPONSES

- 4.1 Dyrham and Hinton Parish Council
Object to the application for the same reasons raised to application PK10/2089/EXT. As copied from the report for PK10/2089/EXT the objection therefore is as follows:

'Object to the application on the grounds that the overall footprint of the building is too large a structure for the property and the conservation area.'

Other Representations

- 4.2 Local Residents
None Received.

5. ANALYSIS OF PROPOSAL

- 5.1 The original submission detailed a timber framed building with external larch cladding to the walls. A condition was attached to ensure that a representative sample of the timber was submitted and approved by the Local Planning Authority prior to the commencement of development. The condition was added because of the sensitive setting of the building in the Cotswolds Area of Outstanding Natural Beauty, Dyrham Conservation Area and also the Bristol/Bath Green Belt. The approval of a sample would allow the Local Authority to ensure that the external timber cladding was of a design and colour suitable for this setting.
- 5.2 Following the previous approval, the applicant has expressed a wish to clad the building in stone. The design and access statement notes that the decision to clad in stone would be beneficial to the elderly applicants in order that annual maintenance is minimised. Finally the design and access statement claims that the stone cladding is also considered to better relate to Hillside Cottage, the dwelling for which the garage is required.
- 5.3 Subject to conditions to ensure the use of natural stone and not reconstituted stone, it is agreed that the change in materials would have no detrimental impact on the Area of Outstanding Natural Beauty of the conservation area. It is important to ensure that the stone colour, texture, coursing and pointing match that of the main dwelling. The proposed material change would have no detrimental impact on the openness of the Green Belt and is thus considered to be acceptable.

5.4 With regards to the objection from the Parish Council, this relates to the size of the building. The change in external cladding materials will not increase the size of the building over and above that which has already been approved.

6. CONCLUSION

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

6.2 The proposed change in materials will respect the character of the conservation area, the Cotswolds Area of Outstanding Natural Beauty and the character of the original dwelling. The change in materials will not result in any additional impact on the openness of the green belt over and above that which has already been approved.

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: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. The stone cladding shall match the existing stonework on the main dwelling known as Hillside Cottage in respect of colour, texture, coursing, joining and pointing. For the avoidance of doubt, the facing stonework must be natural stone.

Reason

To maintain and enhance the character and appearance of the Conservation Area and Cotswolds Area of Outstanding Natural Beauty, and to accord with policies L2 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

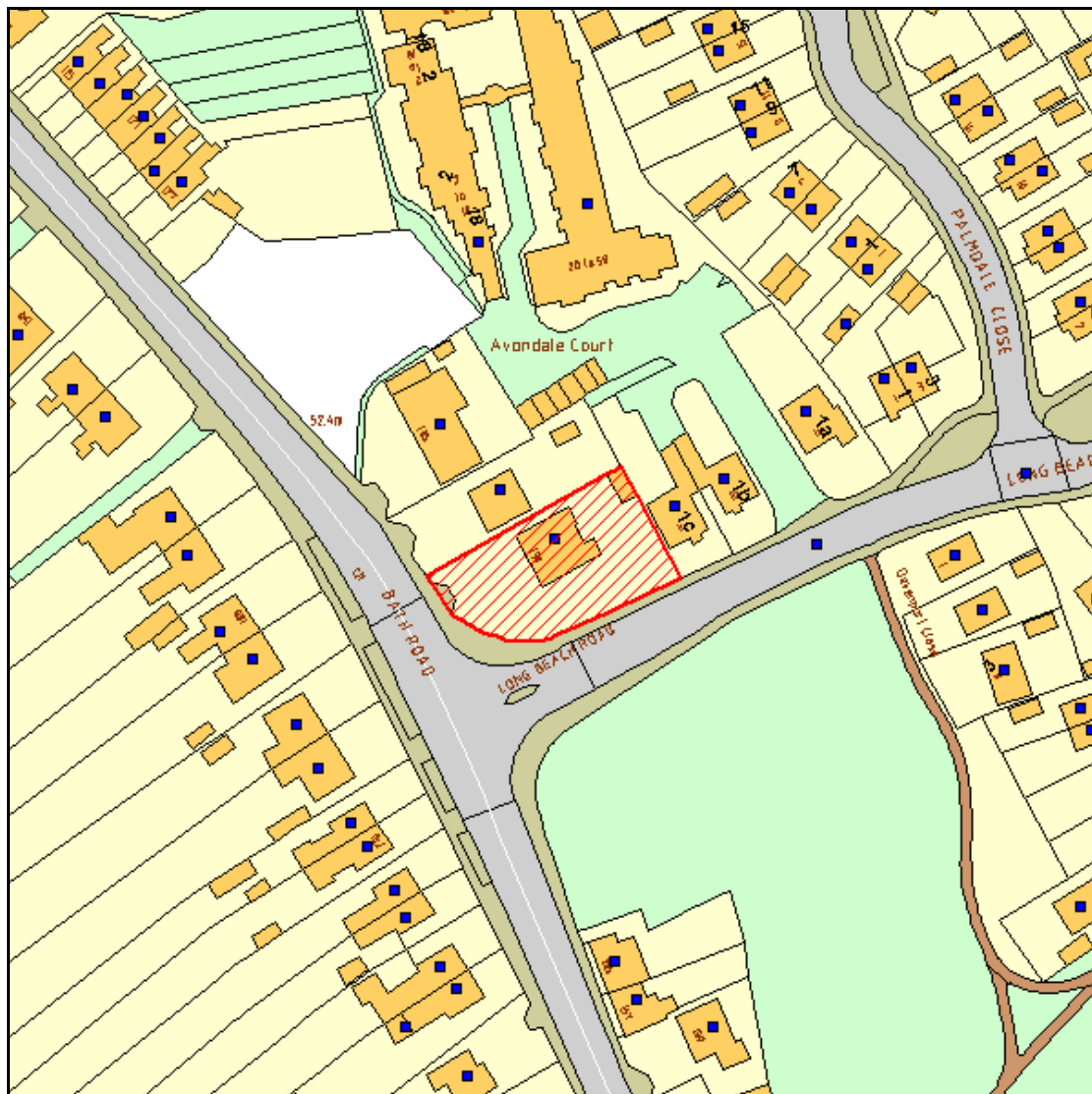
3. A sample panel of stone cladding, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out exactly in accordance with the agreed sample.

Reason

To maintain and enhance the character and appearance of the Conservation Area and Cotswolds Area of Outstanding Natural Beauty, and to accord with policies L2 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 50/10 – 22 DECEMBER 2010

App No.:	PK10/3178/F	Applicant:	Mr S Taylor
Site:	139 Bath Road Longwell Green South Gloucestershire BS30 9DD	Date Reg:	22nd November 2010
Proposal:	Erection of single storey front extension to provide additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	365979 170930	Ward:	Longwell Green
Application Category:	Householder	Target Date:	13th January 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 The application site is situated towards the south side of Longwell Green on the east side of Bath Road (A431). The site is situated on the corner of Bath Road and Long Beech Road and is bounded by residential development to the north and east. The site benefits from a vehicular access and parking from the west boundary off Bath Road and a second vehicular access on the south side off Long Beech Road to a double garage and hardstanding parking area.

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

1.2 The application proposes erection of single storey front extension to provide additional living accommodation.

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within Existing Residential Curtilages

T8 Parking Standards

T12 Highway Safety

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 PK03/2382/F Erection of a detached garage.
Approved 13.10.2003

3.2 PK05/0343/F Installation of side dormer to facilitate loft
conversion.

Approved 23.03.2005

- 3.3 PK06/0800/F Erection of single storey rear extension to form additional living accommodation.
Approved 18.04.2006
- 3.4 PK06/3033/F Erection of single storey rear extension to provide additional living accommodation.
Approved 04.12.2006
- 3.5 PK07/1251/F Alterations and single storey extension to existing garage to facilitate the conversion to a dependant relative annexe.
Refused 12.06.2007
- 3.6 PK07/2455/F Erection of single storey side extension to provide ancillary granny annexe. Erection of 1.8m high entrance gate.
Approved 12.10.2007

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No objection
- 4.2 Other Consultees [including internal consultees of the Council]
None

Other Representations

- 4.3 Local Residents
One letter of objection received from the daughter of the occupier of 137 Bath Road raising the following concerns:
- 1) The introduction of what will now be a 4th extension to this property would appear to be a complete over-development of the site.
 - 2) The proposed extension to the front of the property will infringe upon what appears to be a natural, albeit diagonal, building line. This can be seen clearly on google satellite.
 - 3) We are not convinced that the current layout of the front garden will accommodate the proposed extension, 4 cars and the semi-permanent caravan.

One letter of support received from the occupier of 164 Bath Road.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their

curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity.

The South Gloucestershire Core Strategy Pre-Submission Publication Draft was issued March 2010 and the consultation period expired on 06.08.2010. The Council's response to the representations received was considered at the Council's Cabinet meeting on 13 December 2010 and at the Full Council meeting on 15 December 2010 and the proposed changes to the Core Strategy agreed by Full Council have now been published. Whilst this document is a material consideration in the determination of planning applications, it cannot be afforded significant weight at this stage.

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 detached bungalow of modern design. The design and materials 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. A third party raised concern that the proposal would infringe upon an existing building line in the street. This may be the case. However, this alone is not sufficient a reason to warrant refusal of the application on visual amenity grounds as it does not in itself demonstrate that the scheme is harmful.

5.3 Residential Amenity

Adequate amenity space to the property would be retained following the erection of the proposed extension. With regard to neighbouring properties, the neighbour to the north (no.137) is screened from the application site by a 2m high fence. The extension would measure 6m length (front projection), 2.6m in height to eaves and 5m to ridge with a hipped roof. No.137 is set forward of the front elevation of no.139 by 3.2m and the extension would therefore project 2.8m beyond the front elevation of no.137. Considering the existing fence screen, the position of the extension in relation to no.137 and the modest height and scale of the extension it is considered that the proposal would result in no material loss of daylight/sunlight or result in a material shadowing or overbearing impact in relation to no.137. The proposal would be situated some distance from any other neighbouring dwellings. As such the proposed extension would not prejudice the amenity of neighbouring occupiers. The dwelling has been extended a number of times in the past, however the site is large and the dwelling is situated within the urban area outside any Green Belt designated areas. The dwelling is not disproportionately sized in relation to its surroundings and the extension would not result in over development of the site.

5.4 Highway matters

The proposal would encroach into part the off street parking and turning area at the front of the site. There is a second access with off street parking and

double garage for 3-4 cars at the side of the site. Overall, the site would provide for parking in excess of the maximum parking standard within the site. As such it is considered that the proposal is considered to be acceptable in highway safety terms. A condition has been attached to the decision notice to provide a revised parking and turning arrangement within the front of the site to ensure cars access and egress in a forward gear following erection of the extension.

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 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 would provide adequate off street parking facilities in accordance with the Council's adopted standard. The development therefore accords to Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

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. Prior to the commencement of development detailed plans showing the revised provision of car parking and turning facilities in accordance with the standards set out in Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the extension; and thereafter retained for that purpose.

Reason

In the interests of highway safety, and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 50/10 – 22 DECEMBER 2010

App No.:	PT10/2700/R3F	Applicant:	Mrs Julie Sheppard
Site:	Hambrook Primary School Moored Road Hambrook South Gloucestershire	Date Reg:	17th November 2010
Proposal:	Erection of 1 no. sail canopy to provide shaded area.	Parish:	Winterbourne Parish Council
Map Ref:	364678 179270	Ward:	Winterbourne
Application Category:	Minor	Target Date:	11th January 2011



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 100023410, 2008. **N.T.S.** **PT10/2700/R3F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule List because it comprises an internal submission.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 1no. sail canopy to provide a shaded area.
- 1.2 The application site comprises Hambrook Primary School, which is situated on the eastern side of Moorend Road. The site is situated within the open Green Belt and outside the defined settlement boundary.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS5 Planning for the Historic Environment
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving a Good Standard of Design in New Development
GB1 Development in the Green Belt
L1 Landscape Protection and Enhancement
L13 Listed Buildings
LC4 Proposals for Education and Community Facilities within the Existing Urban Area and Boundaries of Settlements
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The Development in the Green Belt SPD (adopted)
- 2.4 Emerging Policy
The South Gloucestershire Core Strategy March 2010

3. RECENT PLANNING HISTORY

- 3.1 No recent planning history.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Conservation
No objection

Other Representations

- 4.3 Local Residents
No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

According to the applicant, the proposed sail canopy is required to provide a shaded area in the playground to enable the site to be used as a play area in the summer. Therefore, the application will be assessed in the spirit of the change of use of land, since it would allow for the current use of the land to be intensified. Policy GB1 of the Local Plan allows for the change of use of land where:

- It would not have a materially greater impact than the present authorised use on the openness of the Green Belt and would not conflict with the purpose of including land in it;
- The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and
- The form, bulk and general design of the buildings are in-keeping with their surroundings.

The application site relates to a school and comprises a collection of two-storey and single storey buildings. The proposed canopy appears to be well made and sturdy, although with timber supports and fabric covering, it would have a somewhat lightweight appearance, which is considered to be sympathetic to the context. In addition, the shelter is relatively small in scale when compared to the surrounding built form and would be almost entirely screened from the surrounding area by a boundary wall on the eastern boundary of the site. On this basis, given that the shelter can be taken down for storage when not in use, it is considered that the proposal would not have a significant adverse impact on the openness of the Green Belt compared to the existing situation. Given the above, it is considered that the proposal would not conflict with Policy GB1 of the Local Plan (adopted) January 2006 or the Development in the Green Belt SPD (adopted).

5.2 Whilst the application site is situated outside the defined settlement boundary, the site comprises a primary school and therefore, it is considered that the main emphasis of Policy LC4 is applicable to the proposed development in this instance. Given that the proposal is for a sail canopy, it is considered that there would be no intensification or expansion of the school. On this basis, it is not envisaged that there would be a material increase in terms of traffic to the detriment of local congestion or highway safety. The main consideration is therefore, considered to be the impact on residential amenity, the impact on the listed building as well as the character and openness of the surrounding countryside and Green Belt.

5.3 Residential Amenity

The canopy would be situated to the north of the site away from the neighbouring properties to the south of the site. These properties would be approximately 70 metres from the canopy and it is considered therefore, that

they would not be adversely affected by the development through loss of natural light or privacy. Whilst the shelter would be located within close proximity to neighbouring gardens to the east, it is considered that it would not result in a significant increase in terms of noise or disturbance.

5.4 Visual Amenity and Impact on the Listed Building

The proposed structure is freestanding and when not in use, the canopy can be taken down for storage. The proposal would measure approximately 5 metres in width, 5 metres in length and 3.5 metres in height at the apex. The shelter proposed is contemporary in appearance and would be less intrusive than other forms of canopy/shelter and will have a minimal impact on the character of the surrounding countryside or the setting and views of the listed building.

6. CONCLUSION

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

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

The proposed development has been assessed as a change of use in spirit since it would allow the current use of the play area to be intensified. The proposal therefore, falls within the limited categories of development which is appropriate in the Green Belt – Policy GB1 of the South Gloucestershire Local Plan (adopted) January 2006 and the Development in the Green Belt SPD (adopted).

The main emphasis of Policy LC4 is applicable to the proposed development. The nature of the development is such that there would be no material increase in terms of vehicular trips and would not conflict with the main aims of Policy LC4 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would not have a significant adverse impact on the character or visual amenity of the surrounding countryside or adversely affect the character or setting of the listed building – Policies D1, L1 and L13 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would be situated well clear of the surrounding neighbouring occupiers and would not have a significant adverse impact in terms of residential amenity – Policy LC4 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. For the avoidance of doubt, the framework shall be pressure treated timber masts.

To preserve the character and setting of the adjacent listed building and to accord with PPS5 and Policy L13 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 50/10 – 22 DECEMBER 2010

App No.:	PT10/3106/CLP	Applicant:	Mr S King
Site:	Penryn Alveston Road Old Down South Gloucestershire	Date Reg:	17th November 2010
Proposal:	Application for Certificate of Lawfulness for the proposed erection of a first floor rear extension to provide additional living accommodation.	Parish:	Olveston Parish Council
Map Ref:	361591 187474	Ward:	Severn
Application Category:	Minor	Target Date:	7th January 2011



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 100023410, 2008. **N.T.S.** **PT10/3106/CLP**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks a Certificate of Lawfulness for the erection of a first floor rear extension to provide additional living accommodation (retrospective).
- 1.2 The application site comprises a 1.5 storey chalet style detached dwellinghouse situated on the northern side of Old Down. The site is situated in the open Green Belt outside the defined settlement boundary.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 P87/1999, alterations and extensions to existing property to include erection of kitchen, lounge, hall, utility room and bathroom at ground floor level with two bedrooms and bathroom over, approval, 29/07/87.

4. CONSULTATION RESPONSES

- 4.1 Olveston Parish Council
No objection
- 4.2 Public Rights of Way
No objection

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
This application is seeking a Certificate to state that the proposed development is lawful. It is not a planning application where the relative merits of the scheme are assessed against policy; it is an evidential test of whether it would be lawful to proceed with the proposal. The key evidential test in this case is whether the proposal falls within the permitted development rights afforded to householders. The proposal relates to alterations and enlargements to the roof, therefore, the main assessment is whether the proposal falls within the criteria of Schedule 2, Part 1, Class B 'The enlargement of a dwellinghouse consisting of an addition or alteration to its roof' in terms of its size and positioning. The extension would

be contained within the curtilage of the detached host dwelling, which has its permitted development rights in-tact.

5.2 ***Part 1, Class B allows for 'The enlargement of a dwellinghouse consisting of an addition or alteration to its roof'***

Development is not permitted by Class B if:-

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The proposed elevation plan submitted demonstrates that the works would not exceed the height of the existing roof apex.

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

The proposal relates to a hip to gable alteration on the rear elevation of the dwellinghouse, which does not front a highway.

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

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

(ii) 50 cubic metres in any other case;

According to the applicant, the proposed hip to gable alteration would result in a volume increase of approximately 19.3 cubic metres. Whilst this is below the 50 cubic metre allowance for a detached property, according to Council records, the property has benefited from a rear extension and the installation of 3no. dormer windows (P87/1999). Whilst the applicant has estimated the volume of the 3no. dormer windows to be approximately 8.4 cubic metres, no estimate has been provided for the volume of the roof space of the rear extension. Given that the rear extension measured approximately 5 metres in length, it is considered that the roof space would likely bring the volume of the total roof space increase to over 50 cubic metres. On this basis, the proposal does not comply with this criterion.

(d) it would consist of or include:

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

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

The proposal would not comprise any of the above. Whilst the plans demonstrate that the gable would comprise a Juliet balcony, according to the Communities and Local Government Permitted Development for Householders Technical Guidance (August 2010), Juliet Balconies are permitted development in this instance where there is no platform to allow for external access.

- (e) the dwellinghouse is on article 1(5) land.
The application site is not on article 1(5) land.

5.3 **Conditions**

Development is permitted by Class B subject to the following conditions:

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
The elevation plans submitted demonstrates that the proposal would achieve an acceptable standard of appearance.
- (b) other than a hip to gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and
The proposal relates to a hip to gable enlargement, therefore, this criterion is not applicable.
- (c) any new window inserted on a wall or roof slope forming a side elevation of a dwellinghouse shall be:
- (i) obscure glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The plans demonstrate that no new side windows would be located in the roofslope.

- 5.4 Given the above, it is considered that the proposed roof space increase when combined with a previous extension would likely to be more than 50 cubic metres. On the balance of probability, it is considered that the proposal does not comply with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order (Amendment) (No.2) (England) Order 2008).

6. **RECOMMENDATION**

- 6.1 A Certificate of Lawfulness of Proposed Use be REFUSED as it has not been shown on the balance of probability that the proposal complies with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order (Amendment) (No.2) (England) Order 2008.

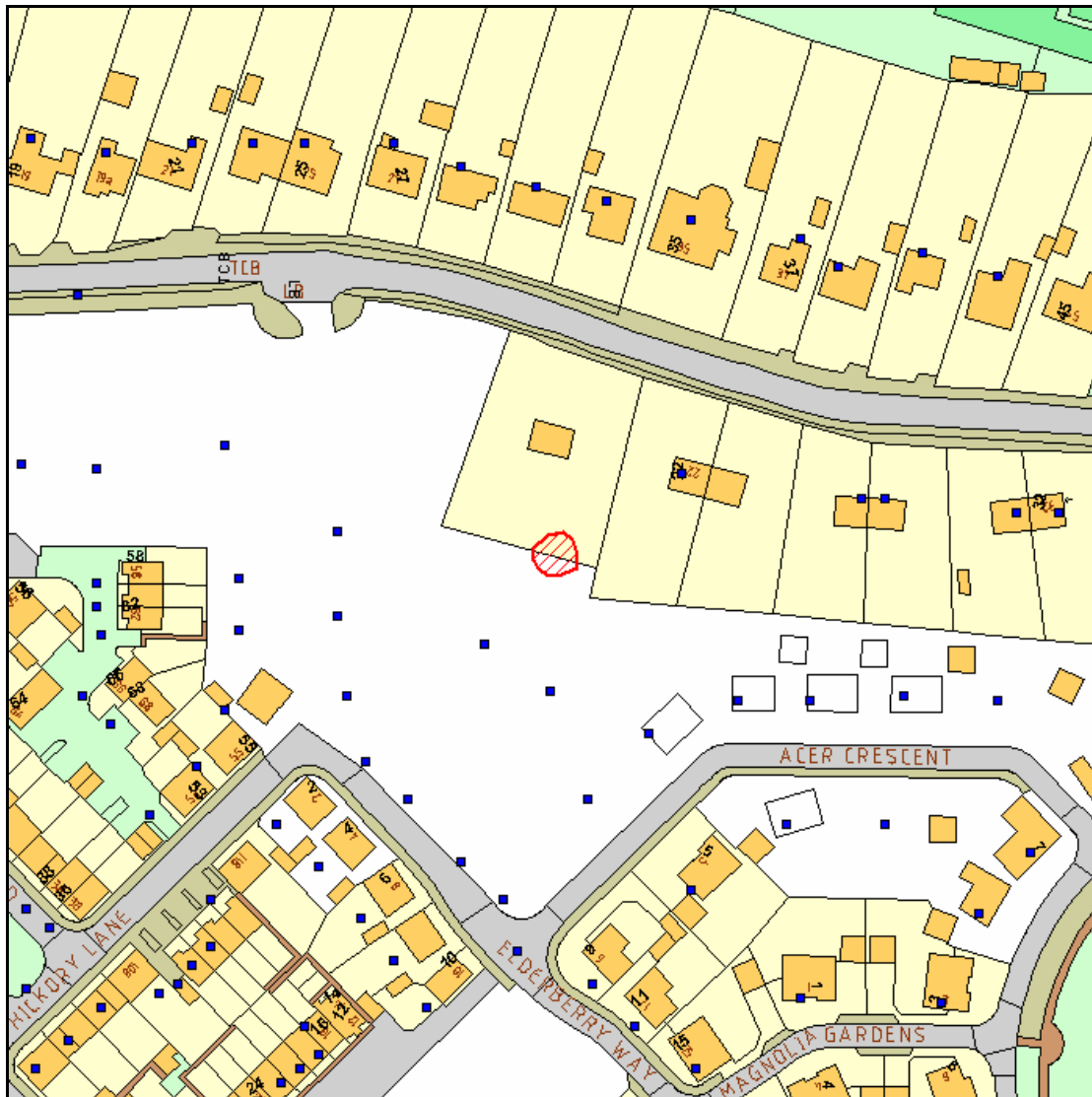
Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

REASONS FOR REFUSAL

1. It has not been shown on the balance of probability that the proposal complies with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order (Amendment) (No.2) (England) Order 2008.

CIRCULATED SCHEDULE NO. 50/10 – 22 DECEMBER 2010

App No.:	PT10/3152/TRE	Applicant:	Mr Kevin Moore
Site:	Land R/o 20 Hortham Lane Almondsbury South Gloucestershire BS32 4JL	Date Reg:	23rd November 2010
Proposal:	Works to 1no. Corsican Pine tree to crown lift to 3 metres and remove deadwood at 6 metres on west side covered by Tree Preservation Order SGTPO 08/07 dated 28 November 2007.	Parish:	Almondsbury Parish Council
Map Ref:	361674 184496	Ward:	Almondsbury
Application Category:		Target Date:	17th January 2011



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 100023410, 2008. **N.T.S.** **PT10/3152/TRE**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks consent for works to 1no. Corsican Pine tree to crown lift to 3 metres and remove the deadwood at 6 metres on the west side covered by Tree Preservation Order SGTPO 08/07 dated 28 November 2007.
- 1.2 The tree is growing on the southern side of Hortham Lane to the northern edge of the Hortham construction site.
- 1.3 According to the applicant, the works to remove the deadwood are required for safety reasons. The crown lift is required to allow access for plant and workforce to clear vegetation.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
L1 Landscape Protection and Enhancement
L4 Forrest of Avon
- 2.3 Emerging Policy
The South Gloucestershire Core Strategy March 2010

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/2654/TRE, general works (including felling, crown lifting, limb removal and safety works) to trees covered by Tree Preservation Order, 13/10/05, approval.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Objection - The Parish Council would like to object to the severe crowning of these trees, but would not object to the copicing.
- 4.2 Tree Officer
No objection

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to conserve and enhance the character, quality and amenity of the landscape and to retain and protect trees which contribute to the overall character or distinctiveness of the area.

5.2 Consideration of Proposal

The proposed crown lift will allow access under the tree and remove any possible health and safety issues associated with low branches; the removal of the deadwood is exempt from normal regulations and does not require consent. The objection of the Parish Council is noted, however, the Council's Tree Officer has inspected the tree and considers that the works would not alter the visual amenity offered by the tree. On this basis, it is considered that the works comply with policy L1 of the South Gloucestershire Local Plan (adopted) January 2006 and would not adversely affect the character of the area.

6. CONCLUSION

6.1 The recommendation 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 Consent is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

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, 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

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