



**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. 25/11

Date to Members: 01/07/11

Member's Deadline: 07/07/11 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

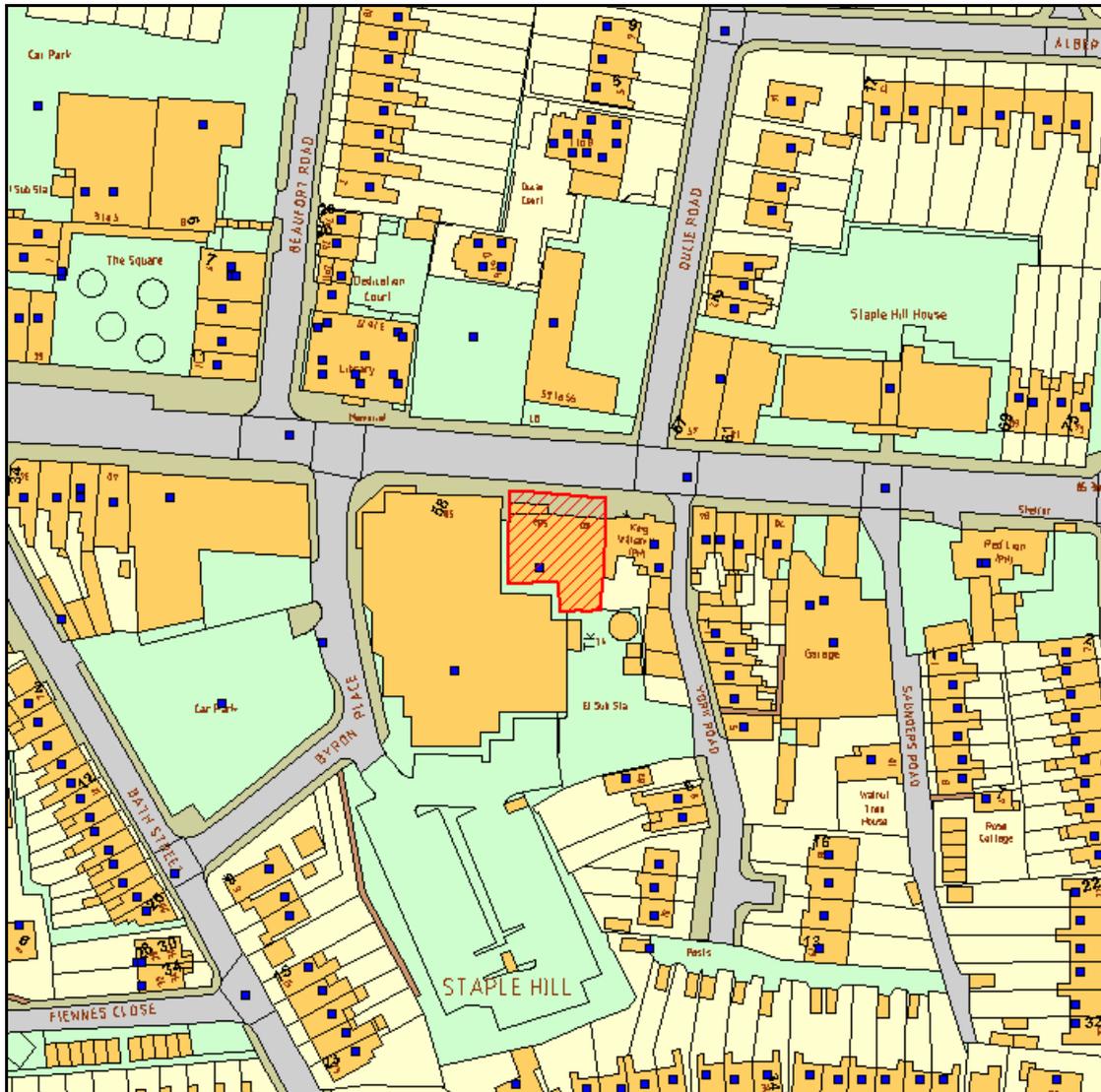
CIRCULATED SCHEDULE 25/11 – 1 JULY 2011

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK11/1463/F	Approve with Conditions	58A Broad Street Staple Hill South Gloucestershire	Staple Hill	None
2	PK11/1585/F	Approve with Conditions	Cononley Golden Valley Lane Bitton South Gloucestershire BS30 6LG	Bitton	Bitton Parish Council
3	PK11/1586/EXT	Approve with Conditions	Crane Close Warmley South Gloucestershire BS15 4NT	Siston	Siston Parish Council
4	PK11/1625/TRE	Approve with Conditions	Land Adj 6 Ludlow Court Willsbridge South Gloucestershire BS30 6HB	Bitton	Oldland Parish Council
5	PK11/1629/TRE	Approve with Conditions	6 Ludlow Court Willsbridge South Gloucestershire BS30 6HB	Bitton	Oldland Parish Council
6	PK11/1774/TCA	No Objection	The Stables Court Farm 49 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RD	Boyd Valley	Pucklechurch Parish Council
7	PT11/1427/F	Approve with Conditions	Rolls Royce Site PO BOX 3 Filton South Gloucestershire	Filton	Filton Town Council
8	PT11/1479/F	Refusal	Land Adj Quarry House Village Road Littleton Upon Severn South Gloucestershire	Severn	Aust Parish Council
9	PT11/1531/F	Approve with Conditions	21 St Annes Drive Coalpit Heath South Gloucestershire BS36 2TH	Westerleigh	Westerleigh Parish Council
10	PT11/1543/F	Approve with Conditions	The Granary Court Road Frampton Cotterell South Gloucestershire BS36 2DW	Frampton Cotterell	Frampton Cotterell Parish Council

ITEM 1

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PK11/1463/F	Applicant:	Mr E Markey
Site:	58A Broad Street Staple Hill Bristol South Gloucestershire BS16 5NP	Date Reg:	17th May 2011
Proposal:	Part demolition of front elevation and external alterations to facilitate the change of use from commercial garage to Place of Worship (Class D1) and place for child and toddler groups (Class D1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	None
Map Ref:	365135 175879	Ward:	Staple Hill
Application Category:	Minor	Target Date:	12th July 2011



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100023410, 2008. **N.T.S.** **PK11/1463/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of several letters of objection and a petition from local residents and traders and due to an objection raised by Cllr Shirley Potts.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for alterations to the front elevation of 58a Broad Street and the change of use from a commercial garage to a place of worship and a place for childrens day groups.
- 1.2 The property is currently a two storey commercial garage, located on the southern side of Broad Street, within the centre of Staple Hill.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS4 Economic Growth
- 2.2 Development Plans
D1 Achieving Good Quality Design in New Development
RT1 Development in Town Centres
LC4 Proposals for Educational and Community Facilities within the Urban Areas.
EP1 Environmental Pollution
EP6 Contaminated Land
T8 Parking Standards
T12 Transportation Development Control Policy
L15 Building and Structures which make a Significant Contribution to the Character and Distinctiveness of the Locality.

South Gloucestershire Core Strategy, submission Draft December 2010
CS1 High Quality Design
CS23 Community Buildings and Cultural Activity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

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

An objection has been received from Cllr Shirley Potts who supports the residents objecting to the proposal and raises the following concerns:

- Due to the number of estimated users of the proposed building there will be an increase in the current horrendous situation in regard to parking. When ATS operated as a garage a small number of cars used the premises in a steady stream throughout the day and while awaiting repair were parked on the forecourt. The business did not add to the parking problems in the town centre.
- These problems are caused by :-
 - the recent development of flats in Staple Hill without adequate parking spaces which have to park in and around the town centre,
 - the need for on-street parking for the older houses surrounding the town centre which have no off –street parking spaces,
 - the need for parking spaces for employees; and
 - the requirement for spaces for the cafes, the four long-standing places of worship, the Park as well as the shops.
- There is no clear definition of the word “local”. Local knowledge indicates that it is unlikely that many of the users will come from Staple Hill which means that travel by car or coach is likely.
- Two Applications have already been granted for blocks of flats in Broad St and Bath St close to the town centre, again with inadequate parking provision. These are yet to be built.
- Long before the present financial difficulties the traders complained to the Council that people passed through Staple Hill but did not stop to shop because of the parking problems. This continues to affect the vibrancy of the town centre. The granting of this application is likely to add unacceptably to the problems.
- This is also a residential area and services which continue until 3am are likely to cause disturbance to residents.
- There is a listed building at the back of the garage. People are concerned about what effect the development will have on this historic feature.

4.2 Sustainable Transport

No objections subject to the attachment of conditions to restrict the use of the premises.

4.3 Environmental Protection

No objections subject to the attachment of conditions

4.4 Police Community Safety

The Crime Prevention Design Advisor has provided information on the levels of criminal damage in the vicinity and has provided guidance on the materials to be used.

Other Representations

4.5 Local Residents

Fifteen letters of objection have been received from local residents and businesses raising the following concerns:

- Not suitable to have a place of worship next door to a public house
- Parking is already a problem, the proposal would cause more parking problems.

- Parking already restricted for shoppers
- Surrounding road and car parks are congested during the day particularly at weekends
- Albert Road and Shephards Close already congested with non resident vehicles.
- Impact on businesses as customers won't be able to park
- Trying to encourage new shops and traders to the area
- Bring traffic chaos
- Already lose a number of parking spaces due to parking being coned off hours in advance for funerals and weddings
- Where will 100 people park?
- More correct level of parking would be 50-60 places
- Late opening would increase noise in the area
- Noise pollution
- Already in excess of 5 churches in the local area, can not see a need for another.
- Are the 100 strong congregation local?
- More children about is a cause for concern
- The prime function of the High Street is for shopping and trade
- Exit from York Road is particularly dangerous
- Apart from mother and toddler groups there is no direct benefit to the local community unless you are part of the congregation
- Not formally consulted
- Question what activities would be practised in the place of worship.
- Question what additional benefits it will bring to the local community
- Concerned by the transport officers comments, don't believe 100 people went to or from the garage at any one time.
- Disagree that there would not be a significant impact on traffic and parking.
- The building would be more attractive than it currently is.
- Would there be bells or a loud speaker?
- Just because it is a place of worship should not mean planning laws are relaxed.
- Light pollution
- What would stop them staying later or even living there
- Plans aren't detailed enough
- Not the demand for more toddler groups, could result in closures of others. A survey should be carried out.
- Loss of the no. 49 on Sundays and bank holidays
- Proposal would have a negative effect on the other churches, salvation army and Methodist church as there will be no where to park.
- Tesco and Iceland car parks are private.
- Assume Byron Street car park will be the chosen place as it is closest to the site.
- Where it the disabled parking
- A traffic survey should be carried out on a Sunday morning.
- Noise from people leaving at 3am, already problems with tesco lorries early in the mornings

- Not suitable for a busy road
- Impractical site for a place for childrens place due to the busy road
- Entrance and exit would be impaired by the front parking.
- Lack of support from the local community
- Staple Hill needs more places to create jobs not places of worship
- Garage was not a problem as the cars were parked inside being repaired
- This end of staple hill already has 3 supermarkets, 2 busy car repair centres, 2 pubs and 2 takeaways.
- Tesco will like to deliver goods on Sundays (PK11/0771/RVC)
- Estimates 100 people visiting the building could rise to 130-150 people in future

One petition signed by 28 local residents and traders raising the following concerns has been received.

- Parking for 100 plus worshippers will not be accommodated in 3 spaces.
- Result in all available car parking spaces being taken, leading to congestion problems and greatly affecting the local traders business prospects.

Staple Hill Chamber of Trade state that they are neutral in this application and that the comments made by the president of the Chamber of Trade and the local traders do not represent the Chamber of Trade.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy D1 allows for development provided that; siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.

The South Gloucestershire Plan (Adopted) 2006 identifies the site as lying within the urban area. Policy LC4 allows for the development of community facilities such as places of worship within the existing urban area provided that the proposal would meet the following criteria:

5.2 **A. Proposals are located on sites which are, or will be highly accessible on foot and by bicycle; and**

The application site fronts on to Broad Street which is located within the main high street of Staple Hill and is easily accessible on foot and bicycle.

B. Development would not unacceptably prejudice residential amenities; and

To the west and rear of the property are retail units and the adjoining property to the east is a public house. There are residential properties surrounding on the nearby roads, Beaufort Road, Ducie Road and York Road.

In terms of external alterations the proposal would involve setting back the front elevation adjoining the neighbouring pub by approximately 4 metres, the rest of the footprint would remain mainly unchanged. As such it is not therefore considered that the proposal would have any overshadowing or overbearing effect on any neighbouring residential properties.

The front elevation would be redesigned and would include large glazed sections, in addition, new first floor rear elevation windows are proposed. Given the location of the property and the fact it would be located opposite a commercial building it is not considered that the proposal would result in any overlooking, inter-visibility or loss of privacy.

Concern has been raised regarding the increase in noise resulting from the proposal, in particular the night services which would finish at 3am, Whilst it is accepted that the proposal would include one late night service, given that this is only proposed once a month and the fact that it is estimated that only 25 people would attend this service, combined with the location of the site, within a town centre and adjacent to a public house, which is likely to have quite late opening hours, it is not considered that this aspect of the proposal is of sufficient concern to warrant the refusal of the application. Furthermore it should be noted that no bells are being proposed as part of the application.

Concern has been raised that the proposal would result in light pollution, the site is located on a main street within an urban area, furthermore Broad Street is already lit with street lighting, as such, given the location of the proposal in combination with the limited proposed hours of use, it is not considered that the proposal would result in any unacceptable impact on neighbouring residents with regard to light pollution. Overall it is considered that the impact on residential amenity is deemed acceptable.

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

In the interests of clarity these two issues will be discussed in turn.

5.3 Environmental Issues

The Councils environmental protection officer has raised no objections in principle, however given the historic use of the site as a commercial garage, there is a potential for land contamination as such a condition would be attached to any permission to ensure the submission of an investigation of the site for potential contamination and suitable mitigation measures if necessary.

5.4 Transportation Issues

The main transportation issue regarding this is parking as it is noted that only 3 parking spaces can be provided on the site. Notwithstanding this, it is acknowledged the site is brown-field site and its current use (i.e. commercial garage) can generate traffic on its own merit and has demand for parking. The applicant has put forward a set of specific hours of operation. Most of the hours of operation fall outside the busiest hours of traffic on the highway network, as such, this would be helpful to traffic movements in the area. Subject to the attachment of conditions to restrict the hours of operation to the times and days

specified by the applicant, it is not considered that the proposal would have any significant impact on highway safety.

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

Some local residents have raised objections to this application on the basis of parking and traffic issues. In addition comments have been made by residents in direct response to the initial highway assessment of the application. The application site has a commercial use (i.e. vehicle repair garages / tyre and exhaust Centre) which can restart again without a need to submit a formal planning application. The existing garage has four service bays all of which can be used to service customers' vehicles. From the information available, there does not appear to be any condition restricting the opening hours for the existing garage, hence it can potentially operate every day of the week. Consequently, it is considered that the extant use of the site can give rise to a substantial level of traffic movements daily and throughout the duration of the day.

- 5.5 In order to assess the parking requirement for both the existing and the new proposal and in order to ascertain whether there will be greater impact if the site is used as a church then, reference is made to the Council's parking standards. According to the Council's parking standards as set out in policy T8, the parking requirement for "Places of Worship" is 1 space per 10 seats. The applicant states that the church would accommodate up to 100 people. Based on this information, and taking in to consideration the Council's parking standards, the proposed church would require 10 parking spaces. The applicant proposes 3 off street parking spaces to the front of the premises. In comparison, the parking requirement for the extant use (garage or tyre and exhaust centre) is based on number of service bays. There are currently four service bays within the existing building. According to the councils parking standards, 3 spaces are required per each service bay. With this in mind, a total of 12 parking spaces are required for the existing garage. Currently, there are 3 parking spaces outside the building plus 4 car spaces inside.

Given the above, it is clear that there is fairly high parking demand with the extant use of the site. Furthermore, it is considered that parking demand for the extant garage use would be fairly constant throughout the day, whereas, in comparison, parking demand for the proposed church would be over a shorter period and mostly during off peak hours, furthermore it will be limited to the times outlined by the applicant and listed below:

<i>Sundays</i>	<i>10:00-13:30 Morning Service (attendance 100)</i> <i>19:00-21:30 Evening Service (attendance 50)</i>
<i>Wednesdays</i>	<i>10:00-11:30 Mothers and Toddlers Group (attendance 25)</i> <i>18:00-20:00 Evening Service (attendance 50)</i>

*Fridays 10:00-11:30 Mothers and Toddlers Group
(attendance 25)*

Last Friday of each month 21:00-03:00 Vigil service (attendance 25)

Weddings and Funerals would occur from the proposed church and the applicant suggests that the occasions for such services would be in order of two or three times a year.

As part of the application, it is proposed to provide 3 parking spaces on site. Whilst this level of parking provision falls below the Council's parking standards, it is considered that overall demand for parking resulting from the proposal would be less than that of the extant use. In addition, provided that the above-mentioned restrictions are applied, it is considered that traffic generation to and from the development, is likely to be less than the potential traffic generation for the extant use of the site.

The site is located on the high street in Staple Hill, where the access to public transport facilities are very good and as such the location of site is considered sustainable. As such there are no highway objections to the proposal subject to the attachment of conditions that would ensure that the proposed off street parking is provided and maintained and to ensure that the hours of operation are restricted to the days and times as set out by the applicant and that the number of children attending the child and toddler group is restricted to 25.

5.6 Design / Visual Amenity

The proposal involves alterations to the front of the building to facilitate the proposed change of use. The footprint and form of the existing building remains mainly unchanged, however the front elevation adjoining the neighbouring pub would be set back approximately 4 metres to allow for some off street parking provision.

The front elevation has been re-designed, omitting the existing garage doors and including large areas of glazing. It is proposed that the building would be finished in white render with powder coated aluminium framed windows. It is considered that the proposal is of an appropriate standard of design given its context, within the town centre, and its proposed use, as a place of worship. The proposal would be a significant improvement on the existing garage buildings and would positively enhance the appearance of the area. It is therefore considered that the proposal would not be harmful to the character and appearance of the street scene.

5.7 Crime Prevention

The Crime Prevention Design Advisor has provided information on the levels of criminal damage in the vicinity and has provided guidance on the materials to be used. Given the high levels of recorded crime in 500 metre radius of the site over the last 12 months and the lack of defensible space to the frontage of the site, the crime prevention advisor has recommended that the walls are treated with an anti-graffiti coating and that the glazing should be laminated with glazing that is 6.8mm and certified BS EN 356 200 P2A. The ground floor

windows or those easily reached should also meet BS 7950 and the external doors to PAS 23/24 standard. It is also recommended that any external bin stores should be lockable to reduce the risk of arson. An informative would be attached to any decision making sure that the applicant is aware of this advice.

5.8 Impact on the Town centre

Staple Hill has been identified as a Priority Neighbourhood which are defined as; *'areas which need additional support in order to improve the quality of life for local residents and make areas safer and stronger'*. It is considered that the proposed development would add to the existing mix of community facilities available within Staple Hill, furthermore it is considered that the design of the proposal would enhance the visual amenity of the site.

Policy RT1 seeks to ensure that development within town centres would not detract from the overall vitality and viability of the centre and would be consistent with the scale and function of the centre. The council considers that it is essential for town centres to become increasingly diverse as such the council aims to protect and enhance the vitality and viability of town centres in terms of a broad range of accessible retails, leisure, community, service and commercial facilities.

The application site is located within a secondary shopping frontage, as shown on the South Gloucestershire Proposals Map. As such the site is located beyond the main shopping area and primary frontage and is within an area where there is considered to be more scope regarding the flexibility of uses which may be accommodated. The site is located on the edge of the main shopping and retail area, furthermore it is considered that the refurbishment and redesigning of the existing building as proposed would result in a significant improvement on the existing situation and would positively enhance the visual amenity of the area. Consequently, given the location of the premises in combination with design of the proposal, it is not considered that the change of use to a place of worship and place for children and toddler groups would have any significant detrimental impacts on the vitality or viability of the centre.

Whilst concern has been raised that the proposal would have a detrimental impact on local businesses due to parking being taken up by individuals attending the place of worship or the child and toddler groups, it should be noted that the majority of the proposed uses for the building would take place outside of normal trading hours, for example on Sundays and after 6pm in the evenings. As such it is not considered that the proposal would have any significant detrimental impacts on the local businesses.

5.9 Other Issues

The King William pub is a locally listed property, however there is no record of any listed building in the immediate vicinity of the rear of the site. Given that the application site is not particularly aesthetically pleasing in combination with the fact that the design of the proposed place of worship would be an improvement on the existing situation, it is not considered that the proposal would have any detrimental impacts on the setting of the adjoining locally listed building.

With regard to concern raised over lack of consultation, it should be noted that the consultation for the application has been carried out in accordance with the Councils Consultation procedure as set out in the South Gloucestershire Council Statement of Community Involvement.

Concern has been raised that it is an impractical site for a childrens nursery due to the busy road. The children and toddler groups would only take place two mornings a week, furthermore, the site is located within a town centre and there is a large pavement to the front of the property and all along Broad Street.

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 a) The proposal is considered to be of an appropriate standard in design and would be positive enhancement on the existing situation. Furthermore the proposal is not considered to have any significant impact on neighbouring residential amenities, in accordance with policies D1 and LC4 of the South Gloucestershire Local plan.
- b) Given the extant use of the site the proposed parking is considered acceptable, in addition, the proposal is not considered to prejudice highway safety. As such the proposal accords with policies RT1, LC4 and T12 of the South Gloucestershire Local Plan.
- c) It is not considered that the proposal would have any significant detrimental impacts on the vitality or viability of the centre, furthermore the proposed use is considered to be appropriate within a town centre in accordance with Policy RT1 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 Henshaw
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. The previous use of the building as a garage may have given rise to contamination. Prior to the commencement of development, an environmental consultant's desk study/opinion/investigation regarding the potential contamination at the site shall be carried out, submitted to and approved in writing by the Local Planning Authority. Details of how the conversion will mitigate any potential risks should be clarified. Development shall be carried out in accordance with the agreed details.

Reason

To ensure that adequate measures have been taken to mitigate against contamination to accord with Policies EP1 and EP6 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to occupation of the building off street parking shall be provided in accordance with the submitted and approved plan and shall be subsequently maintained to satisfactory standard thereafter.

Reason

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

4. Religious services shall only take place at the site during the following times: Sundays 10.00 - 13.30 and 19.00 - 21.30 and the last Friday of each month 21.00 - 03.00.

Reason

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

5. The children and toddler groups at the site shall only take place on Wednesdays and Fridays between 10.00 -11.30.

Reason

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

6. The number of children attending the child and toddler groups shall not exceed 25 children at any one time.

Reason

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

7. Notwithstanding the requirements of condition 4, in addition to the agreed services specified, a further 6 special services including weddings and funerals can take place within each calendar year. The owners/pastor shall maintain an up-to-date register of

the dates, times and reasons for the special services and shall make this information available at all reasonable times to the Local Planning Authority.

Reason

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

ITEM 2

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PK11/1585/F	Applicant:	Mrs P MacDonald
Site:	Cononley Golden Valley Lane Bitton Bristol South Gloucestershire	Date Reg:	23rd May 2011
Proposal:	Erection of single storey side and rear extensions to provide additional living accommodation. Erection of garden shed.	Parish:	Bitton Parish Council
Map Ref:	368374 169666	Ward:	Bitton
Application Category:	Householder	Target Date:	13th July 2011



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100023410, 2008. **N.T.S.** **PK11/1585/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of objections from the parish council and a neighbouring resident.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a single storey side and rear extension at Cononley, Golden Valley Lane, Bitton. The proposed side extension would measure 2.2 metres wide by a maximum of 10.4 metres in depth and would have an overall height to ridge of 4 metres. The rear extension would extend a maximum of 4.2 metres in depth and would have a width of 7.6 metres. The proposal also includes the erection of a garden shed which would be located on the southern boundary of the site and would measure 6 metres in depth by 3 metres in width, with a maximum height of 3 metres.
- 1.2 The property is a two storey semi-detached dwelling and is located within the settlement boundary of Wick. The site is also adjacent to the Bristol Bath Green Belt and within the Bitton conservation area.
- 1.3 During the course of the application amended plans have been received reducing the projection of the rear extension by 1 metre.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS5 Planning for the historic Environment
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
GB1 Development in the Green Belt
L12 Conservation Areas
L17 & L18 The Water Environment
EP1 Environmental Protection
EP5 Renewable Energy Installations

South Gloucestershire Core Strategy, submission Draft December 2010
CS1 High Quality Design
CS9 Environmental Resources and Built Heritage
CS3 Renewable and Low Carbon Energy Generation
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

3.1 None relevant.

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

The site lies within the Conservation Area. Councillors object to the proposals which they felt would adversely affect the street scene due to the design being out of proportion with the neighbouring property. Access from the property should not be onto the public right of way and the removal of the existing hedging would leave the boundary exposed. The footprint of the property would be increased by approximately 100% which it was felt was over intensification. Furthermore, there would be an impairment of the amenity view from Upton Cheyney across Green Belt land, especially with regards to size and the solar panels and roof lights.

Following the re-consultation of amended plans, Bitton parish council state that the changes do not address the concerns expressed and therefore the original comments remain valid.

4.2 Public Rights of Way

No objections subject to the attachment of the standard public rights of way informative.

Other Representations

4.3 Local Residents

One letter of objection has been received from a neighbouring resident raising the following concerns:

- Proposal will devalue surrounding properties
- Proposal is of poor design
- Moving the front door of the property to the side will disproportion the semi detached properties.
- Proposal would encroach onto a public footpath, entrance onto the public footpath is unacceptable as the house has a large frontage where ample room is available.
- Buyers market, as such there must be other properties were such drastic measures are not needed.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers,

and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Design / Visual Amenity

The proposed extension and outbuilding/shed are considered to be of an appropriate standard in design and reflect the character of the main dwelling house and surrounding properties. The extension is quite large but has been reduced in scale and is considered to be of modest size in comparison to the bulk of the main dwelling and is suitably subservient to it. This is particularly the case given that the proposals are single storey in combination with the fact that the dwelling is set within a moderate sized plot. The proposed addition would be finished in brick, with a double roman clay tile roof to match the existing roof. Whilst the application dwelling is finished in spar render, the neighbouring dwellings are finished in various materials, as such, it is not considered that the proposed extension would be out of keeping. Furthermore a condition would be attached to any permission to ensure that the proposed materials are agreed in writing prior to the commencement of development.

Concern has been raised that the design of the proposal is out of keeping and out of proportion with the adjoining dwelling. The proposal involves the replacement of the front door with a window and the front door would be located within proposed the side extension. The side extension would only measure 2.3 metres in width and would be significantly set back from the front elevation of the dwelling. Whilst it is accepted that the footprint of the proposal is quite large, given that the proposed extension is single storey, and located to the side and rear of the dwelling, combined with the fact that surrounding properties are of various size and design, it is considered that the appearance of the resultant building is well proportioned and would remain in keeping with the scale of the surrounding dwellings

The proposed shed would predominantly replace an existing detached garage which is not particularly aesthetically pleasing, as such the proposal is considered to be a positive enhancement on the existing situation. Furthermore the relocation of the driveway is considered acceptable, subject to the attachment of a condition to ensure that the hard surface is either porous or that provision shall be made to direct run off water from the hard surface to a permeable or porous area within the curtilage of the dwelling.

The site is located within Bitton Conservation Area, as such, it will be important to ensure that any alterations or development respect the conservation area character. The building is a modern structure within the conservation area and set amongst modern developments. As such it is considered that the proposed additions are appropriate in this instance. Concern has been raised regarding the impact of the roof lights and solar panels. The introduction of micro-generation equipment is fully supported at both local and national levels but care must be taken in the positioning of such equipment so as to avoid it becoming visually intrusive and harmful to the character of the conservation area. Given the location of the proposed solar panels on a modern building, set amongst modern dwellings, in combination with the fact that the proposed solar panels could be installed under householder permitted development rights

without the need for planning permission, it is not considered that this aspect of the proposal is of sufficient concern to warrant the refusal of the application.

Overall, it is considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

The proposed extension has been reduced in scale so that the rear extension would now only project 4.2 metres in depth. The element of the rear extension adjacent to the adjoining property is staggered to reduce the impact on this neighbouring property, extending only 500mm beyond the existing rear extension of the adjoining dwelling. Given the location of the proposal, set 750mm away from the boundary with the adjoining property, combined with the depth and height of the proposal, it is not considered that the extension would have any overshadowing or overbearing effect on the neighbouring dwellings. This is especially the case given that the proposal would incorporate a hipped roof that slopes away from the neighbouring property.

The proposed shed would be located a sufficient distance away from any neighbouring properties to ensure that it would have no detrimental impacts on residential amenity.

No side elevation windows are proposed in the extension and the proposed shed would only have one window which would be located in the east elevation. As such, it is considered that there are no issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Impact on the Green Belt

The application site is adjacent to designated Green Belt, given that the proposal would be conspicuous from the Green Belt, it is important that the proposal would not have an adverse impact on the visual amenity of the Green Belt.

The application site is located within the settlement boundary of Bitton. The proposed shed would predominantly replace an existing garage. Furthermore, the proposed extensions would be single storey, within the curtilage of the dwelling and partially screened from the green belt by the existing boundary treatments, as such it is not considered that the proposal would have a detrimental impact on the visual amenity of the Green Belt.

5.5 Public Rights of Way

The development may affect the nearest recorded public footpath, reference PBN33, also part of the Monarch's Way promoted route, which runs adjacent to the area outlined on the application. There are no objections in principle to the application however a standard informative would be attached to any permission to ensure the applicant/agent is aware of the public right of way.

Concern has been raised regarding the access onto the public footpath. The proposal includes the addition of three access gates which would allow access to and from the front and rear gardens onto the adjacent public footpath. These gates could be installed under permitted development rights, as such there are no objections to this aspect of the proposal.

5.6 Other Issues

With regard to the concern raised regarding property values, it should be noted that perceived impacts on property values are not considered a material planning consideration as applications are determined in the public interest, not private interests.

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 harm the amenities of the neighbouring properties. Furthermore the proposal would not adversely effect the character and appearance of the Conservation Area or the visual amenity of the Green Belt. As such the proposal accords with Policies D1, H4, GB1 and L12 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 Henshaw
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

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

Reason

To ensure a satisfactory standard of external appearance in the Bitton Conservation Area, and to accord with and Policies D1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The proposed hard surfacing for the driveway area shall be either porous or provision shall be made to direct run off water from the hard surface to a permeable or porous area within the curtilage of the dwelling.

Reason

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

ITEM 3

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PK11/1586/EXT	Applicant:	Mr R Glanville
Site:	Crane Close Warmley South Gloucestershire BS15 4NT	Date Reg:	23rd May 2011
Proposal:	Erection of 2no. attached garages with loft storage area and associated works. (Consent to extend time limit implementation for PK08/0943/F).	Parish:	Siston Parish Council
Map Ref:	366804 173674	Ward:	Siston
Application Category:	Minor	Target Date:	13th July 2011



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100023410, 2008. **N.T.S.** **PK11/1586/EXT**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following the receipt of objections from Siston Parish Council and local residents, which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This is an application for an extension in time of the original permission PK08/0943/F for the erection of 2no. attached garages with loft storage area and associated works. The building would be located on the eastern edge of the site. The scheme has not yet been implemented.
- 1.2 The application site is an area of open ground, located at the end of a residential cul-de-sac in the heart of Warmley. To the south and west, the site is bounded by the banks of the Warmley Brook. Residential properties circa 1960 in age, lie to the north and east. An unrestricted vehicular access leads into the site from the end of the cul-de-sac i.e. Crane Close. Within the site on its northern boundary are a row of four domestic garages, each owned by local residents.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 - Delivering Sustainable Development
PPG13 - Transport
PPS25 - Development and Flood Risk

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design
EP1 - Environmental Pollution
EP2 - Flood Risk and Development
T8 - Parking Standards
T12 - Transportation Development Control Policy for New Development.
L1 - Landscape Protection and Enhancement
L4 - Forest of Avon
L5 - Open Areas within the Existing Urban Areas and Defined Settlements
L17 & 18 - The Water Environment

2.3 South Gloucestershire Core Strategy Submission Draft Dec 2010

CS1 - Design

2.4 Supplementary Planning Guidance

South Gloucestershire Design Check List (SPD) Adopted 23rd August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P82/4068 - Erection of 5 garages and 1 no. single pre-fabricated garage. Withdrawn 20th Feb 1982

- 3.2 P90/4574 - Erection of block of five domestic garages.
Approved 7th June 1991
- 3.3 PK08/0943/F - Erection of 2no. attached garages with loft storage area and associated works.
Approved 23 May 2008

4. CONSULTATION RESPONSES

4.1 Siston Parish Council

Object – The long planning history confirms that the land is to be used as vehicle parking and garaging for residents of Crane Close and as a right of way to the rear of nos.9 and 10. However the close proximity of the proposed building does not allow for maintenance of the adjoining structures to no.11 Crane Close and the garages should be moved westwards to allow reasonable maintenance. The height of the roof is considered to have an overbearing impact on the adjoining property, and would be better reduced in pitch and profile.

The large and tall roof frame suggests a future intention to use as a residential unit. Any planning permission for garages should impose a covenant against a change of use to residential accommodation.

4.2 Other Consultees (including internal consultees of the Council)

4.3 The Environment Agency

No objection subject to the following conditions:

- Prior submission and approval of a scheme of surface water drainage.
- Floor levels to be set at least 300mm above ground levels.
- Maintenance of a 5m buffer adjacent to Warmley Brook.

These are the same conditions that were requested for the original application.

4.4 South Glos. Council Tree Officer

No comments, there are no tree issues.

4.5 Technical Support – Street Care

No objections – previous conditions to apply.

Other Representations

4.6 Local Residents

Two letters of objection were received from local residents. The concerns raised are summarised as follows:

- Insufficient room to rear for maintenance of neighbouring garage at No.11 Crane Close.
- The security fencing next to Warmley Brook should be retained and Condition 10 re-worded accordingly.

- Abandoned cars on the land create an eyesore and devalue neighbouring property.
- The land is poorly maintained and poorly surfaced.
- The garages will not be made available to local residents thus increasing on-street parking.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site lies within the Existing Urban Area as defined in the South Gloucestershire Local Plan (Adopted) 6th January 2006. The site has no special designation within the Local Plan and is already partly occupied by private domestic garages. The acceptance in-principle of the proposal was previously established under the original permission PK08/0943/F.

5.2 Scale and Design

The proposed garage block would have a foot-print measuring 6.1m wide and 5.9m deep with eaves at 2.2m. The pitched roof above would terminate in a flattened ridge 4.5m above ground level. The roof pitch of 38 degrees is relatively low. The walls of the proposed building would be rendered block-work; the roof would be covered with double roman roof tiles.

5.3 Officers consider that the proposed building would not be excessive in size for its purpose. The low roof pitch helps to reduce the buildings' massing and the proposed materials would be in-keeping with those of the surrounding houses. A condition can again be imposed to secure the prior submission and approval of the materials to be used in construction. The proposed building would be superior in appearance to the existing garages within the site. Officers therefore have no objection to the proposed scale and design of the building.

5.4 Impact on Residential Amenity

The proposed building would be located on the easternmost boundary of the site, very adjacent to a single flat-roofed garage, located at the end of the driveway of neighbouring no. 11 Crane Close. Due to the failure to allow sufficient space to enable repair and maintenance of the neighbouring garage, concerns have again been raised about the proximity of the proposed building to the side elevation of the garage. This however is not considered to be a material consideration in the determination of the application.

5.5 In terms of overbearing impact, the proposed building would be located next to the existing garage of no.11 and is not excessive in height. The sitting out area for no.11 is located on a south facing patio immediately to the rear of the house and is less likely to be affected by over-shadowing during the day.

5.6 The only window in the proposed building would be situated in the west facing gable end so there would be no issues of overlooking; furthermore a condition could again be imposed to prevent the insertion of additional windows in the future. Concern has been expressed about the future use of the building as a residential dwelling house. Due to the low roof pitch the individual loft spaces within the proposed building are not particularly large. Furthermore the

applicant has confirmed that the garages would be used for private domestic parking only and the loft spaces for nothing other than domestic storage. An appropriate condition can restrict the use of the garages and loft spaces to domestic purposes only. Future use as a separate dwelling house would require planning permission in its own right. Officers are therefore satisfied that the impact of the scheme on residential amenity will be minimal.

5.7 Landscape Issues

As an open space within the urban area, the proposal falls to be determined under Policy L5 of the South Gloucestershire Local Plan (Adopted) 6th January 2006. Under Policy L5 development will not be permitted where it would adversely affect the contribution that an open area makes to the quality, character, amenity and distinctiveness of the locality.

- 5.8 During their site visits officers observed that much of the site is overgrown and has the appearance of wasteland. At the time of the latest site visit, there were two apparently abandoned cars on the site. Officers conclude that the appearance of the site does little for the amenity or character of the locality and that the proposed development would provide the opportunity to improve this situation. A condition to secure a comprehensive scheme of hard and soft landscaping is considered justified in this instance.

5.9 Transportation Issues

There would be no alterations to the existing access from Crane Close, which is considered to be adequate and safe. Given the location of the existing and proposed garages, an adequate turning area must be maintained to ensure that all of the garages can be safely accessed. Details of the turning facilities have previously been submitted and approved. Furthermore the garages should be for domestic use only. Subject to conditions to secure the aforementioned, there are no highway objections.

5.10 Drainage and Environmental Issues

The site lies adjacent to the Warmley Brook and is identified as lying within Flood Zone 2, which is the medium to low risk zone as defined for mapping purposes by the Agency's Flood Zone Maps. As such a Flood Risk Assessment has previously been submitted to the Environment Agency for consideration. The EA raises no objection to the proposal subject to a number of conditions listed in paragraph 4.3 above.

- 5.11 It is proposed to collect surface water in rainwater collection butts to be located at either side of the building. Any overflow would be discharged to a soakaway. Any existing concrete on site would be broken up and re-cycled as hardcore for the new build. A 5m buffer zone would be maintained between the building and the Warmley Brook. There are therefore no objections on drainage or environmental grounds.
- 5.12 Concerns have been raised about the possible loss of the existing security fence located next to Warmley Brook and how this relates to the previously imposed condition 10. Officers have raised this matter with the Environment Agency who confirmed that they maintain Warmley Brook but there is no intention to remove the existing fence; the condition merely prevents the

construction of *new* buildings and structures or land-raising within the 5m buffer. Nevertheless, for the avoidance of doubt the wording of condition 10 has been modified to remove ambiguity.

5.13 Other Concerns Raised

Of the concerns raised that have not been addressed above; the impact on property values is not a material consideration in the determination of planning applications. Supposition about unauthorised uses is not justification for the refusal of a planning application. Private rights of way are civil issues not controlled by the planning system.

6. CONCLUSION

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

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

1. Consideration has been given to the proposal's scale and design and is considered to accord with Policies D1 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft December 2010.
2. The scheme is not considered to adversely affect residential amenity in terms of overlooking, loss of privacy, overbearing impact or loss of amenity and therefore accords with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
3. The proposal would have no adverse highway implications in accordance with T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
4. Consideration has been given to the drainage implications of the scheme and its impact upon the environment in accordance with Policies EP1, EP2, L17 _ L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
5. The proposal would not adversely affect any features of the landscape and accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the conditions listed below.

Contact Officer: Roger Hemming

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 east (rear) elevation or roof area of the building hereby approved.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

4. The building hereby approved shall be used for the garaging of private motor vehicles or domestic storage only and shall not be used for any business or commercial purposes.

Reason

To safeguard the residential character of the area and to protect the amenities of the occupiers of nearby dwellings in accordance with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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

Reason

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

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of the building

hereby approved or in accordance with the programme agreed with the Local Planning Authority.

Reason

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

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

Reason

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

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

Reason

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

9. The finished floor level of the building hereby permitted shall be set at a minimum of 300mm above existing ground level in accordance with details shown on Plan no. 0709/02A previously approved on the 26 June 2008.

Reason

To minimise the effect of any flooding which may occur and to comply with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. Notwithstanding the existing boundary fence, a strip of land 5 metres wide adjacent to the top of the banks of all watercourses fronting or crossing the site must be kept clear of all new buildings and structures (including gates, walls and fences). Ground levels must not be raised within such a strip of land.

Reason

To preserve access to the watercourse for maintenance and improvement and to minimise the effect of any flooding which may occur and to comply with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. The development shall be carried out in accordance with the agreed turning area details shown on the plan no. 0709/03 as previously approved 26 June 2008. The turning area shall be provided prior to the first use of the building for the purposes approved and kept clear at all times for the manoeuvring of vehicles.

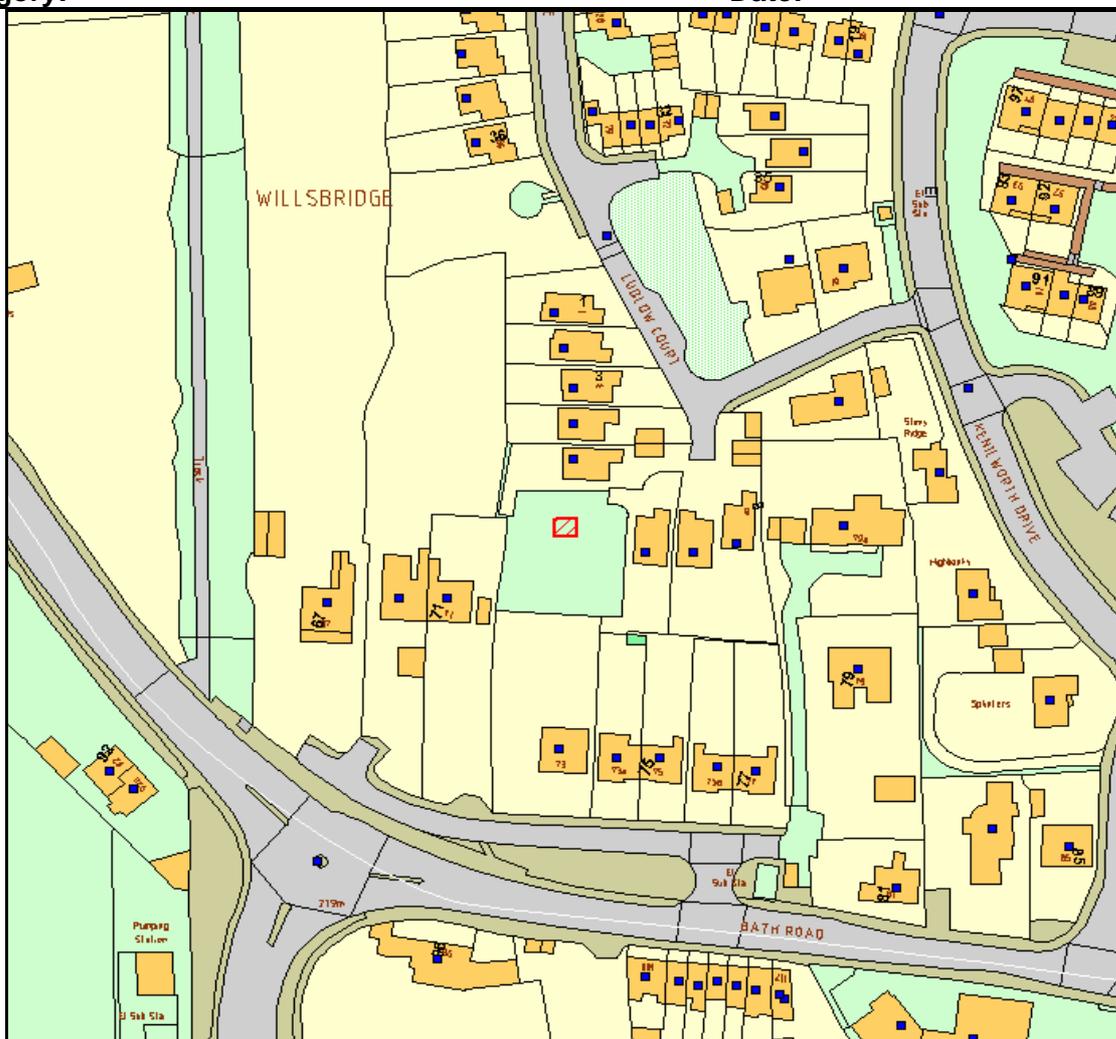
Reason

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

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PK11/1625/TRE	Applicant:	Mr S Mcmanusmart Trees Ltd
Site:	Land Adj 6 Ludlow Court Willsbridge South Gloucestershire BS30 6HB	Date Reg:	27th May 2011
Proposal:	Works to crown clean, crown lift to 3-4 metres, 15% crown thin and 1 metre end weight reduction to 1 no. Oak tree covered by Tree Preservation Order KTPO 03/0378 dated 26 February 1979.	Parish:	Oldland Parish Council

Map Ref:	366686 170426	Ward:	Bitton
Application Category:		Target Date:	19th July 2011



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 100023410, 2008. **N.T.S.** **PK11/1625/TRE**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to an objection having been received from a local resident.

1. THE PROPOSAL

1.1 The applicant seeks works to crown clean, crown lift to 3-4 metres, 15% crown thin and 1 metre end weight reduction to 1 no. Oak tree covered by Tree Preservation Order KTPO 03/0378 dated 26 February 1979.

1.2 The tree is located in the residential area of Willsbridge.

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

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS9 Environmental Resources and Built Heritage

3. RELEVANT PLANNING HISTORY

3.1 None relevant

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council
No objections

4.2 Other Consultees [including internal consultees of the Council]

Tree Officer
No objections

Other Representations

4.3 Local Residents
One letter of objection has been received from a local resident. The objections are regarding disturbing nesting birds and the necessity of a survey prior to work being carried out to ensure the trees are not being used by nesting birds or the work being undertaken by a qualified professional.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy L1 of the South Gloucestershire Local Plan (adopted) 2006 seeks 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 of the appearance of the area.

5.2 Assessment of the proposal

The proposed works are ongoing management of the mature Oak trees. The crown clean and thin will remove any deadwood or damaged branches and also thin the density of the crown to allow more light and wind to penetrate through the canopy.

The crown lift will allow access under the canopy, and the proposed end weight reduction will be undertaken on the branches which extend towards the adjacent property to prevent them making contact and possibly causing damage.

The proposed works are in accordance with good arboricultural practice and will not impact on the visual amenity offered by the tree.

5.3 Other matters

One objection has been received by a local resident expressing concerns for possible nesting birds. The application has been made by a qualified tree surgeon however, an informative will be placed on the decision notice reminding the applicant of the obligation to protect wild birds.

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 work to crown clean, crown lift to 3-4 metres, 15% crown thin and 1 metre end weight reduction to 1 no. Oak tree is considered to be good arboricultural practice and in accordance with and comply with Policy L1 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 is **APPROVED** for the reasons outlined in the decision notice

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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.

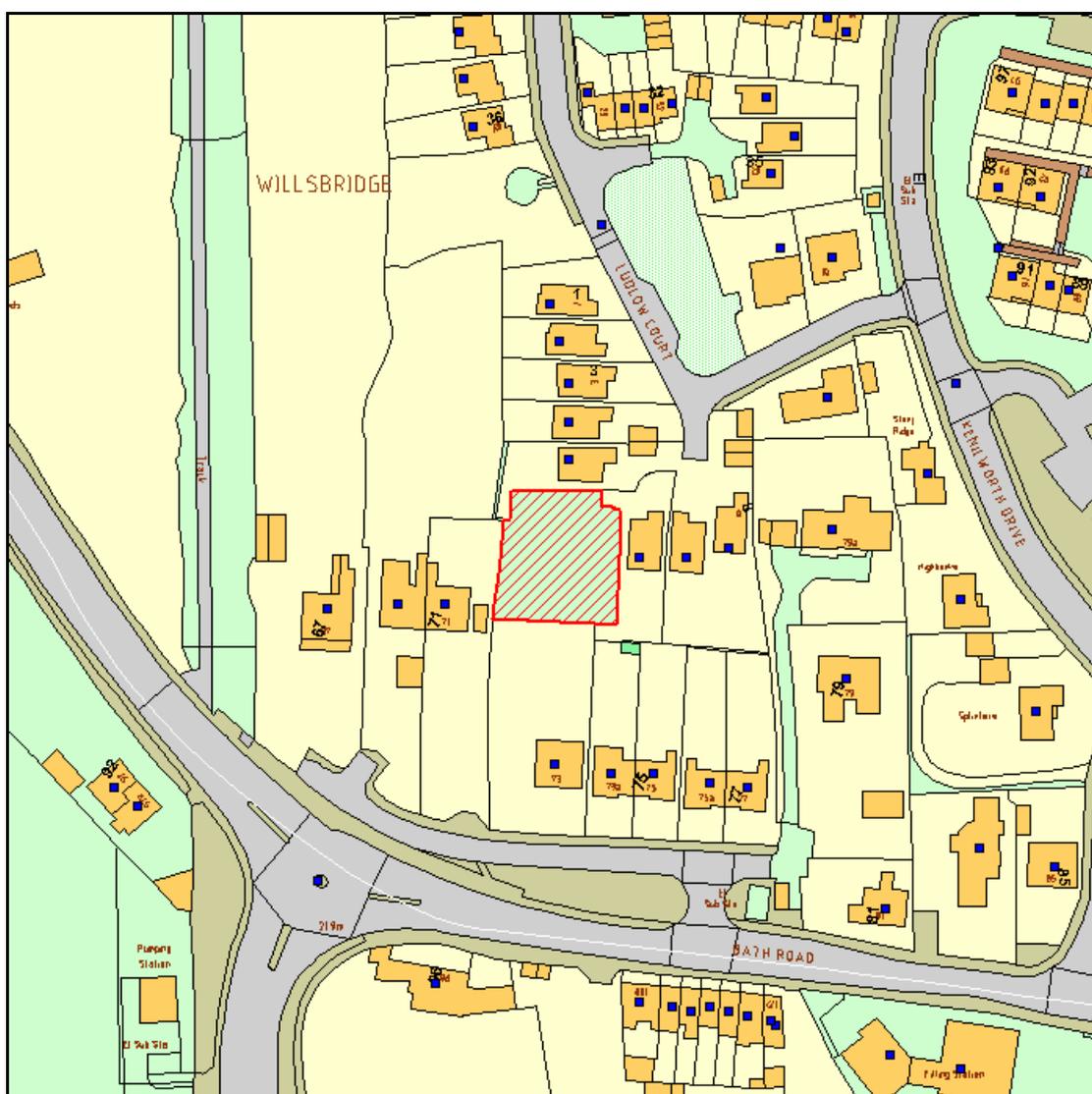
2. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

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. 25/11 – 01 JULY 2011

App No.:	PK11/1629/TRE	Applicant:	Mr S Mcmanusmart Trees Ltd
Site:	6 Ludlow Court Willsbridge South Gloucestershire BS30 6HB	Date Reg:	27th May 2011
Proposal:	Works to pollard to 8 metres 3no. Ash trees covered by Tree Preservation Order KTPO 08/85 dated 20 January 1986.	Parish:	Oldland Parish Council
Map Ref:	366686 170426	Ward:	Bitton
Application Category:		Target Date:	19th July 2011



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 100023410, 2008. **N.T.S.** **PK11/1629/TRE**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to an objection having been received from a local resident

1. THE PROPOSAL

- 1.1 The applicant seeks works to pollard to 8 metres 3 no. Ash trees covered by Tree Preservation Order KTPO 08/85 dated 20th January 1986.
- 1.2 The trees are located in the residential area of Willsbridge

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

South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS9 Environmental Resources and Built Heritage

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No objections
- 4.2 Other Consultees [including internal consultees of the Council]

Tree Officer
No objections
- 4.3 Local Residents
One letter of objection has been received from a local resident. The objections are regarding disturbing nesting birds and the necessity of a survey prior to work being carried out to ensure the trees are not being used by nesting birds or the work being undertaken by a qualified professional.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy L1 of the South Gloucestershire Local Plan (adopted) 2006 seeks 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 of the appearance of the area.

5.2 Assessment of the proposal

The trees have been previously pollarded at 8m and allowed to grow on.

The proposed re-pollarding is in accordance with good arboricultural practice and should be viewed as on going management

5.3 Other matters

One objection has been received by a local resident expressing concerns for possible nesting birds. The application has been made by a qualified tree surgeon however, an informative will be placed on the decision notice reminding the applicant of the obligation to protect wild birds.

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 works to pollard to 8 metres 3 no. Ash trees is considered to be good arboricultural practice and in accordance with and comply with Policy L1 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 is **APPROVED** for the reasons outlined in the decision notice

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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: 2010 - Recommendations for Tree Work.

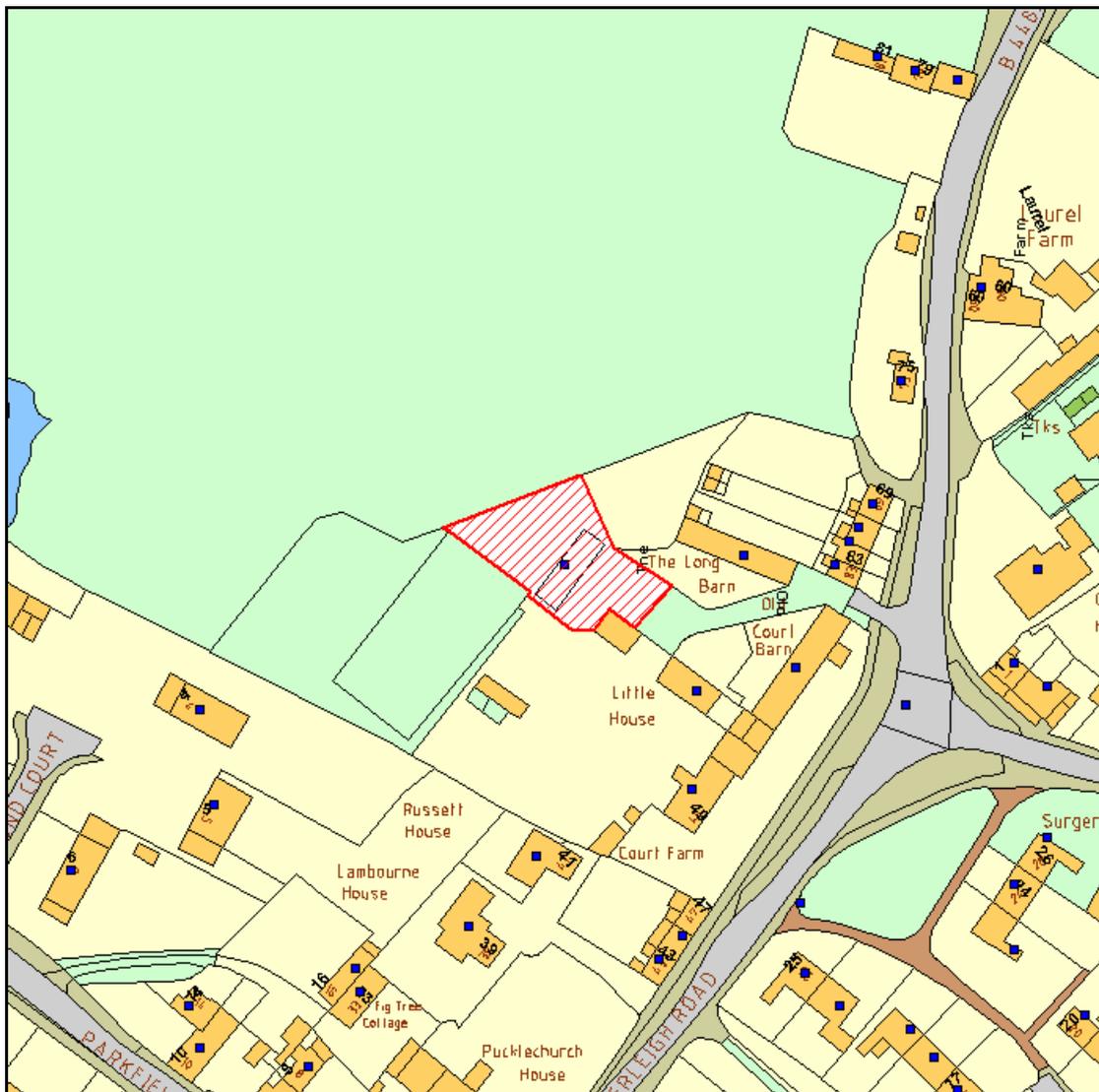
Reason

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.

ITEM 6

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PK11/1774/TCA	Applicant:	Ms Dawn Brayley
Site:	The Stables Court Farm 49 Westerleigh Road Pucklechurch South Gloucestershire	Date Reg:	8th June 2011
Proposal:	Works to remove 1no. Oak tree in the Pucklechurch Conservation Area.	Parish:	Pucklechurch Parish Council
Map Ref:	369910 176751	Ward:	Boyd Valley
Application Category:		Target Date:	18th July 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This proposal has been referred to the circulated schedule due to the receipt of an objection raised by Pucklechurch Parish Council.

1. THE PROPOSAL

1.1 The application seeks consent to carry out works to 1no. tree growing on land to the side of The Stables, Court Farm, Pucklechurch, which is located within the Pucklechurch Conservation Area. The proposed works include, the removal of 1no. Oak Tree.

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
L12 Conservation Areas

South Gloucestershire Core Strategy, Submission Draft December 2010
CS9 Environmental Resources and Built Heritage

3. RELEVANT PLANNING HISTORY

3.1 PK09/0857/TCA Works to fell 1no. Leylandi tree, 1no. Willow tree and 1no. Hawthorn Hedge
No objections June 2009

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council
Councillors object to this application as insufficient information has been provided to justify felling.

Other Representations

4.2 Local Residents
No response has been received

5. ANALYSIS OF PROPOSAL

5.1 The tree is growing to the side of The Stables, Court Farm. The tree is relatively small offering no visual amenity to the area. It is considered that if the tree was allowed to mature it would create major problems for the property. The tree would not fulfil the criteria for a Tree Preservation Order. As such there are no objections to the proposed works.

5.2 Whilst concern has been raised by Pucklechurch parish council, it should be noted that this is a notification rather than an application for the works. The applicant has stated that the tree has outgrown its current position, furthermore, given that the tree does not fulfil the criteria for a tree preservation order, there are no objections to the proposal.

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

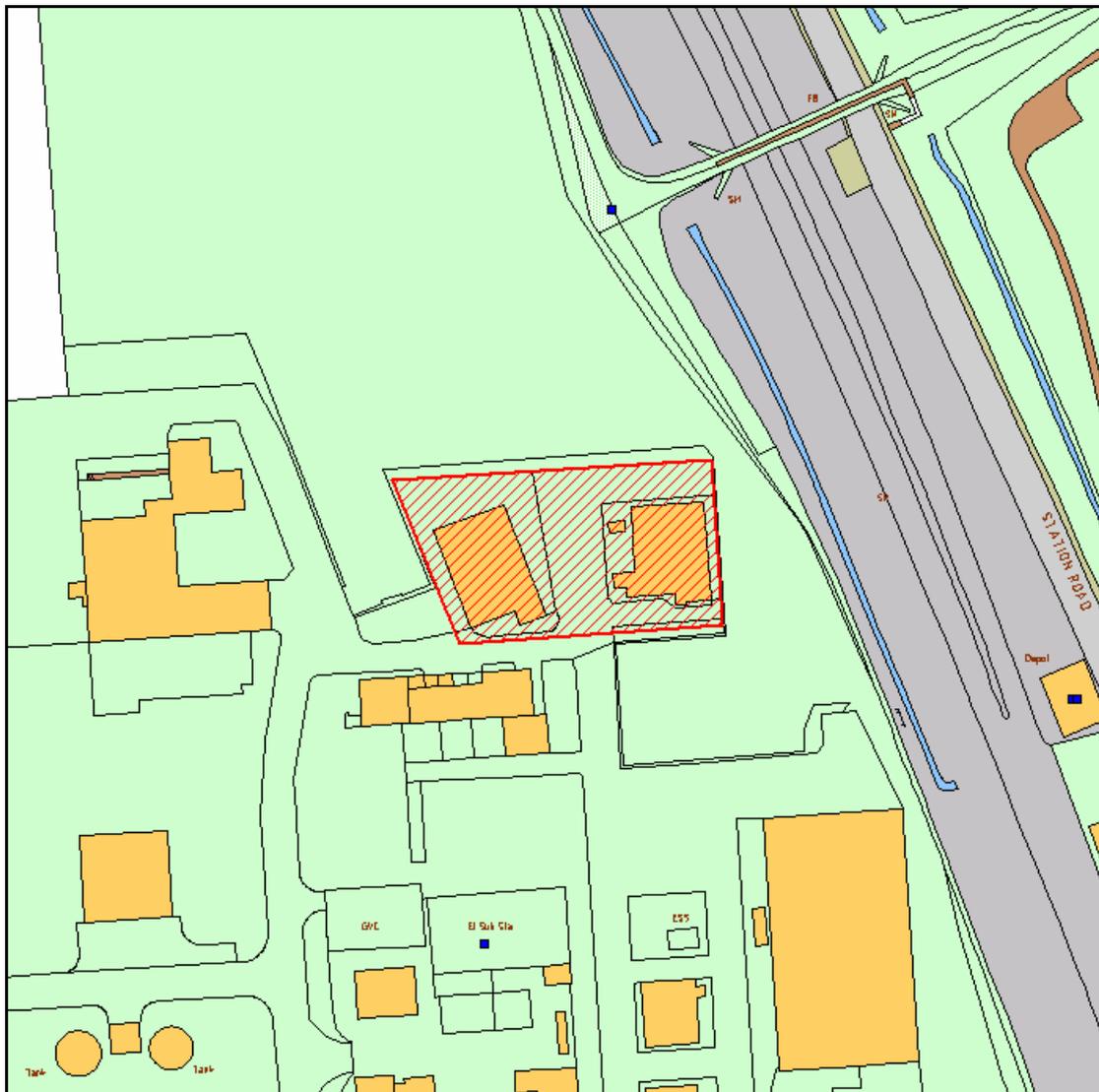
7.1 No objections.

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865207

ITEM 7

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PT11/1427/F	Applicant:	Rolls-Royce Plc
Site:	Rolls Royce Site PO Box 3 Filton South Gloucestershire BS34 7QE	Date Reg:	16th May 2011
Proposal:	Erection of plant and machinery unit, foul tank, annex, pump set room, fuel tank, cooling tower and associated works.	Parish:	Filton Town Council
Map Ref:	360527 180418	Ward:	Filton
Application Category:	Minor	Target Date:	7th July 2011



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100023410, 2008. **N.T.S.** **PT11/1427/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the remodelling of an existing building to accommodate a new marine engine test facility; the works would include external plant and a new chimney.
- 1.2 The application relates to the Rolls Royce site accessed via the north side of Gypsy Patch Lane, Filton. The application site falls within a Safe Guarded Employment Area.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Growth
PPG13: Transport
PPS23: Planning and Pollution Control
PPG24: Planning and Noise

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
L1: Landscape Protection and Enhancement
L17: The Water Environment
E3: Criteria for Assessing Proposals for Employment
E4: Safeguarded Employment Areas
EP1: Environmental Pollution
EP4: Noise Sensitive Development
EP8: Safety Hazards
T12: Transportation Development Control Policy for New Development

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1: High Quality Design
CS12: Safeguarded Areas for Economic Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)
Planning For Growth (Ministerial Statement) 23 March 2011

3. RELEVANT PLANNING HISTORY

- 3.1 P85/2732: Erection of new compressor house, water-cooling tower and pump house; extension to electrical sub-station and associated services. Permitted: 15 January 1986

- 3.2 PT04/1737/F: Erection of new manufacturing facilities with associated ancillary offices. Permitted: 2 November 2004
- 3.3 PT05/0351/F: Erection of new aerospace assembly facility with ancillary offices and new conference centre; erection of extensions to Whittle House and central amenity building; erection of waste management, surface water treatment and trading effluent facilities with associated parking, access and landscaping (phase II). Permitted: 4 August 2005

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Serious concerns over the size of the fuel tank, how much it would hold and whether it is over or under ground. Request site visit.
- 4.2 Other Consultees
Highways DC: no objection
BAE systems: no objection
Environmental Services: no objections in principle
Environment Agency: no objection in principle

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
In its statement for growth, the Government issued a call to action on growth with a set of proposals to help rebuild the Country's economy. As such, it is the Government's top priority is to promote sustainable economic development and jobs with a clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.
- 5.2 Policy EP1 advises that development will not be permitted where it would unacceptably harm the environment, or the health, safety and amenity of users of the site or the surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation.
- 5.3 Planning policy E4 advises that within a Safeguarded Employment Area, permission will be granted for employment generating uses subject to those criterion listed by policy E3. These include consideration of its environmental impact, highway safety and residential amenity issues.
- 5.4 The Proposal
Rolls Royce manufactures gas turbine engines that are utilised throughout the defence industry including within Royal Navy ships. Relevant to this planning application is the support to the Royal Navy Type 45 destroyer fleet and its WR-21 gas turbine propulsion systems. In the event that this application is

- approved, it will enable Rolls Royce to undertake final assembly and acceptance testing of the overhauled engines.
- 5.5 To accommodate the required engine test arrangements, Rolls Royce is looking to utilise an existing building where internal refurbishment and additional external plant would be required. These works will also require demolition of an existing single-storey building. The Design and Access Statement advises that these works will facilitate engine test at low idle condition only; the testing of marine engines at full thrust and at very regular intervals is not proposed as part of this application; dedicated electrical load banks and additional cooling facilities would be required for that purpose. In this regard, it is advised that in any one year, the pattern of activity would comprise:
- 4 test programmes per annum;
 - 3 testing days per programme;
 - 2 hours per day for low idle;
 - 2 hours per day Sync idle
- It is not anticipated that night time testing would take place.
- 5.6 The host building has historically been utilised as an engine test facility although has more recently been utilised for the assembly and storage of hardware to support various naval programmes.
- 5.7 Historically, the WR-21 marine engine has been tested off site although in response to customer feedback, assembly and testing, including engine overhaul is proposed to take place at Filton. This would enable the Filton site to provide a 'whole life' support for the Type 45 destroyer fleet that it is advised, would safeguard jobs at Filton and underpin the site's key role in supporting the Royal Navy.
- 5.8 Design/ Visual Amenity
The proposal would necessitate a series of relatively minor changes to the shell of the existing building that would primarily allow either new or replacement louvres with the existing chimneys removed and with new or replacement access doors provided. These works would be relatively minor and would not have a significant impact on the overall appearance of the existing building whilst the re-cladding of the building (undertaken by Rolls Royce for all new and refurbished buildings) would help improve its appearance.
- 5.9 Notwithstanding the above, the proposal would require the introduction of a new air intake and exhaust chimney on the eastside of the building that would also require filtration and exhaust units and a new external foul tank to this side of the building. These works would have a significant impact on the appearance of this building with the exhaust chimney to extend 11m above the roof of the building. Comments within the Design and Access Statement advise that with the proposal contained within the Filton site and close to the railway embankment, its visual impact is considered to be minor and would be largely screened by other buildings from pedestrians walking along Gypsy Patch Lane.

- 5.10 In response, it is considered whilst the building and low-level equipment would not be readily visible, the new exhaust chimney would more prominent given its height and position close to the eastern boundary of the Rolls Royce complex; in this regard the railway bridge nearby allows direct views towards the application site. Nevertheless, the proposal would be viewed against the backdrop of the Rolls Royce complex whilst it is understood that there is an existing higher chimney already on site. On this basis, on balance there is no objection to this current proposal on design/ visual amenity grounds.
- 5.11 Residential Amenity
The application site is contained within the existing Rolls Royce complex closest to the eastern site boundary that adjoins the railway line close to Patchway train station; the proposal would therefore be located at an appreciable distance from any neighbouring dwelling. On this basis, it is not considered that any significant adverse impact in residential amenity would be caused as a result of the physical structures proposed.
- 5.12 Noise and air quality assessments have been undertaken as part of the application and to this extent, it is understood that the application was the subject of pre-application discussion with the Councils Environmental Health Officer in respect of noise. Accordingly, the comments received advise that the proposed noise levels accord with the real time noise measurements held by the Council and these continue to be checked within the locality. On this basis, there is no objection to the proposal on noise grounds subject to a planning condition requiring that noise levels from the proposal do not exceed the existing noise levels.
- 5.13 Further, the Councils Environmental Health team have also confirmed that there are no air quality issues (i.e. odour) that would form the basis of any objection to the proposal.
- 5.14 Public Safety
Issues of Health and Safety in respect of the storage of chemicals would be the responsibility of the site operator and would be regulated by the Health and Safety Executive. In respect of any possible contamination, this would be covered by the Control of Pollution (Oil Storage) (England) Regulations (SI 2951) that specify legal requirements for the storage of oils. The Regulations apply to all oils and their derivatives (except waste oils), including mineral, synthetic and vegetable based oils. Typical examples in Rolls-Royce are kerosene, diesel, lubricating oils, machine cutting fluids, hydraulic oils and heating oils. These regulations are controlled by the Environment Agency. With the proposal subject to these further mandatory regulations, it is not considered that permission could be withheld on this basis.
- 5.15 Highway Safety
Comments from the Councils Highways Officer confirm that the proposal would not be anticipated to have any highway implications thus there is no transportation objection to this application.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.
- 6.3 The recommendation to grant permission is for the following reasons:
1. The proposal would be set within and viewed against the backdrop of the existing Rolls Royce complex. The proposal is therefore considered to be in general keeping with the character of the area and would accord with Planning Policies D1 (Achieving Good Quality Design in New Development) and E3 (Criteria for Assessing Proposals for Employment) of the South Gloucestershire Local Plan (Adopted) January 2006.
 2. The proposal would not cause any significant adverse impact in residential amenity and thus would accord with Planning Policies E3 (Criteria for Assessing Proposals for Employment) and EP1 (Environmental Pollution) of the South Gloucestershire Local Plan (Adopted) January 2006.
 3. The proposal would provide an employment generating use and thus would comply with Planning Policy E4 (Safeguarded Employment Areas) of the South Gloucestershire Local Plan (Adopted) January 2006.
 4. The proposal would be acceptable in highway safety terms and 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. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

Reason

To safeguard against contamination and pollution of water courses and to comply with Planning Policy L17 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

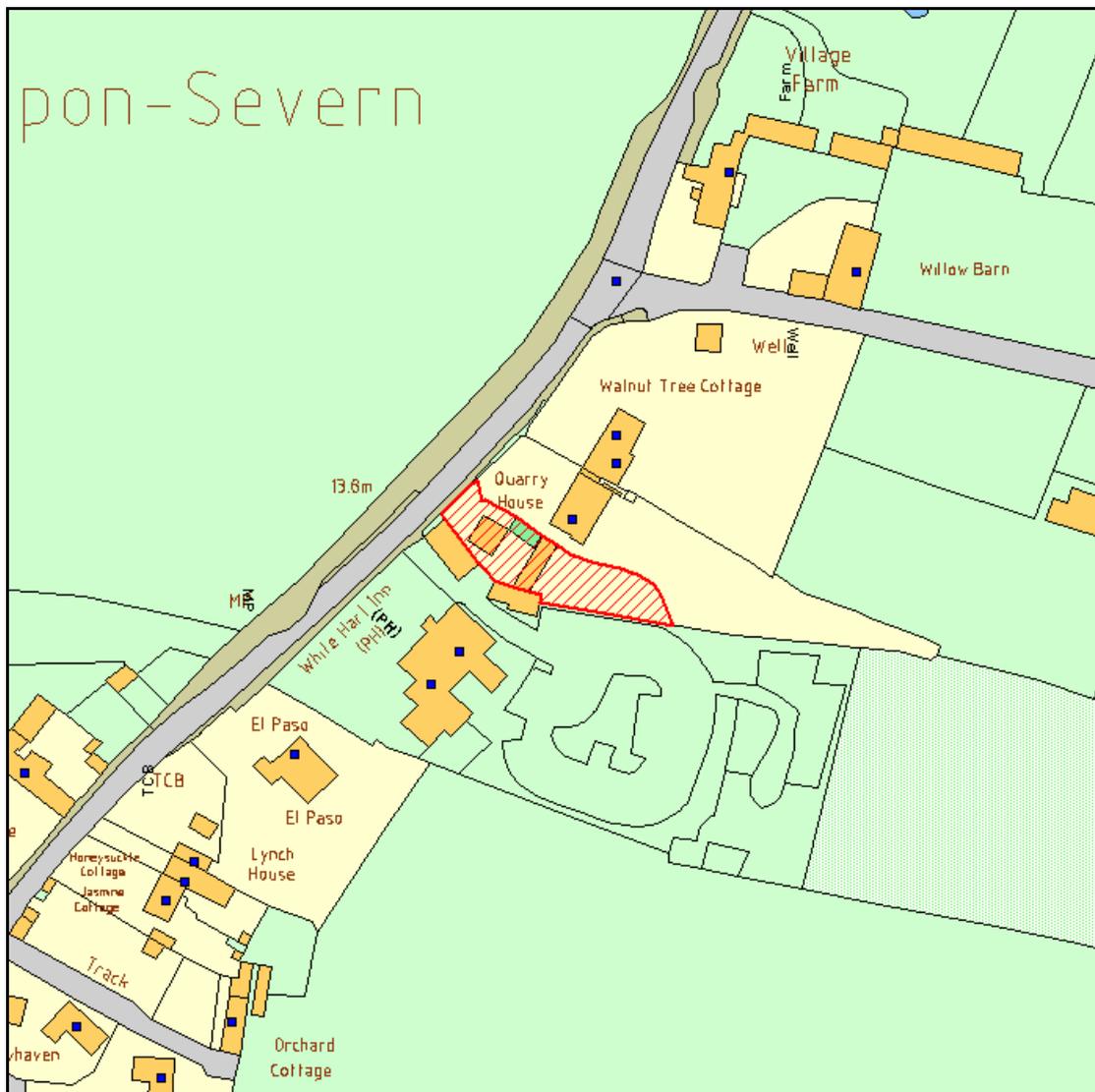
3. The rating noise level from the development hereby approved shall not exceed the pre-existing LA90 background Noise Level at the nearest and exposed residential properties when measured and assessed in accordance with British Standard BS4142 :1997 as amended.

Reason

In the interests of local and residential amenity and to accord with Planning Policies EP1 (Environmental Pollution) and E3 (Criteria for Assessing Proposals for Employment Development) of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PT11/1479/F	Applicant:	Mr E Glaysher
Site:	Land Adj Quarry House Village Road Littleton Upon Severn Bristol South Gloucestershire	Date Reg:	19th May 2011
Proposal:	Conversion of redundant outbuilding to form 1 no. dwelling with associated works.	Parish:	Aust Parish Council
Map Ref:	359629 190051	Ward:	Severn
Application Category:	Minor	Target Date:	12th July 2011



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 100023410, 2008. **N.T.S.** **PT11/1479/F**

INTRODUCTION

This application appears on the Circulated Schedule in view of the letters of support that have been received.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the use of an existing breezeblock structure to provide a new residential dwelling.
- 1.2 The application relates to land adjoining Quarry House (a locally listed building) on the east side of Village Road within the hamlet of Littleton-Upon-Severn. The application site is located beyond any settlement boundary within the open Green Belt.
- 1.3 There is history of planning enforcement action in respect of this site and more specifically, the existing building. Currently, there is an enforcement notice in place requiring removal of stone and render cladding, doors and windows from this structure further to an appeal that was dismissed.

2. POLICY CONTEXT

2.1 National Guidance

PPS1: Delivering Sustainable Development
PPG2: Green Belts
PPS3: Housing
PPS7: Sustainable Development in Rural Areas
PPG13: Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development
H3: Residential Development in the Countryside
H10: Conversion and Reuse of Rural Buildings for Residential Purposes
GB1: Development within the Green Belt
L1: Landscape Protection and Enhancement
L13: Listed Buildings
EP2: Flood Risk and Development
T8: Parking Standards
T12: Transportation Development Control Policy for New Development

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1: High Quality Design
CS9: Managing the Environment and Heritage
CS17: Housing Diversity
CS34: Rural Areas

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 N5399: infilling of existing quarry (approx. ¼ acre) with builders' rubble). Permitted: 12 April 1979
- 3.2 N3599/2: Erection of two-storey side extension to form dining room, kitchen/sitting room, bathroom with two bedrooms and bathroom over; erection of double domestic garage. Permitted: 6 March 1980
- 3.3 N3599/3: Alterations and extension to existing cottage to include erection of two-storey rear extension to form store, bathroom and living room with bedroom extension over. Permitted: 26 March 1981
- 3.4 P88/2109: Erection of single-storey lean-to side extension to form fuel store and dressing area. Permitted: 13 July 1988
- 3.5 PT06/2057/F: Construction of vehicular access and associated works. Permitted: 23 August 2006

4. ENFORCEMENT HISTORY

- 4.1 There is a history of planning enforcement action in respect of this site dating from 2006 further to complaints regarding the construction of the building and concern that it was to be used as a separate dwelling. This culminated in the following enforcement notice:
- 4.2 COW/09/0580/5: Unauthorised building and other operations to the building in the approximate position marked X on the attached plan, including the addition of stone cladding to the front elevation, application of render to the side and rear elevations and the insertion of doors and windows. Notice Served: 14 June 2010
- 4.3 This enforcement notice was appealed (APP/P0119/C/10/2132442) with the appeal dismissed on 25 October 2010. As a result of this appeal, the appellant was required to remove the unlawful works (stone and render cladding, doors and windows) within 6 months of the date of this decision. The appeal decision confirmed that the application site now has a nil use as was suggested by the Council in the planning (appeal) statement.
- 4.4 The Councils Enforcement team are aware that this enforcement notice has not been complied with but await the outcome of this application prior to any further action being taken.

5. CONSULTATION RESPONSES

- 5.1 Aust Parish Council
Objection:
 - Longstanding concerns in respect of possible new dwelling;
 - Overwhelming majority of residents feel building should be removed;

- There is no reason why new site owner should be treated differently;
- The fact that the building exists is not a reason to grant permission;
- Is deceitful to undertake works and apply for retrospective permission;
- The building has never been used/ finished thus can not be redundant;
- Planning policy H10 is not relevant (can not be a reuse);
- Appears cramped/ out of keeping with other more spacious dwellings;
- Do not agree with Inspector that it would have a 'negligible' impact;
- The Inspector found that its use as a dwelling would be inappropriate;
- It would set a precedent- there are other properties with large gardens;
- Land should reform part of Quarry Cottage with the building removed.

5.2 Other Consultees

Technical Services (Drainage): objection

Conservation Officer: no adverse comments

Highways DC: no objection

Landscape Officer: no comment

Other Representations

5.3 Summary of Local Residents Comments:

Eighteen letters received expressing the following concerns:

- Description wrong- not a redundant outbuilding;
- Its existence should not be a reason to approve the application;
- It would be out of keeping with the spacious character of the area;
- The application is contrary to Green Belt policy;
- It is unsustainable; there are no shops/ schools etc & poor road links;
- If sold to Quarry House, it would prevent it becoming an eyesore;
- It would exacerbate existing drainage problems;
- It is dishonest and a breach of planning regulations;
- Further residential development would cause gridlock in the village;
- Previous owner made well aware of planning policy;
- Removal of boundary stone walls further erodes the village character;
- It could be argued that there is a need for smaller affordable units in the village but this proposal does not fall into that category;
- It is subject to an enforcement notice that has not been complied with;
- The neighbours would remove building and restore as curtilage;
- The building should be demolished and the materials removed;
- If the application had been submitted first, it would be refused;
- First floor layout might not be achieved due to the restricted height.

5.4 Three letters in support:

- Hardly visible from road/ will not affect 'charming outlook' of village;
- The site might otherwise be used for fly tipping;
- If not completed, it will fall into disrepair and become an eyesore;
- The building is in keeping with its surroundings;
- There are too few homes being built;
- It is another case of 'not in my back yard'.

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

PPS3 reflects the Government's commitment to improving the affordability and supply of housing in all communities including the rural areas. On the face of it, this application would help this process although the housing proposed must also comply with the other relevant policies and guidance that are applicable to the application site.

6.2 In this instance, the site is located within the hamlet of Littleton-Upon-Severn that is within the open Green Belt and devoid of a settlement boundary. On this basis, Green Belt policy advises that the construction of new buildings is only appropriate where for agriculture and forestry, essential facilities for outdoor sport and recreation, cemeteries, the limited extension/ alteration/ replacement of an existing dwelling or infilling within the settlement boundary.

6.3 The change of use of land or buildings might only be permissible 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 purposes of including land within the Green Belt. Buildings should also be of permanent construction and in keeping with its surroundings.

6.4 Background to Application

The application relates to a parcel of land that originally formed part of the residential curtilage associated with Quarry House, a detached two-storey dwelling (that adjoins the north boundary of the application site). In late 2006, works commenced on the construction of an outbuilding; at this time these works comprised permitted development (this was despite concern that the size, scale and design of the outbuilding which began to resemble a dwelling). Mid-construction the building works ceased and the site was separated from Quarry House by a high wall; this resulted in the loss of permitted development rights for this separate parcel of land (the application site).

6.5 Following sub-division, further construction works took place comprising stone cladding to the front elevation, render to the side/ rear elevations and the insertion of windows and doors. Given the absence of permitted development rights; these works were then the subject of an enforcement notice that has been subsequently dismissed at appeal.

6.6 As a consequence of the above, the appellant was granted six months from the date of this appeal decision to remove these unauthorised works and return the building to its condition as per that built as permitted development (i.e. an unclad shell). The appellant was not required to remove the building completely given that prior to the subdivision of the site, this was lawful having been constructed as permitted development as a domestic outbuilding incidental to Quarry House. The Planning Inspector agreed with the Council that the site (which is now in separate ownership to Quarry House) has a nil use; i.e. no authorised use can take place. It is considered that this provides a unique set of circumstances, which is a material consideration in the outcome of this application.

6.7 The Proposal

This application (submitted by a new applicant) seeks permission for the change of use of this structure to provide a residential dwelling. As part of these works, the existing render, cladding, doors and windows would be retained whilst the floor plans show the creation of a three-bed dwelling. Accommodation would comprise dining and living rooms, a reception and kitchen at ground floor with three bedrooms (one ensuite) and a bathroom above. The site also includes a detached garage close to the road that previously served Quarry Cottage. It is understood that this garage has been in existence for some considerable time, was lawful and does not form the 'contentious' element of this proposal (it would remain a garage).

6.8 Impact on the Openness of the Green Belt

The application site is located within the hamlet of Littleton-Upon-Severn that is within the open Green Belt and devoid of any settlement boundary. PPG2 carries a presumption against inappropriate development within the Green Belt and this is followed through in policy GB1 of the adopted local plan. Accordingly, it is stated that the construction of new buildings in the Green Belt is inappropriate unless for a specified number of purposes; the erection of a new dwelling does not comprise one of these exceptions thus a new dwelling in this location comprises inappropriate development that is harmful to the openness of the Green Belt.

6.9 In this instance, the planning/ enforcement history of the site is unique and dictates that the proposal falls between both a conversion and the erection of a new dwelling. However, given the unfinished condition of the existing structure that has no former or existing use, it is considered reasonable to conclude that the proposal is closer to a new build than a conversion. On this basis, it is considered that the proposal is tantamount to the erection of a new dwelling in the Green Belt; accordingly, this application should be assessed as such. There is weight to this argument given that the Inspector concluded that any application for the use of this structure as a dwelling would need to be considered having regard also to planning policy H3 (Residential Development in the Countryside).

6.10 The Inspector addressed the issue of new build as far as he was able in the recent appeal decision concluding that those (new) parts of the structure that were the subject to the appeal (i.e. the cladding, doors and windows) did comprise inappropriate development within the Green Belt; this had a significant bearing in the outcome of the appeal:

'...In my opinion, the new development comprises the extension or alteration of a building. However, the outbuilding is not an existing dwelling. Moreover, the building works do not fall within any of the other purposes set out in paragraph 3.4 as not being appropriate. I therefore find that the new development is appropriate development for the purposes of PPG2.'

6.11 As such, this scheme for a new dwelling forms inappropriate development in the Green Belt, which by definition would be harmful to its openness. This 'harm' would manifest itself through the failure of the proposal to safeguard the

countryside from encroachment; one of the five purposes of including land within the Green Belts as identified by PPG2. On this basis, and in the absence of any very special circumstances that might have been submitted by the applicant in an attempt to justify the grant of planning permission, planning refusal is recommended on this basis.

- 6.12 The above recommendation has regard to the Inspector's observation that public views towards the outbuilding are limited and thus weight has been attached to this finding. However, the proposal is by definition harmful to the openness of the Green Belt and if this argument were advanced in every case where public views are more limited, this would amount to significant encroachment into the open Green Belt contrary to the aims and objectives of both PPG2 and policy GB1. Further, the additional activity associated with this new dwelling with its associated paraphernalia and any additional outbuildings and fences that might be also be built as permitted development (including any serving Quarry House displaced by this proposal) would also have an impact (especially having regard to the nil use of the existing site).
- 6.13 Whilst the applicant has not advanced any very special circumstances in support of the proposal, it has instead been reasoned that it would be compliant with policy GB1 given that it is felt to form the conversion of an existing building. Whilst the Council does not accept that the proposal would amount to the change of use of an existing building, there is some weight to this argument thus it is worthwhile considering the proposal from this viewpoint.
- 6.14 Accordingly, policy GB1 advises that permission will only be given where the proposal would not have a materially greater impact than the present authorised use. In this instance, the application site is unique in that it has a nil use thus by definition it is considered that a new residential use would have a materially greater impact for those reasons already outlined. Further, the building should be of permanent construction and capable of conversion without major or complete reconstruction whilst its form, bulk and design must be in keeping with its surroundings. In this regard, the lawful building is incomplete and thus would require significant works (that have been identified as inappropriate) to facilitate its use as a dwelling whilst the form, bulk and general design of the lawful structure (i.e. the unclad shell) is not in keeping with its surroundings. For these reasons, the scheme would fail even if it were assessed as a conversion.
- 6.15 Residential Development in the Countryside
The Inspector stated that any proposal involving the use of this structure as a dwelling would need to be considered having regard also to policy H3:
- '...Any future application (for use of the building as a dwelling) would have to be considered on its individual merits having regard to development plan policy H3 of the Local Plan, which refers to residential development in the countryside...'*
- 6.16 Policy H3 advises that proposals for new residential development outside of the existing urban areas and the settlement boundaries will not be permitted with the exception of affordable housing on rural exceptions sites, housing for

agricultural or forestry workers or replacement dwellings. The current proposal does not fall within any of these categories and so is contrary to this policy. The applicant has not addressed this policy within the application.

6.17 Conversion of Rural Buildings

Policy H10 concerns the conversion and re-use of existing buildings for residential purposes; the Council does not consider that this policy is directly applicable but given the case put forward by the applicant considers that this issue should also be addressed.

6.18 In the first instance, this policy advises that a suitable business reuse should be sought with a one-year marketing exercise to be undertaken; no marketing exercise has been undertaken whilst the applicant cites that *'Due to the locality and layout of the site it is obviously not suitable for a business re-use'*. In response, given the circumstances of this structure and its remote location (any business use is more likely to be a higher traffic generator), it is considered that there can be no sustainable objection to the application on this basis.

6.19 The following criterion of policy H10 echo those of policy GB1 given that the building must be of permanent construction and in keeping with its surroundings; as such, the same concerns apply. However, there is no overriding objection in respect of alterations/ extensions and the creation of a residential curtilage given that the massing and scale of the building is already lawful whilst the land previously comprised residential curtilage. Contrary to some of the concerns raised, there is also no objection in respect of its relationship with the existing buildings given that this element of the policy primarily seeks to safeguard isolated new dwellings.

6.20 Design/ Visual Amenity

There is an 'in principle' objection to this application as detailed above. Notwithstanding this, having regard solely to issues of design, when viewed from the front the property would appear in general keeping with the locality and it is not considered that it would appear overly cramped (despite the concerns that have been raised). In contrast, the rear of the building appears squat and contrived given the need to keep the height of the structure down when it was being built. This results in an unfortunate appearance that might have implications on the internal layout as suggested. However, the rear of the proposal is less visible from public view and on balance, it is considered that any objection to the proposal on this basis is unlikely to be sustainable.

6.21 Residential Amenity

The site adjoins Quarry House to the north with this now separated by a wall that runs the length of the shared boundary; this wall fluctuates in height owing largely to the differing levels at the application site (it would appear that excavation works were required to help keep the height of the building under 4m- a requirement of permitted development). Adjacent to Quarry House, the wall is some 3m high with the higher ground level behind the host building meaning the wall is some 1.8m in height.

6.22 The host building aligns with Quarry House with no side facing windows visible within the side facing elevation of Quarry House and no first floor side facing

- windows proposed as part of this current scheme. On this basis, and with the buildings also separated by the neighbours' driveway, it is not considered that any significant adverse impact in residential amenity would be caused.
- 6.23 The White Hart Inn stands to the south with this inset from the boundary albeit with a number of outbuildings on the boundary. These outbuildings face the pub backing onto the application site at a higher level. As such, this relationship is considered to be acceptable.
- 6.24 All other neighbouring dwellings are positioned at an appreciable distance from the site of the proposal. On this basis, it is not considered that any significant adverse impact in residential amenity would be caused.
- 6.25 Listed Building Considerations
The site adjoins the Grade II Listed White Hart Inn to the south whilst Quarry House is also locally listed. Planning policy L13 advises that development including alterations or additions that affect the setting of a listed building will not be permitted unless, as considered relevant to this case, the character, historic form and structural integrity of the building would be retained.
- 6.26 In this instance, the scale and massing of the building are established as lawful, thus it is considered that it would be difficult to sustain an argument that the change of use of this building would have a significantly harmful impact on the setting of the listed and locally listed buildings; indeed from this point of view the cladding would assist the lawful situation. On this basis, there is no objection to this current proposal on this basis.
- 6.27 Highway Safety
Comments from the Councils Highways Officer advise that the access to the proposal incorporates limited visibility but is no worse than a number of neighbouring accesses (and is the historic access to Quarry House) that have been in situ for a number of years without incident. Further a turning area is no longer mandatory where access is onto a class C road and it is not anticipated that reversing vehicles would create any significant safety issues. The level of parking available is also considered to be acceptable.
- 6.28 Notwithstanding the above, the site occupies a remote location that would be dependent upon the car as its sole means of transport; this is one of the reasons behind planning policy H3. Accordingly, there is an objection to the current proposal on this basis.
- 6.29 Outstanding Issues
The Councils Drainage Engineer has raised an objection to the current application. However, it is understood that this might have been resolved with the applicant whilst given that this issue could be dealt with by way of a condition if the application were approved, it is not considered appropriate to add this as a refusal reason.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to refuse permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning Permission is **REFUSED** for the following reasons:

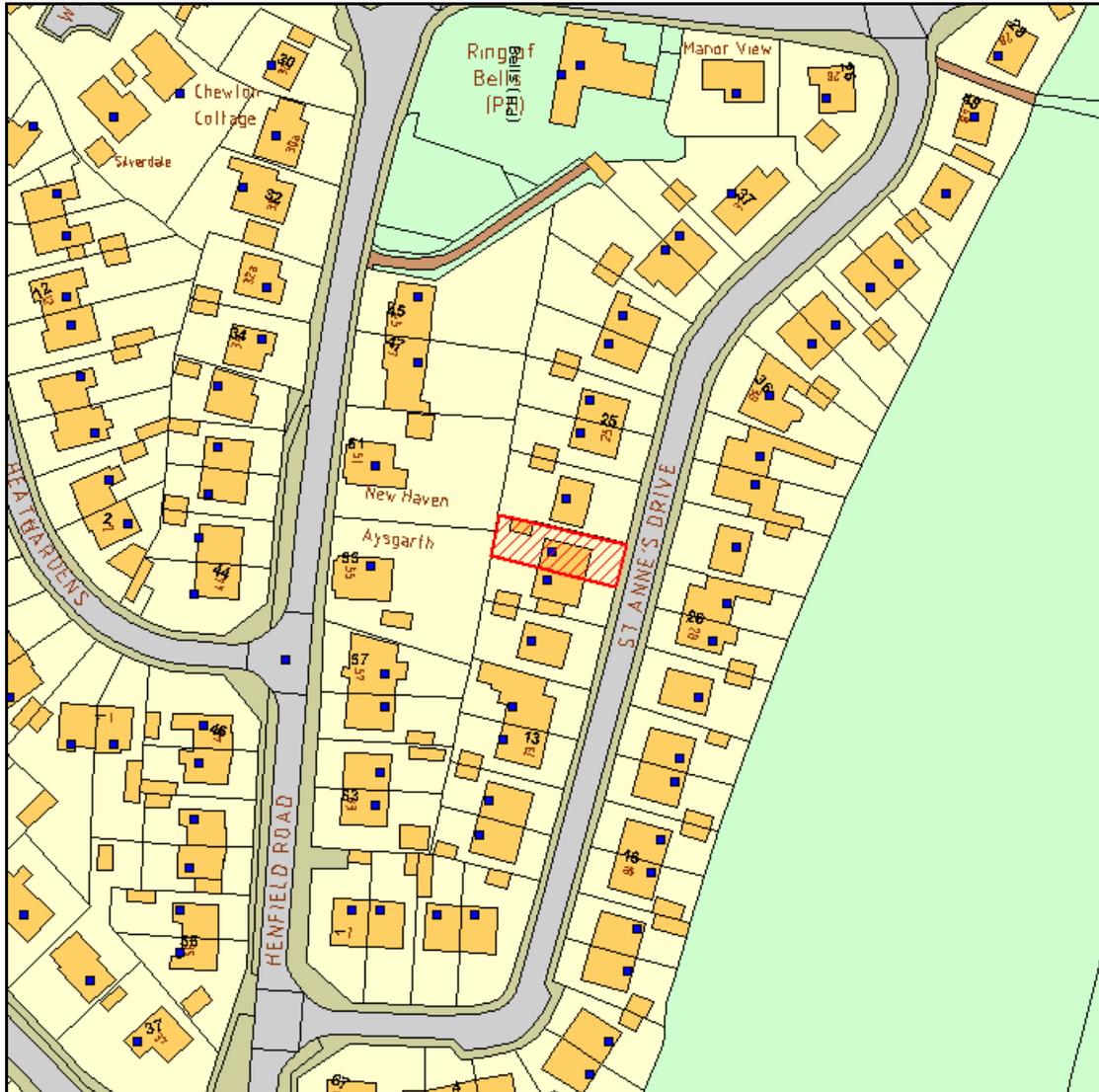
Contact Officer: Peter Burridge
Tel. No. 01454 865262

REASONS FOR REFUSAL

1. The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt. In addition, the applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. The proposal is therefore contrary to the provisions of PPG2, Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006, Policy 16 of the Joint Replacement Structure Plan (Adopted) September 2002 and Development in the Green Belt (Adopted) Supplementary Planning Document.
2. The proposal would facilitate the creation of a new dwelling within the open countryside beyond any settlement boundary and which would be dependent upon the private motor car as its primary means of transport. The proposal is therefore contrary to PPS3, PPG13, Planning Policies H3 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist (Adopted) Supplementary Planning Document.

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PT11/1531/F	Applicant:	Mrs G Isik
Site:	21 St Annes Drive Coalpit Heath South Gloucestershire BS36 2TH	Date Reg:	17th May 2011
Proposal:	Erection of extension to existing front dormer window	Parish:	Westerleigh Parish Council
Map Ref:	367474 180438	Ward:	Westerleigh
Application Category:	Householder	Target Date:	12th July 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the extension to an existing front dormer window. The existing dormer window measures 2 metres in width and the proposed dormer window would measure 3 metres in width with the depth and height remaining as existing. Materials would match the existing.
- 1.2 The proposal included the alteration of the front garden to parking spaces. After amended plans were received showing this proposed parking area would be permeable and provide sufficient surface water run off within the domestic curtilage of the application site, it was considered that these works were sufficient to bring the development within permitted development regulations at Class F Part 1 Schedule 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and as such would not be subject to assessment under this planning application.
- 1.3 The application site relates to a 1.5 storey semi detached chalet style bungalow located in an established residential area within the defined settlement boundary of Coalpit Heath.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish

- No objection
- 4.2 Drainage
No objection.

Other Representations

- 4.3 Local Residents
1 letter received from a local resident objecting the proposal on the following grounds:
- a) Inadequate drainage of driveway;
 - b) Construction vehicles block access to neighbouring properties;
 - c) Neighbours opposite the application site were not consulted.

These concerns will be addressed in the relevant sections of the report. Any concerns falling outside these sections will be addressed in a section entitled 'Other Matters' to be found towards the end of the report.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The proposed development consists of an extension to a dwelling within an existing residential curtilage. Policy H4 of the Local Plan permits this type of development in principle subject to the following considerations.
- 5.2 Residential Amenity
The proposed extension would extend an existing dormer window on the front elevation of the dwelling from 2 metres to 3 metres in all other respects the property would remain as existing. It is not considered that such a minor alteration would result in a material impact on existing levels of residential amenity afforded to neighbouring occupiers. The proposal raises no issues of highway safety in itself and sufficient amenity space remains to serve the host dwelling. The proposal is considered to meet criteria contained in policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 5.3 Design/Visual Amenity
The street is characterised by one and a half storey chalet style bungalows, all with large dormer windows on the front elevation. The Officer's site visit highlighted that there are several properties where the dormer windows extend across the front roof slope and as such the proposal would remain in keeping with the locality and street scene. The materials would match the existing and as such the development would respect the character of the existing dwelling. The proposal is considered to meet criteria contained in policy D1 of the South Gloucestershire Local Plan (Adopted) 2006 and South Gloucestershire Design Checklist SPD.
- 5.4 Other Matters
Inadequate drainage of driveway
Original submitted plans showed the paving of the front garden to create an extra car space. Block paving was proposed with run off to a gully. This was

considered unacceptable given that block paving is not considered sufficiently porous and it was not considered acceptable to add any more water to the existing gulley.

The applicant subsequently submitted an amended plan showing the area to be covered with a permeable surface and confirmation has been received that the ground is sufficiently porous to accommodate such surface water run off. This level of permeability accords with conditions in the permitted development regulations at Class F Part 1 Schedule 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 for the creation of hardstanding to the front of properties and as such this aspect of the development is now acceptable and does not require assessment within the planning application.

Construction vehicles would block access to neighbouring properties

Given that St Anne's Drive is public highway and an unclassified residential road without double yellow lines, the public are permitted to park on this road. As such South Gloucestershire Council cannot control such parking. Notwithstanding this, the applicant and any contractors can be reminded that it is an offence to obstruct the Highway under the Highways Act 1980, including the access to properties. An informative in this respect is recommended on a grant of approval.

Neighbours opposite the application site were not consulted

It was brought to the officer's attention that neighbouring occupiers immediately opposite the site were not consulted. As such, in line with the adopted Statement of Community Involvement 2008, a full reconsultation of all neighbouring occupiers was undertaken for a period of three weeks.

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 small scale and minor nature of the development together with the materials to match the existing dwelling and style matching the locality with no significant alteration to the property results in the conclusion that the development accords with policies H4 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 planning permission be **GRANTED** subject to the following conditions.

Contact Officer: Genevieve Tuffnell
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 25/11 – 1 JULY 2011

App No.:	PT11/1543/F	Applicant:	Mr And Mrs Roger Maggs
Site:	The Granary Court Road Frampton Cotterell South Gloucestershire	Date Reg:	18th May 2011
Proposal:	Erection of extension to existing garage to provide guest room	Parish:	Frampton Cotterell Parish Council
Map Ref:	366122 181568	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	12th July 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a neighbouring occupier.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of an extension to an existing garage to provide a guest room.
- 1.2 The application site comprises a domestic outbuilding associated with the dwelling the Granary, which is a converted barn located to the north of Nightingale Lane. The site is located within the open Green Belt outside the defined settlement boundary. The listed building Frampton Court Lodge is located to the southwest of the site.
- 1.3 The application forms a resubmission of application no. PT10/2557/F, which was withdrawn due to Officers concerns with regards to the appearance of the proposal.

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
H4 Residential Development within Existing Residential Curtilages
L13 Listed Buildings
GB1 Development within the Green Belt
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The Development within the Green Belt SPD (adopted)

3. RECENT PLANNING HISTORY

The following applications have been received within the past 10 years.

- 3.1 PT10/2557/F, conversion of first floor of existing garage to form self contained annexe and erection of side extension to provide gymnasium both ancillary to main dwelling, withdrawn, 28/10/10.
- 3.2 PT07/3714/F, removal of existing porch to form replacement two-storey porch, refusal, 14/02/08.
- 3.3 PT01/2615/F, erection of outbuilding to house swimming pool and gymnasium; erection of link arch, refusal, 18/10/01.

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

No objection

4.2 Archeology

Although the application may have an impact on archaeological structures and deposits of medieval and post-medieval date the scale of the proposals is unlikely to have a significant impact and no mitigation measures are required, and in this case I have no other Historic Environment comments in addition to my conservation colleagues.

4.3 Conservation

No objection subject to conditions

Other Representations

4.3 Local Residents

One letter of objection has been received from a neighbouring occupier. The occupier objects for the following reasons:

Loss of outlook due to the protruding middle section;

Disturbance from construction;

Confusion with regards to the extent of the listed building curtilage.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy GB1 allows for limited extension to properties situated in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original dwelling. The Development in the Green Belt SPD states that extensions under 30% of the volume of the original dwelling will most likely be considered acceptable. Extensions over 30% of the volume of the original dwelling will be carefully considered with regards to the scale and appearance of the extensions. Extensions over 50% of the volume of the original dwelling will most likely be considered to be in excess of any reasonable definition of 'limited extension' and therefore, represent a disproportionate addition contrary to policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

5.2 The host building is a converted barn granted planning permission in 1979. According to Council records, planning permission has been granted for various alterations to the existing garage to allow for ancillary accommodation in the roof, including the raising of the roof, the installation of dormer windows, as well as the erection of an external staircase. Notwithstanding a small single storey rear extension, the host dwelling has not been extended significantly since it was converted. The scale of the proposed garage extension has been reduced significantly from the previously withdrawn scheme. The supporting information submitted with the previous scheme calculated the volume increase of the former larger extension to be approximately 48% of the existing dwelling.

The proposal is significantly smaller than the former scheme; therefore, subject to it achieving a good standard of design sympathetic to the character and appearance of the dwelling, it is considered that it represents appropriate development in principle in the Green Belt.

- 5.3 The proposal involves converting an existing first floor gym to provide a guest room. Given the scale of the accommodation, as well as the proximity to the main dwelling and the fact that no separate access or garden area is proposed, it is considered that the proposed accommodation would function as ancillary to the main dwelling. Therefore, planning policies H4 and GB1 allow for the principle of the proposed development. The main issues to consider are whether the proposal achieves an acceptable standard of design in-keeping with existing dwelling and surrounding area (policies D1, H4 and GB1 of the Local Plan), the impact on the setting of the Grade II listed Frampton Court Lodge (policy L13 of the Local Plan), the impact on the residential amenity of the neighbouring occupiers (policy H4 of the Local Plan) and transportation effects (policies T12 and H4 of the Local Plan).

5.4 Appearance/Form and Impact on the Setting of the Listed Building

The proposal would extend the existing eaves and ridge of the garage straight across by 3.6 metres to form an additional garage bay at ground floor level to allow for a gymnasium and a guest room at first floor level. An additional velux window would be located in the rear roofslope and an external staircase and store below the landing would be located at the end of the extension. In addition, the proposal includes a narrow, projecting entrance feature with full height glazing, which would replace an existing central glazed half dormer window. The applicant has specified the materials rubble stone for the walls, red clay double roman roof tiles and timber fenestration to match; further details are required in respect of the materials in the projecting gable but can be obtained by condition. The proposed entrance feature is considered to be an improvement over the existing wide half dormer window since it would be more in-keeping with the traditional steep roof pitches found in the surrounding built form. However, there were concerns that the proposed 0.9 (approx) metre projection of the gable feature would be overly prominent on the principal elevation and this has been reduced to approximately 0.45 metres and the ridge height lowered. It is considered that the reduced projection would reduce the prominence of the entrance feature and be more sympathetic to the traditional linear form of the outbuilding. The proposal represents a significant improvement over the previous application (PT10/2557/F) in terms of scale and form and it is considered that it is more in-keeping with the character of the existing outbuilding and surrounding built form. The site benefits from a very large area of associated land and the outbuilding is cushioned from the surrounding area. As such, and with mature vegetation along the boundaries, it is considered that the proposal would not be adversely prominent from views from the wider area.

- 5.5 The application site forms historic farm buildings formerly associated with Frampton Court and although they are not listed, they are considered to be heritage assets that contribute to the character and setting of the listed building. The reduction in the scale of the proposal is more in-keeping with the character of the existing building and would not adversely affect the setting of the

adjacent listed building. With regards to the objectors comments regarding the extent of the listed building curtilage, the application site is likely to have once formed part of the listed Frampton Court, however, the application site is not considered to be curtilage listed because it was subdivided from the core listed building before the date of listing and the Council's Conservation Officer has confirmed this.

5.6 Residential Amenity

An objection has been received from neighbouring occupiers on the basis that the projecting gable would be visible from three windows in the front of their property and affect their outlook. The concerns of the neighbouring occupiers are noted and whilst there will be some small loss of outlook, it is considered that the scale of the proposal with the separation distance of approximately 34 metres is sufficient to ensure that it would not be adversely harmful to the detriment of the living conditions of the neighbouring occupiers. In addition, the projection of the main gable has been reduced from approximately 0.9 metres to approximately 0.45 and this will help to further reduce the impact on the neighbouring occupiers.

5.7 The plans submitted demonstrate that the existing first floor gymnasium will be converted to a guest room. Four existing rooflights are located in the northwestern roofslope of the outbuilding and the proposal would introduce an additional rooflight. Although the outbuilding abuts the neighbouring boundary it is not considered that the proposal would have a significant adverse impact on the privacy of the neighbouring occupiers. The outbuilding is located such that any views into the neighbouring curtilage would be oblique and the rooflights are located high enough up the roof slope to reduce potential views. The neighbouring occupiers concerns with regards to the potential disturbance during construction are noted, however, if permission is granted a condition can be applied to control the hours of working on the site. All other properties are situated at a sufficient distance from the site to not be adversely impacted by the development.

5.8 Transportation

The proposal would result in the loss of a single parking space. However, there would still be provision for 3no. parking spaces and space for parking on the driveway. Given that the proposal would function as ancillary to the main dwelling, it is not considered that there would be a material increase in vehicular traffic. As such, and given that no alterations are proposed to the access, it is considered that the proposal would not have a significant adverse impact on local highway conditions.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted)

January 2006 set out above, and to all the relevant material considerations set out in the report for the following reasons:

The proposal is sufficiently in-keeping with the character of the existing dwelling and surrounding built form and would not adversely affect the character of the surrounding area – policies D1, H4, GB1 and L13 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would represent a proportionate addition to the dwellinghouse, which constitutes appropriate development in the Green Belt – policies GB1 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would not adversely affect the residential amenity of the surrounding neighbouring occupiers through loss of natural light or privacy – policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

The proposal would function as ancillary to the main dwelling and would not result in a material increase in vehicular traffic. Adequate parking provision would remain following the proposal – policies T12 and H4 of the South Gloucestershire Local Plan (adopted) January 2006.

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. 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.

3. The stone work to be used externally in the development hereby permitted shall match that of the existing building in type, colour, texture, size, coursing and jointing.

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.

4. Prior to the commencement of the development detailed design including materials and finishes of the following items shall be submitted to the Local Planning Authority for approval:
 - a) Timber glazed screen in gable
 - b) Eaves and verge of projecting gable

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full scale moulding cross sections. The development shall thereafter be implemented strictly in accordance with the agreed details.

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.

5. The proposed extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Granary.

Reason

A new residential unit will require a separate assessment with regards to the impacts on residential amenity, transportation and whether the extension could provide an acceptable standard of living accommodation.

6. The hours of working on site during the period of construction shall be restricted to 8:30am to 6pm on weekdays and Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To preserve the amenities of the neighbouring occupiers and to accord with policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.