



**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. 26/11

Date to Members: 08/07/11

Member's Deadline: 14/07/11 (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 – 08 JULY 2011

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK11/1120/F	Approve with Conditions	Cheyney Cottage Mill Lane Upton Cheyney South Gloucestershire BS30 6NH	Bitton	Bitton Parish Council
2	PK11/1386/EXT	Approve with Conditions	Land At Westerleigh Road Yate South Gloucestershire BS37 8QA	Yate Central	Yate Town
3	PK11/1390/F	Approve	5 Shortwood Road Pucklechurch South Gloucestershire BS16 9RA	Boyd Valley	Pucklechurch Parish Council
4	PK11/1542/F	Approve with Conditions	59 High Street Marshfield Chippenham South Gloucestershire SN14 8LR	Boyd Valley	Marshfield Parish Council
5	PK11/1619/F	Approve with Conditions	Brittons Farm Beach Lane Upton Cheyney South Gloucestershire BS30 6NP	Bitton	Bitton Parish Council
6	PK11/1688/F	Approve with Conditions	1 St Annes Drive Wick South Gloucestershire BS30 5PN	Boyd Valley	Wick And Abson Parish Council
7	PK11/1762/F	Approve with Conditions	90 Bye Mead Emersons Green South Gloucestershire BS16 7DQ	Emersons	Mangotsfield Rural Parish Council
8	PK11/1808/F	Approve with Conditions	1 Churchfarm Close Yate South Gloucestershire BS37 5BZ	Yate North	Yate Town
9	PK11/1842/TCA	No Objection	Purbeck Cottage Church Road Doynton South Gloucestershire BS30 5SS	Boyd Valley	Doynton Parish Council
10	PT11/1480/F	Approve with Conditions	The Lodge 106 High Street Winterbourne South Gloucestershire BS36 1RE	Winterbourne	Winterbourne Parish Council
11	PT11/1616/F	Approve with Conditions	51 Fairford Crescent Patchway South Gloucestershire BS34 6DQ	Bradley Stoke Central And Stoke Lodge	Patchway Town Council

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PK11/1120/F	Applicant:	Mr And Mrs I Hardaker
Site:	Cheyney Cottage Mill Lane Upton Cheyney Bristol South Gloucestershire	Date Reg:	11th April 2011
Proposal:	Engineering works to facilitate erection of two storey side extension to form additional living accommodation. Formation of new access, landscaping and associated works.(Re-Submission of PK10/3377/F)	Parish:	Bitton Parish Council
Map Ref:	369141 170078	Ward:	Bitton
Application Category:	Householder	Target Date:	1st June 2011



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 100023410, 2008. **N.T.S.** **PK11/1120/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 The application site is situated on the north side of Upton Cheyney on the north side of Mill Lane. The site is bounded by residential development to the west, open fields to the east and north with pedestrian only access. The site comprises a traditional two storey semi detached cottage with single storey side addition to the east and detached corrugated outbuilding beyond the extension to the east. A number of additional outbuildings mostly in a state of disrepair are located in the rear garden and paddock beyond to the north. The application site is situated in an elevated position 1.5m higher than the highway to the south.

The application site is situated outside the urban area or any defined settlement boundary as defined in the adopted Local Plan. The site is within the Upton Cheyney Conservation Area and the Bristol/Bath Green Belt.

1.2 The application proposes engineering works to facilitate erection of two storey side extension to form additional living accommodation and formation of new access, landscaping and associated

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS7 Sustainable Development in Rural Areas
PPS5 Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
GB1 Green Belts
H4 Development within Existing Residential Curtilages
L2 Cotswolds AONB
L12 Conservation Areas
L13 Listed Buildings
L15 Buildings 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
CS5 Location of Development
CS9 Environmental Resources and Built Heritage

- 2.3 Supplementary Planning Guidance/Documents
Upton Cheyney Conservation Area SPD – Jan 200
South Gloucestershire Design Checklist – August 2007
Development in the Green Belt – June 2007
The Local List for South Gloucestershire – June 2008
Local List Supplementary Planning Document – Feb 2008

3. **RELEVANT PLANNING HISTORY**

- 3.1 None relevant

4. **CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council

No objection

- 4.2 Other Consultees [including internal consultees of the Council]

Conservation Officer – No objection, subject to conditions
Landscape Officer – No objection

Other Representations

- 4.3 Local Residents

One letter of objection received from Mr Ford at an undisclosed address raising the following concerns:

- Impact of the driveway and the loss of enclosure along the lane
- A better solution would be to access the site from the rear via Wick Lane which would maintain the character and appearance of the Conservation Area

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for development within the curtilage of dwellings, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. Policy L12 requires development proposals therein to preserve or enhance the character and appearance of the Conservation Area. Policy L2 is also an important consideration and accepts development within the Cotswolds AONB where it would conserve or enhance the natural beauty of the landscape. Policy GB1 of the South Gloucestershire Local Plan and PPG2 seek to ensure that development within the Green Belt falls within the limited categories of appropriate development and does not impact adversely on the openness or visual amenity of the Green Belt. Policy L1 seeks to ensure that new development conserves or enhances the character, distinctiveness, quality and amenity of landscapes referring specifically to the attributes, features and amenity of the landscapes.

The application appears on the Councils Local List. Policy L15 seeks to retain locally listed buildings and control demolition of such buildings. As the proposal does not relate to the demolition of the building, this condition is not a relevant consideration.

Since the South Gloucestershire Local Plan was adopted in 2006 the former PPG15 has been replaced with PPS5 (March 2010) which advises in relation to the historic environment. PPS5 recognises non designated heritage assets, which include locally listed buildings, as important and advises,

‘the effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application.’

This control related to locally listed buildings is reinforced in the Council's Local List Supplementary Planning Document (Feb 2008).

The South Gloucestershire Core Strategy Pre-Submission Publication Draft was issued March 2010 and the consultation period expired on 06.08.2010. The Council's response to the representations received was considered at the Council's Cabinet meeting on 13 December 2010 and at the Full Council meeting on 15 December 2010 and the proposed changes to the Core Strategy agreed by Full Council have now been published. The South Gloucestershire Core Strategy Submission Draft was then published December 2010. The South Gloucestershire Core Strategy Development Plan Document was submitted to the Secretary of State on 31 March 2011. Whilst this document is a material consideration in the determination of planning applications, it will be afforded less weight than the adopted Development Plan at this stage.

5.2 Visual impact

The application relates to one half of a semi-detached cottage. It is difficult to ascertain the date of the building, however as an estimate it is likely to date from around the eighteenth century, with later alterations including a 1970s extension to the side. The pair of cottages have an interesting Mansard roof to the front pitch, with rear cat-slide. It is clear from the west elevation of the building, where the remains of internal fireplaces within a chimney stack are evident on the external elevation of the building, as well as the roof verge (with the western coped parapet missing), that the building was originally wider. Historic maps indicate that there were originally 3 cottages in a terrace with the third now demolished cottage attached to Rose Cottage. A two storey extension has been added to Rose Cottage at some time in the past.

The rear elements of the cottage sit beneath the cat-slide roof. The variety of traditional roof forms are an interesting part of the historic building. Another important quality of the cottage is its 'tucked away' character and the rural, green setting. This part of Upton Cheyney Conservation Area is particularly charming, due to its narrow winding country lanes, which benefit from a high level of enclosure from the trees and high hedges. The traditional properties are scattered along the lane, and characteristically they are built responding to the natural topography of the undulating land. The result is that Cheyney Cottage is nestled behind a grassy high bank, relatively concealed from the

lane via a tall and dense boundary enclosure. Because of this enclosure, the cottage appears from the road as quite modest in scale.

A previously submitted scheme was rejected as the extension was too large, and the engineering works to the front garden too invasive. The revisions now include an amended design for the extension, which is smaller than that previously proposed, and revised vehicular access. The design of the extension no longer mirrors the Mansard roof of the main building, however the simple pitch proposed is acceptable, and will distinguish this as a secondary extension. Following advice from the Conservation Officer the design of the window has been amended, as the casement with top hung light above was a relatively crude and modern replacement of what was probably sliding sash windows originally.

The driveway has been simplified significantly in that it is narrower and compacted gravel as opposed to tarmac. It travels a more direct route to the rear of the site, thereby retaining more of the front as garden. There is also a greater level of screen planting maintained at the boundary, which will help preserve the sense of enclosure along the lane. The applicant has provided a section through the drive and the level of excavation, gradient of the drive and change in the topography are now clear. The proposed engineering operation to form the drive is considered to be acceptable.

Overall it is considered that the proposal would preserve the character of the Locally Listed Building as a heritage asset as directed by PPS5 and the Council's Local List SDP. The proposal would preserve the character and appearance of the Conservation Area for the reasons as outlined above due to the sympathetic design of the scheme and subordinate scale. The proposal is therefore considered to be acceptable in visual impact terms.

5.3 Green Belt

The site lies within the Bristol/Bath Green Belt wherein development is restricted. Only development considered appropriate as identified in PPG2 and Local Plan Policy GB1 can be considered to be acceptable and not to adversely impact on the Green Belt's openness. Proportionate increases to the volume of an original dwellinghouse fall within the limited categories of appropriate development within the Green Belt. The SGC Development in the Green Belt SPD identifies up to a 30% increase over the original dwellinghouse to be a proportionate increase. Proposals with an increase of between 30-50% would be considered in relation to scale and proportion in relation to the scale of the house. In this case the proposed extensions would result in a 36.3% increase to the original dwellinghouse.

The existing single storey side (east) extension in a position elevated above the ground floor level of the original dwelling is considered not to form part of the original dwellinghouse, constructed without planning permission in the 1970's and as it is to be removed as part of the scheme it is not included in the calculations. It is unclear whether the array of lean to elements attached to the rear elevation were built prior to 1948 and as such they are included as part of the original dwellinghouse for the purposes of calculating the volume increase.

The applicant has made every effort to minimise volume increase, and the proposal is a significantly reduced scheme to the original scheme which was withdrawn.

As the proposal exceeds the 30% threshold for acceptability of an extension as a proportionate increase, in accordance with guidance in the Council's Development in the Green Belt SPD particular regard should be had to whether the proposal would appear out of scale and proportion. Therefore although an extension of 36.3% increase to the original dwelling would usually be unacceptable, as the extension is clearly subordinate in design, form and scale to the original dwellinghouse and located tucked away from public views, the proposal is considered to constitute a proportionate increase to the original dwellinghouse using the tests in the Council's Development in the Green Belt SPD. As such the proposal is considered to be appropriate development, which would not adversely impact on the openness of the Green Belt. As indicated above the proposal is considered to be acceptable in visual impact terms and as such would not adversely impact on the visual amenity of the Green Belt. The proposal is therefore considered to accord with policy GB1 of the adopted Local Plan.

5.4 AONB

The Cotswolds Area of Outstanding Natural Beauty, which is recognised as a nationally important landscape, washes over and surrounds Upton Cheyney village. The development would be situated on the edge of the village and a significant change in ground levels is proposed to provide the new access drive. However the site is tucked away and the topography of the surrounding landscape is dominated by a rise in ground level from west to east, adding further to the screening to the site from the surrounding landscape. The proposal would therefore conserve the natural beauty of the surrounding AONB landscape.

5.5 Highway matters

The road adjacent to the south boundary of the site is not classified. The existing parking arrangement is on street only. The on street parking facilities are extremely limited on this narrow winding lane. As such the proposal would result in an improved highway safety situation by providing new off street parking facilities thus reducing pressure for on street parking. As such the proposal is considered to be acceptable in highway safety terms.

5.6 Other issues

The proposed extension would be situated on the east side of the dwelling screened from Rose Cottage to the west and situated 20m from the nearest dwelling otherwise. As such the proposed extension would not prejudice the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development.

Comments received from a third party objector suggested accessing the site from Wick Lane at the rear of the site would be preferred. This would result in

an opening of a disused access on Wick Lane and creation of an extensive drive to connect Wick Lane with the rear of the site. Considering the Green Belt and countryside location of the site this solution would result in unnecessary encroachment into the countryside and Green Belt which would be detrimental to the openness of the Green Belt and the countryside in general.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report. A summary of reasons for granting planning permission in accordance with article 22 of the town and country planning (general development procedure) order 1995 (as amended) is given below.
- a) Due to its scale and position in relation to the adjacent dwellings, the proposed development is considered not to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - b) It has been assessed that the proposed extension has been designed to respect and maintain the massing, scale, proportions, materials and overall design and character of the Locally Listed Building, the street scene and surrounding Conservation Area. The development therefore accords to Policy D1, L12 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.
 - c) The proposed extensions by virtue of their modest and subservient scale, form and design and their proposed location good screened from public views would constitute a proportionate increase to the original dwellinghouse. As such the proposal would represent appropriate development, which would not impact harmfully on the openness and visual amenity of the Green Belt. The development therefore accords to Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - d) The proposal would provide ample parking and manoeuvring for vehicles within the site. As such the proposal is considered to be acceptable in highway safety terms in accord with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - e) The proposal would be situated at a low, tucked away level within the AONB landscape. The proposal would therefore conserve the natural beauty of the surrounding AONB landscape in accordance with Policy L2 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. **RECOMMENDATION**

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

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

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

Reason

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

2. Prior to the commencement of development a sample panel of roughcast render, of at least one metre square, showing the texture and colour of the render finish, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel which shall be retained on site until completion of the development for consistency.

Reason:

In order that the development serves to preserve the character and appearance of the conservation area, in accordance with national guidance set out at PPS5, and accompanying Planning Practice Guide, and policies L12 and D1 of the Adopted South Gloucestershire Local Plan.

3. Prior to the commencement of development a representative sample of clay roofing tile shall be submitted and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved details.

Reason:

In order that the development serves to preserve the character and appearance of the conservation area, in accordance with national guidance set out at PPS5, and accompanying Planning Practice Guide, and policies L12 and D1 of the Adopted South Gloucestershire Local Plan.

4. Prior to the commencement of development the detailed design of the following items, including materials and finishes, shall be submitted and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved details:

- 1) all new windows
- 2) all new doors
- 3) eaves
- 4) rooflights

The details shall include large scale drawings and cross sections of at least 1:10.

Reason:

In order that the development serves to preserve the character and appearance of the conservation area, in accordance with national guidance set out at PPS5, and accompanying Planning Practice Guide, and policies L12 and D1 of the Adopted South Gloucestershire Local Plan.

5. Prior to the commencement of development a representative sample of natural stone facing walling of at least one metre square showing the stone, coursing, and pointing, shall be erected on site and approved in writing by the local planning authority.

Reason:

In order that the development serves to preserve the character and appearance of the conservation area, in accordance with national guidance set out at PPS5, and accompanying Planning Practice Guide, and policies L12 and D1 of the Adopted South Gloucestershire Local Plan.

6. Prior to the commencement of development details of the finish of hard surfacing shall be submitted and agreed in writing by the local planning authority.

Reason:

In order that the development serves to preserve the character and appearance of the conservation area, in accordance with national guidance set out at PPS5, and accompanying Planning Practice Guide, and policies L12 and D1 of the Adopted South Gloucestershire Local Plan.

7. All spoil and excavated material from the development hereby permitted shall be permanently removed from the site unless an alternative landscaping scheme incorporating the material into the site is first submitted to and agreed in writing by the Local Planning Authority. If a landscape scheme is approved, the development shall be implemented in accordance with the approved landscape scheme

Reason

To protect the character and appearance of the area to accord with Policies H4, D1, L1, L12 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained including details of how the existing hedgerow on the south boundary is to be retained other than the part to be removed to provide the new access, 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 H4, D1, L1, L12 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To protect the character and appearance of the area to accord with Policies H4, D1, L1, L12 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. Any trees or plants which die, are removed, are damaged or become diseased , or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be the same size and species as those lost, unless otherwise first agreed in writing with the Local Planning Authority.

Reason

To protect the character and appearance of the area to accord with Policies H4, D1, L1, L12 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PK11/1386/EXT	Applicant:	Terramond Ltd
Site:	Land At Westerleigh Road Yate Bristol South Gloucestershire BS37 8QA	Date Reg:	19th May 2011
Proposal:	Erection of 70 no. dwellings (Outline) with layout and vehicular access to be determined. (Consent to extend time limit implementation for PK06/2774/O)	Parish:	Yate Town Council
Map Ref:	370731 181974	Ward:	Yate Central
Application Category:	Major	Target Date:	17th August 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This is an application for major development and an objection has been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks to extend the time limit of three years within which to submit Reserved Matters, to follow the outline planning permission, ref. no. PK06/2774/O, for the erection of 70 dwellings on land at Westerleigh Road, Yate, the southern portion of the Coopers Works site. This permission is subject to a Section 106 Agreement, which was later revised as detailed in the planning history below.
- 1.2 The outline permission, to be extended through this proposal, has determined the layout of the scheme and its means of access. The site is listed as Site 17 under policy H1 as a Proposed Site for New Residential Development. Under the terms of the original permission, the Reserved Matters application would have to be submitted by 4 September 2011.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS3 Housing
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
H1 Proposed Sites for New Residential Development.
H2 Applications to renew permissions for Residential Development
South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1 High Quality Design
CS15 Distribution of Housing

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/2774/O Erection of 70 dwellings (outline) with layout and vehicular access to be determined. Approved, subject to Section 106 Agreement.
- 3.2 MODK10/0003 Modification of S106 Agreement at 2.1 above Approved

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
Object to the extension of time limit because the Town Council would like to see the development implemented soon.
- 4.2 Other Consultees [including internal consultees of the Council]
Sustainable Transportation
This is a planning application to extend the time to implement the already approved scheme. There is no new highway issue with this application.
- Ecologist
There are no ecological constraints. The application relates purely to an extension of a time limit on implementation attached to permission PK06/2774/O.

Recommendations:

The following Informative Note should be attached to Consent (if granted):-

- avoid any potential offences under the Wildlife & Countryside Act 1981 (as amended) or CROW Act 2000, development (including clearing of vegetation) should only take place outside the nesting season if birds are present (generally speaking, this is between March and August inclusively, although it will vary according to seasonal temperatures) (L9).

Tree Officer

There are no tree issues with this application: No tree comments.

Avon Wildlife Trust

The site would benefit from a follow-up ecological survey, prior to development commencing on site. The survey accompanying the original application is now quite out of date and there may be additional protected species and conservation issues (e.g. expansion of the badger setts) for the developer to consider.

Environmental Protection

No objection in principle – contamination issues dealt with in previous condition

Other Representations

4.3 Local Residents

No replies received.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application is for an extension of time within which to make a start in implementing the proposed development. The next step in this process would be to submit an application for Reserved Matters. The extension of time applied for is the only relevant issue in the determination of this application.

5.2 Since the original application was determined, the significant changes to policy which have occurred are the revision of PPS3 and the production of the draft version of the submission draft of the South Gloucestershire Core Strategy. The effect of PPS is examined at 5.4 below. The Core Strategy carries limited weight prior to adoption, but is a material consideration for Development Management purposes. This proposal accords with the relevant policies within the draft Core Strategy in any event.

5.3 The consultation process has raised one objection to the proposed extension of time for the commencement of development. The Town Council has objected because they wish to see the development commenced without further delay. As examined below, the Council also wishes to see development commence on the site without undue delay, but refusing the application is considered to put undue time pressure on the developers to agree and submit Reserved Matters. The ownership of the site is about to be transferred which would allow the development to commence (subject to receiving approval for Reserved Matters) but if this outline planning permission lapses, the process would have to be commenced again in full before any development on the site could be undertaken. It is therefore considered that, while potentially a period close to a

further three years could elapse, keeping this outline permission 'alive' would allow for earlier implementation.

5.4 Requirement under PPS3 to provide a 5 year land supply

The requirement for the Council to demonstrate a continuing, deliverable 5 year housing supply is set out in Planning Policy Statement No. 3 on Housing. Paragraph 71 of PPS3 states that: *Where LPA's cannot demonstrate that an up to date five year supply of deliverable sites, or there is less than a five year supply, they must consider favourably planning applications for housing, having regard to other material considerations.* The level of supply in South Gloucestershire was recently tested at the Public Inquiry relating to Williams Close, Longwell Green and an assumed 70 dwellings coming forward at Coopers Works were included within the Council's calculations of the 5 year requirement. The Council's stated position at the appeal with regard to this application site was that it anticipated that a Reserved Matters application would be approved and that the site would be built within the next 5 years.

The Inspector of that appeal determined that the Council, at that time, could not demonstrate a 5 year supply of developable sites, but the shortfall was not so substantial that the appeal site (in the Green Belt and outside the defined urban area) should be developed in order to make up the shortfall. It is therefore considered that this proposal at Coopers Works would make a significant contribution to the Council's previously publicly stated commitment to the supply of developable sites and from a strategic point of view there is a strong imperative to approve the application in order to deliver on the Council's supply of deliverable housing, as close as possible to the required five year figure. The principle of residential development on the application site has been approved at outline stage and the policy background for that decision has not changed.

5.5 Ministerial Statement for Growth

At the March 2011 budget the government issued a number of ministerial statements in support of economic growth and sustainable development. The Government's Chief Planning Officer issued a letter to all councils setting out the steps the government expects all councils to take in this regard, and making it clear that this was to be a material consideration in the determination of planning applications.

The government expects that the answer to development and growth proposals should be 'yes' except where this would compromise key sustainability objectives (including protecting the Green Belt). Local Planning Authorities are also expected to press ahead without delay in the preparation of their development plans and make every effort to identify and meet housing, business and development needs. Local authorities are required to take account of the need to maintain a flexible and responsive supply of land for key sectors, including housing.

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 development has been designed to provide for a mixed and balanced community including affordable housing. The proposal is also considered not to harm highway safety, residential amenity, landscape, wildlife conservation or the water environment. The proposal is considered to accord with policies D1, H1, H2, H6, L1, L9, L11, L17, EP1, T7, T8, T12, LC8 and EP6 of the adopted South Gloucestershire Local Plan.
- 6.3 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the time limit is extended for a further three years as applied for. The conditions have been brought forward from the previous outline permission.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

1. Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority 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).

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

4. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid the risk to the public and the

environment when the site is developed. Development shall not commence until the measures in the scheme have been implemented.

Reason

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

5. No development shall take place until a Waste Management Audit has been submitted to and approved by the Local Planning Authority in writing. The Waste Management Audit shall include details of:
 - (a) The volume and nature of the waste which will be generated through the demolition and/or excavation process.
 - (b) The volume of that waste which will be utilised within the site in establishing pre-construction levels, landscaping features, noise attenuation mounds etc.
 - (c) Proposals for recycling/recovering materials of value from the waste not used in schemes identified in (b), including as appropriate proposals for the production of secondary aggregates on the site using mobile screen plant.
 - (d) The volume of additional fill material which may be required to achieve, for example, permitted ground contours or the surcharging of land prior to construction.
 - (e) The probable destination of that waste which needs to be removed from the site and the steps that have been taken to identify a productive use for it as an alternative to landfill.

Development shall be carried out in accordance with the agreed details.

Reason

To accord with the Local Planning Authority's adopted Waste Management Strategy, and to accord with Policies 37 and 43 of the adopted South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002; and Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a programme of archaeological investigation and recording for the site. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason

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

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

Reason

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

9. The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

10. Prior to the commencement of development detailed plans showing the provision of cycle parking facilities in accordance with the standards set out in Policy T7 of the South Gloucestershire Local Plan (Adopted) January 2006 shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T7, T10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. No doors or gates shall be hung so as to open over or across the public highway/footway.

Reason

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

12. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.

Reason

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

13. The access shown on the approved plans shall be completed to adoptable standard prior to the first occupation of any of the dwellings hereby approved.

Reason

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

14. No development shall take place until details of wheel-washing facilities to be provided on site have been submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to development commencing and maintained during the period of construction. All commercial vehicles shall have their wheels washed before entering the public highway.

Reason

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

15. A badger mitigation strategy, including details of all works to create a new artificial sett (to include, inter alia, details of location, materials, timing and phasing) and all works subject to the licensing provisions of the Protection of Badgers Act 1992, is to be submitted to the Council and approved in writing by the Council prior to the commencement of development.

Reason

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

16. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority measures in respect of:
- (i) The identification, through site survey, of slowworms and/or their habitat at present (as designated under the Wildlife and Countryside Act 1981 as amended).
 - (ii) The protection, as required, of slowworms, and/or their habitat referred to under (i) above and as identified through the site survey. The approved measures shall be implemented in full unless the Local Planning Authority gives written consent to any variation.

Reason

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

17. Prior to the commencement of development noise mitigation measures shall be submitted to the Council in order to protect the approved dwellings from noise from the adjacent factory. The agreed protection measures shall be approved in writing and implemented in full prior to the first occupation of any of the dwellings.

Reason

To protect the residential amenity of the future occupiers of the development and to accord with Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

18. The plans and particulars submitted with the Reserved Matters shall include:

1. Details of any proposed alterations to existing ground levels, and of the position of any proposed excavation within the crown spread of any tree on land adjacent to the site or within the wildlife corridor.

2. Details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or tree on land adjoining the site from damage before or during the course of development.

The plans and particulars submitted in accordance with condition 18 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

Reason

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

19. No development shall take place until a scheme for environmental assessment of the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for environmental assessment shall require the development to achieve, as a minimum, a specified 'Code for Sustainable Homes' Code level 3. The approved scheme for environmental assessment shall also require adherence to a formal post-construction assessment regime, which shall be implemented prior to the first occupation of any of the dwellings hereby approved. The development shall be carried out in accordance with the approved scheme for environmental assessment, unless otherwise agreed in writing by the Council.

Reason

To ensure that the dwellings meet the environmental standards required by Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

20. Notwithstanding the approved plans, the fence to enclose the northern edge of the wildlife corridor shall be of mesh, details of which shall be supplied to the Council and agreed in writing prior to the commencement of development.

Reason

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

21. The residential units hereby approved shall not be occupied until a scheme for the management of the communal areas of the development for the first 2 years of occupation and permanently in the case of the wildlife corridor has been submitted and agreed in writing by the Local Planning Authority. The scheme should include management responsibilities and maintenance schedules. The scheme for the management of communal areas shall be carried out as approved.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policies D1 and L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

22. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason

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

23. Application for the approval of the reserved matters shall be in accordance with a revised design and access statement including updated information to reflect the approved plans.

Reason

In order to accord with the guidance in Circular 01/2006.

CIRCULATED SCHEDULE NO. 26/11 - 08 July 2011

App No.: PK11/1390/F
Site: 5 Shortwood Road Pucklechurch
 Bristol South Gloucestershire BS16
 9RA

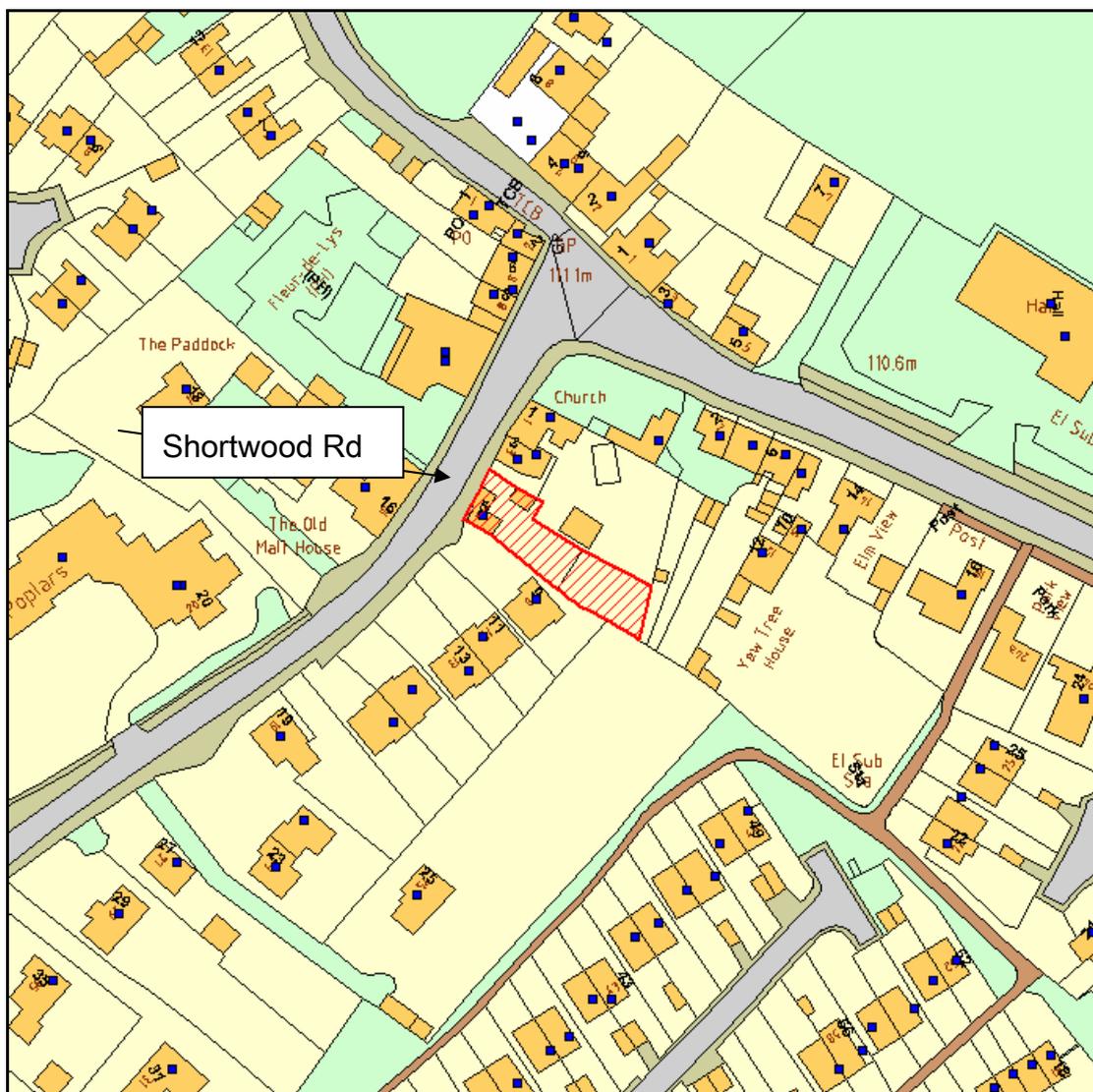
Applicant: Mr P Goodchild
Date Reg: 11th May 2011

Proposal: Erection of detached Garden
 Room/Playroom/Log Store
 (Retrospective)

Parish: Pucklechurch
 Parish Council

Map Ref: 369931 176391
Application Category: Householder

Ward: Boyd Valley
Target Date: 5th July 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application relates to the retention of a timber outbuilding in the large rear garden of a residential dwelling. The dwelling is a detached stone cottage built c.1875 and is situated within the Pucklechurch Conservation Area. The timber outbuilding is to be sited alongside the southern side boundary of the garden.
- 1.2 The proposed timber building has been erected and measures 7.9 metres in width by 3.0 metres in depth with a pitched roof. The maximum height is 3.3 metres. The building has an attached log store that projects into the garden that measures 1.0 metre in depth by 2.2 in width, with a lean-to roof. There will be 2 no. rooflights in the north roof elevation.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG15 Planning and the Historic Environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
H4 Development within Existing Residential Curtilages
L12 Conservation Areas

South Gloucestershire Council Core Strategy (Pre-Submission Draft)

CS1 Good Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/3215/F Erection of single storey rear extension to provide additional living accommodation.
Approved 18-JAN-11.

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

No objection

4.2 Conservation Officer

Although it is replacing some existing sheds, the replacement building could become more prominent in views from the public highway and detract from the traditional character of the area. I do not have an objection in principle to a

structure within the garden, but you should ensure that it is well screened and positioned so as to ensure that it does not become unduly prominent when viewed from the road.

Other Representations

4.3 Local Residents

Three representations have been received, raising the following points.

- The height and sheer size of the proposed building is out of keeping with the character of the conservation area. It is disproportionately large compared to the size of the garden and nearby properties.
- It will adversely impact on the street scene (noting that it will be easily visible from the road owing to its size and position);
- The properties along this stretch of Shortwood Road have been built envisaging a certain space between them, and, owing mainly to its height and elevation the proposed new building will create an undue sense of enclosure which will adversely affect the character of the area.
- As the property will be made of wood, it will not provide adequate sound insulation which is particularly relevant if it is to be used as a playroom.
- The style of the building will not be in keeping with the street scene of the conservation area. The application states that the building will be made of wood, whereas all other properties along Shortwood Road have a characteristic stone appearance.
- Can assurance be given that the building will be used only for the purposes of a garden room/play room and log store; it will not be used for commercial, business or charity activities; that it will not be used for habitation by the owners or others invited by the owners (including, for the avoidance of any doubt, as a 'granny annex' or similar); that it will not have connected gas, water, mains drainage, or sewerage facilities; that electric connection will be for the sole purpose of interior lighting, and that there will be no heating installed, including a log burning fire.
- The document setting out the proposal appears to be contradictory. One of the old sheds has been relocated within the garden so that the total area now covered by wooden buildings is over 28 sq metres which is more than 50 % more than was there previously.
- Its size does seem to have affected the outlook from other properties.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for development within the curtilage of dwellings, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. The site is situated within Pucklechurch Conservation Area and Policy L12 requires development proposals therein to preserve or enhance the character and appearance of the Conservation Area.

5.2 Visual Amenity/Conservation Area

The shed comprises a rectangular form and has a pitched roof. Access is through the north and west elevations and 1no. window is located in the north elevation overlooking the garden. The building is of a larch construction with clay pantiles to match the existing dwelling. These materials are considered acceptable.

5.3 The garden has 1.8 metre close-boarded fencing around the three rear boundaries. This fencing can be raised to 2.0 metres in height without the need for planning permission.

5.4 The Conservation Officer has no objection in principle, but has stated that it could be more prominent than the sheds it replaced. Additionally, concern has been raised by local residents that the building is out of keeping with the character of the Conservation Area and will have an adverse affect on the streetscene. It is considered that the shed is domestic in character and is located in the rear garden of the property, directly behind the dwelling and over 20 metres from the road. Additionally, clay pantiles have been used to help its integration with the dwelling and the Conservation Area. The building is therefore considered acceptable in design terms and it is considered that the development conserves the character of the Conservation Area.

5.5 Overbearing/Privacy Analysis

The building is sited close to the southern side boundary. It has a height to eaves of 2.3 metres. Due to the existing boundary treatment that has a height of 1.8 metres, it is considered that the building will not have an overbearing affect on the occupiers of the neighbouring properties. No windows are proposed on the south elevation. It is considered that the proposal would not cause any material loss of privacy or cause an overbearing impact on the neighbouring properties.

5.6 Concern has been raised that the retention of the small sheds that the building has replaced could lead to a cluttered appearance and would lead to an undue sense of enclosure. The application form states that the original sheds are to be demolished. If any sheds were to be re-used in a different position they would be subject to planning controls (if applicable).

5.7 Amenity Space

Whilst the building is situated in the rear garden, the garden is large and it is considered that sufficient garden space would remain to serve the occupiers of the property.

5.8 Other Matters

Concern has been raised that the building will not be adequately sound proofed, or that a log fire might be installed. The building is domestic and an informative will be added that building regulations have to be complied with (if applicable). Concern has been raised that the building will be used for commercial purposes or a granny annexe. The building is within a residential curtilage and all relevant planning permission will be required if a change of use is proposed. If approved, an informative will be added advising of this.

5.9 Highway Safety Analysis

The property benefits from off street parking. Consequently the development would not impact upon highway safety or impact upon the property's parking arrangements.

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.

It has been assessed that the proposed building has been designed to respect and maintain the character of the dwelling, the streetscene and will preserve the character of the Conservation Area. The development therefore accords with Policies D1, H4 and L12 of the South Gloucestershire Local Plan (Adopted) 2006.

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

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

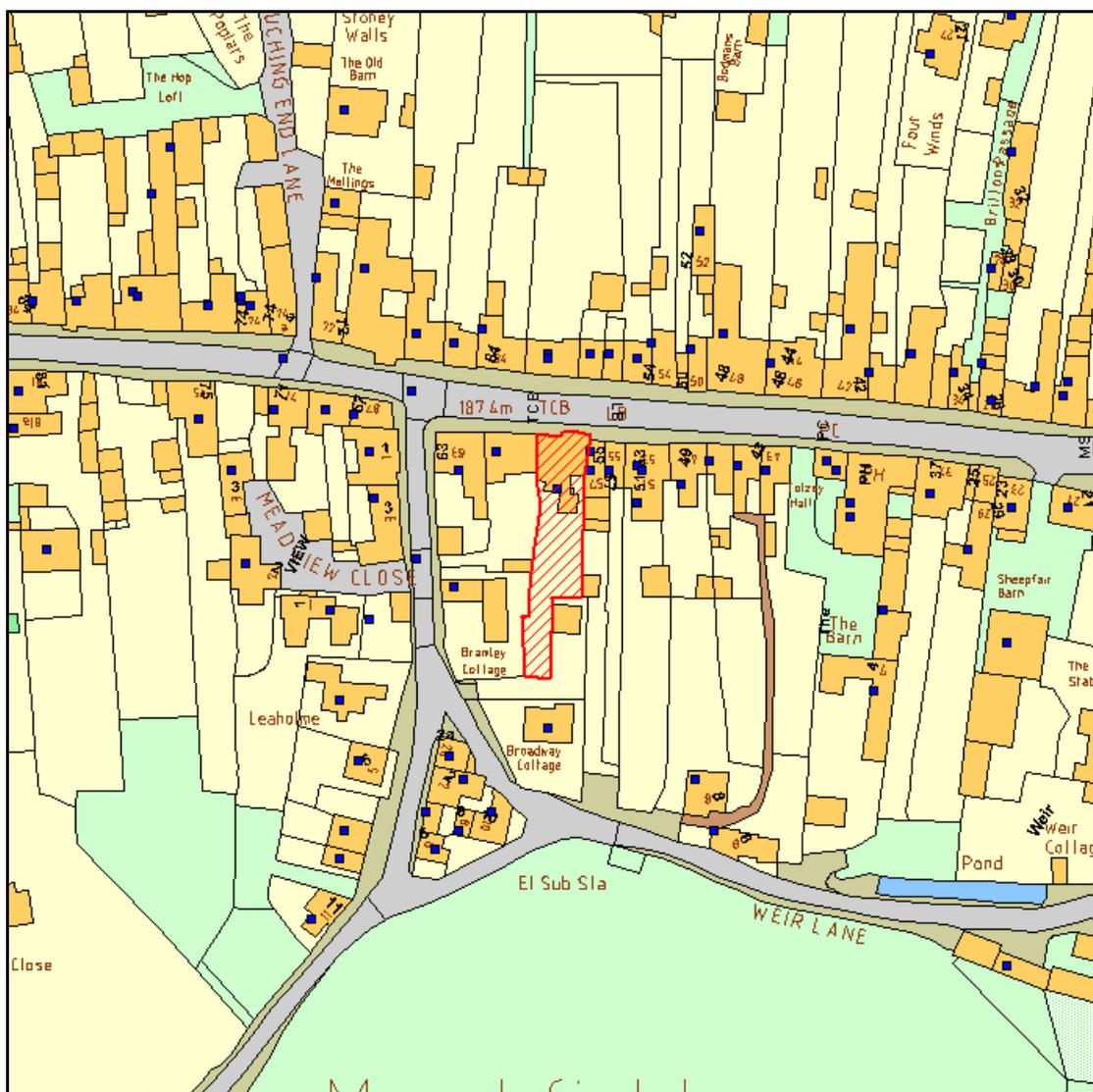
7. RECOMMENDATION

7.1 That the development is **APPROVED**

Contact Officer: Elizabeth Dowse
Tel. No. 01454 862217

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PK11/1542/F	Applicant:	Mr And Mrs O'Mahony
Site:	59 High Street Marshfield Chippenham South Gloucestershire SN14 8LR	Date Reg:	19th May 2011
Proposal:	Erection of two storey rear extension and detached single storey building to form home office.	Parish:	Marshfield Parish Council
Map Ref:	377879 173716	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	13th July 2011



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 100023410, 2008. **N.T.S.** **PK11/1542/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

A neighbour objection has been received, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for two elements: the erection of a two storey rear extension and the erection of a detached single storey building to form a home office. The site lies in Marshfield High Street, within the Conservation Area, although the render and slate, two storey terraced dwelling is not a Listed Building. The site has a long rear garden. Amendments have been requested and received to the proposed rear extension.
- 1.2 The proposed two storey rear extension would replace the existing single storey kitchen and conservatory, extending their ground floor walls by 0.8m in length and its width by 2 metres. The resulting two storey element would measure 7.8 by 6.5 metres. The existing single storey element is 7 metres by 4.5 metres. Amended plans were requested and received, showing the extension with a lower ridge height in order to make it subservient to the host dwelling. To the east of the site is an attached terraced vets office, with a two storey rear extension, the upper floor of which is a flat. This flat has one window which faces the site in line with the existing two storey element to the rear. To the west of the site is a residential property, with a standard window pattern over its rear garden.
- 1.3 The other part of the proposal is the erection of a detached building to form an office and bicycle store. This is proposed to be located next to the existing double garage towards the end of the site's long rear garden. It would feature a curved roof and contemporary design and be attached to the eastern boundary wall of the site. Its height would be lower than that of the existing garage and no higher than the boundary wall to which it would be attached.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS5 Heritage
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 House Extensions and Development within Residential Curtilages
L12 Conservation Areas
- South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1 High Quality Design
CS9 Heritage Assets
- 2.3 Supplementary Planning Guidance
Marshfield Conservation Area guidance note

3. RELEVANT PLANNING HISTORY

- 3.1 P87/2603 Detached house and double garage (to rear of site) Refused

- 3.2 P87/2604/C Demolition of outbuildings to facilitate the above
Approved
- 3.3 P88/1776 Detached dwelling and double garage (to rear of site)
Approved

4. **CONSULTATION RESPONSES**

- 4.1 Marshfield Parish Council
No reply received

- 4.2 Other Consultees [including internal consultees of the Council]
Conservation Officer

The building is located within a terrace of properties that are set at the back edge of the pavement on the southern side of the High Street. It is the former post office. The frontage suggests the building is nineteenth century, however it may have an earlier core. The application proposes the demolition of an existing modern single storey extension and conservatory, and replacement with a two storey extension. A detached home office/store is also proposed at the rear of the garden. The modern single storey extensions are set off centre from the existing two storey rear wing, which is historic.

The extension proposed is traditional in form and scale, with some contemporary detailing at the junction between the existing and new. The two storey element will terminate on approximately the same line as that next door. In my view the extension is acceptable, although it may benefit from a slight reduction in height in order that it does not step up in height so much from the existing extension, and is consistent in eaves height with the next door rear wing.

The home office is clearly of a contemporary design and if constructed in quality materials I do not see any issue with this, as it is of an appropriate scale. The slate and timber cladding is acceptable however I am concerned about the use of felt on the roof. I would recommend a material of a superior aesthetic appearance such as terne coated steel, copper or zinc. Lead is of course also an option but may be vulnerable to theft in this low level position. It would be preferable to agree this revision prior to determination.

The stone boundary walls are an important feature of the property and wider conservation area and I would therefore recommend a condition ensuring that they are repaired as part of the development which directly affect them (such as the home office and kitchen extension).

Recommendation: Seek reduction in ridge and eaves height of two storey extension, and revised roofing material for the home office building. If these are forthcoming, approve, subject to the following conditions:

1. Prior to the commencement of development a representative samples of the following materials shall be submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the agreed samples.
 - a. timber cladding

- b. tile
 - c. natural slate
2. Prior to the commencement of development a representative sample panel of natural facing stone, of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency.
 3. Prior to the commencement of development a representative sample panel of facing render, of at least one metre square, showing the texture and finish, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency.

Other Representations

4.3 Local Residents

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

- Plans are unclear, do not have dimensions marked on them and do not explain where the party wall will be affected
- Windows appear to contravene 'ancient rights'. Three existing upstairs windows already overlook next door. The proposed kitchen window will overlook the adjoining property's conservatory, kitchen and breakfast room. Even if these used frosted glass, they would cause light pollution possibly 24 hours a day.
- The extension would reduce winter sunlight, preventing the thawing of frost in that garden

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application stands to be assessed against the policies listed above in the light of all material consideration. The issues to be resolved are the impact of the two parts of the proposal on two factors, the Conservation Area, which includes the design and the effect on visual amenity and the impact of the proposal on existing levels of residential amenity.

5.2 Conservation Area, Design and Visual Amenity: Extension

The Conservation Officer's comments appear at 4.2 above. In accordance with these comments, the applicants have reduced the ridgeline of the two storey extension. This extension would feature traditional detailing, other than at the junction between the extension and the host dwelling. At this point, the only views are limited to those from the houses on either side of the site and as such it is considered that the character of the Conservation Area would not be compromised. The depth and scale of the proposed rear element has taken its cue from the adjoining property., while its height, as amended, reflects that of the host dwelling. In terms of massing and detailing therefore, the design is considered to be appropriate and would preserve the Marshfield Conservation Area in accordance with policy and the Supplementary Planning Guidance.

5.3 Effect on Residential Amenity: Extension

The existing extension, which projects less further than that now proposed, is single storey, consisting of a flat roofed extension and finished with a lean-to conservatory. Given the height of the boundary wall to the west, it would barely be appreciable from ground level from that direction. The additional storey, with greater width and depth would therefore make an appreciable addition and, given the lack of windows in the side elevation on the property to the east, it is considered that the impact only merits examination on the adjoining property to the west. This property has a regular rear building line, with a standard window arrangement. The extension would be offset from the two metre high stone boundary wall by a maximum of 1.5 metres and a minimum of 0.4 metres, although at the closest point, the boundary steps out to the east. In comparison to the rear building line next door, the two storey part of the extension would project by some 10 metres. However, this is in the context of an existing 2.9 metre high single storey projection of over 9 metres. The reduction in ridge height will reduce the mass of the extension as well as its overall height. The eaves height is set below that of the host dwelling, at a height of 4.7 metres above ground level. No new windows are proposed at first floor level facing west and their later insertion can be prevented by condition, as shown below. The issue is therefore limited to the impact of the bulk of the extension on the habitable rooms and garden of the property next door.

The context for the analysis is that there is an existing two storey element on the host dwelling, projecting 4.2 metres from the common rear building line, offset by 2.5 metres from the boundary. The first floor of the proposed extension would add an additional 5.8 metres of projection, but set further back from the adjoining dwelling, as it follows the kink in the boundary line. The local context is also set by the degree of projection of the two storey rear element of the building immediately to the west of the site. The High Street has a number of projecting rear extensions, while the house to the west of the site is an exception on the south side of the street in that it has not been extended to the rear. Taking these factors into account, particularly the degree of offset from the rear building line of the adjoining house, it is considered that the proposed extension would not have an overbearing impact on habitable rooms in the dwelling to the west of the site.

The impact on that property's garden also requires analysis. This has been raised as an issue through the consultation process, particularly in regard to the ability of the sun to thaw that garden in winter. In response to that point, the garden is south facing and would benefit from direct sunlight in the winter from that direction. While it may be blocked by the proposed extension for a while in the morning, the same effect would persist at present, caused by the rear extension of No. 55 which is of the same size as this proposal. The eaves level of the proposed extension has been kept low and from this point, the apex roof would angle away from the boundary. The increase in the wall height to eaves would be 1.9 metres over the existing flat roof. Given the degree of offsetting, while it is acknowledged that there will be some limited impact at the eastern end of the adjoining garden, close to the house, the proposed development is not considered to compromise existing levels of residential amenity for the rear

garden overall. The proposed extension is therefore considered to accord with policy H4 in this regard.

5.4 Other Issues: Extension

The issue raised through the consultation process with regard to the plans being unclear and not containing marked distances is understandable, given the complexity of the house on site and the level of detail provided on the plans. However, they are to scale, which allows distances to be measured and appear to accurately reflect the existing situation and illustrate the proposal.

Regarding the issue raised over windows. Existing windows are not material to this proposal. The only windows proposed for the extension, which are on the west-facing elevation are a kitchen window at ground floor level, which will face the boundary wall and not provide views over it and windows to light the stairs and landing at ground and first floor level. These latter areas are not habitable rooms and there is no reason why frosted glass should be used. The level of glazing for the stairs suggest that this area will only need to be lit after dark and any 'light pollution' which would be caused next door would be limited and is not considered to be to the detriment of existing levels of residential amenity at that property.

5.5 Detached Building: Conservation Area, Design and Visual Amenity

Detailed Conservation comments appear at 4.2 above. The scale and contemporary design of this building is seen as appropriate, as long as the materials are of sufficient quality. Changes to the materials shown on the plans were requested and received and now become part of this proposal. A condition below requires the submission of samples of materials for the new building prior to the commencement of development, to ensure that quality materials are used. A further condition which would enhance the character of the Conservation Area, also appears below, requiring the boundary wall to be repaired. Subject to these recommended conditions, it is considered that this part of the proposal accords with policy L12 of the adopted Local Plan.

5.6 Detached Building: Residential Amenity

As identified at 1.3 above, this proposed building would not exceed the height of the existing boundary wall. Views of it from outside the site would be limited to those obtained from longer distances and it is considered that, under these circumstances, this part of the proposal would not have any impact on residential impact in terms of the mass of the building itself. The proposed use would be ancillary to the residential use of the dwelling and, given the height of the boundary wall, are not considered to have an impact on the residential amenity of adjoining dwellings. This part of the proposal is therefore considered to accord with policy H4 of the adopted Local Plan.

6. CONCLUSION

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

6.2 The proposal would provide enlarged family accommodation and allow the occupants to work from home, to the benefit of sustainability, without having any adverse impact on residential amenity, visual amenity or the Conservation Area. The proposal accords with policies D1, L12 and H4 of the adopted South Gloucestershire Local Plan.

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

7. RECOMMENDATION

7.1 That planning permission is approved, subject to the conditions shown below.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the commencement of development representative samples of the following materials shall be submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the agreed samples.

- a. timber cladding
- b. tile
- c. natural slate
- d. the roofing material of the office

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development a representative sample panel of natural facing stone, of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of development a representative sample panel of facing render, of at least one metre square, showing the texture and finish, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PK11/1619/F	Applicant:	Mr And Mrs F And H Cobb
Site:	Brittons Farm Beach Lane Upton Cheyney Bristol South Gloucestershire	Date Reg:	25th May 2011
Proposal:	Replacement of existing gates and posts with oak gates and posts	Parish:	Bitton Parish Council
Map Ref:	370604 170743	Ward:	Bitton
Application Category:	Householder	Target Date:	19th July 2011



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 100023410, 2008. **N.T.S.** **PK11/1619/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the installation of closed board oak gates at Brittons Farm, Upton Cheyney. The proposed gates would replace the existing standard five bar timber field gates and would measure 4.6 metres in width by 1.8 metres in height.
- 1.2 The main property is a grade II listed dwelling and the access to the farm house complex would remain as existing. The site is located within the Cotswold Area of Outstanding Natural Beauty and within the Bitton Conservation Area.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
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
L2 Cotswold Area of Outstanding Natural Beauty.
L12 Conservation Areas
L13 Listed Buildings
T12 Transportation Development Control Policy

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

3. RELEVANT PLANNING HISTORY

There have been several application at the site in the past, the most recent of which are listed below:

- 3.1 PK08/3039/LB Internal alterations and insertion of 'arrow slit' window to south elevation, and rooflights to northern and southern roof pitch.
Approved January 2009

- | | | |
|-----|---------------------------------|--|
| 3.2 | PK08/3070/F | Internal alterations and insertion of new doors and windows to facilitate the conversion of existing garage and store to form garage and games room. Erection of 1.3 m high stone wall.
Approved January 2009 |
| 3.3 | PK04/0085/F and
PK04/087/LB | Construction of roof over existing courtyard and installation of double doors to form storage area.
Approved March 2004 |
| 3.4 | PK00/1311/F and
PK00/1017/LB | Erection of extension to existing stable block to provide 6no. stables.
Approved August 2000 |

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Councillors objected to the height of the proposed gates which they felt were out of keeping with the area.
- 4.2 Conservation Officer
Raised concerns
- 4.3 Local Residents
No response received

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. The site is also located within the conservation area as such policy L12 is of relevance.
- 5.2 Design / Visual Amenity
Brittons Farm house is a large late seventeenth century building, built in the local gabled vernacular. The high relieving stone arches over the window heads are a distinctive feature. The property is currently bounded by a stone wall running along the back edge of the lane. Whilst no elevation plans of the existing wall and access has been submitted it is considered that the wall is approximately just over 1m, but varying in height along its length. Confirmation of the existing height has been sought, but no further information has been submitted. There is a break in the cock and hen coping where a large flat stone is positioned, if this is a historic feature it should be retained. The existing wall rises up slightly in height at either side of the opening, and there are currently

two timber posts at this point, to which is fixed a pair of timber 5 bar gates. The proposed gates are not attached to the existing stone wall and no alterations have been proposed to the stone boundary wall.

The materials and design of the oak gates is considered to be acceptable and in keeping with the character of the area. The proposed gates are slightly higher than the existing wall, amended plans were requested to lower the height of the gates so that they would be in line with the existing wall, however no revised plans were received, as such the application must be determined as submitted. Whilst it would be preferable if the gates were lower, the difference in height between the proposed gates and the existing wall is very modest and it is not considered that the gates as proposed would result in any demonstrable harm to the character and appearance of the application site or surrounding conservation area. As such it is considered that the proposal is in accordance with policies D1, H4 and L12 of the South Gloucestershire Local Plan

5.3 Residential Amenity

Given the location and scale of the proposed works, it is not considered that the proposal would have any detrimental impacts on residential amenity.

5.4 Highway Safety

The access and parking would remain as existing. Therefore the parking provision would remain in compliance and within the Councils required parking standards.

5.5 Other Issues

A laurel hedge has been planted to the rear of the existing wall. This planting does not fall within planning controls and therefore can be done without planning permission. The proposal states that the hedge will be maintained at approximately 2m in height. The councils conservation officer is of the opinion that the planting of this hedge is unfortunate as it changes the relationship between the farmhouse with the lane, and it is not a traditional form of planting for this rural traditional context.

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 gates are of an appropriate standard in design and reflect the character of the application site and surrounding properties. Furthermore the proposal would not harm the amenities of the neighbouring properties and would preserve the character and appearance of the conservation area and the setting of the listed building. As such the proposal accords with Policies D1, L12, L13 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.

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

January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be approved subject to the following conditions

Contact Officer: Kirstie Henshaw

Tel. No. 01454 865207

CONDITIONS

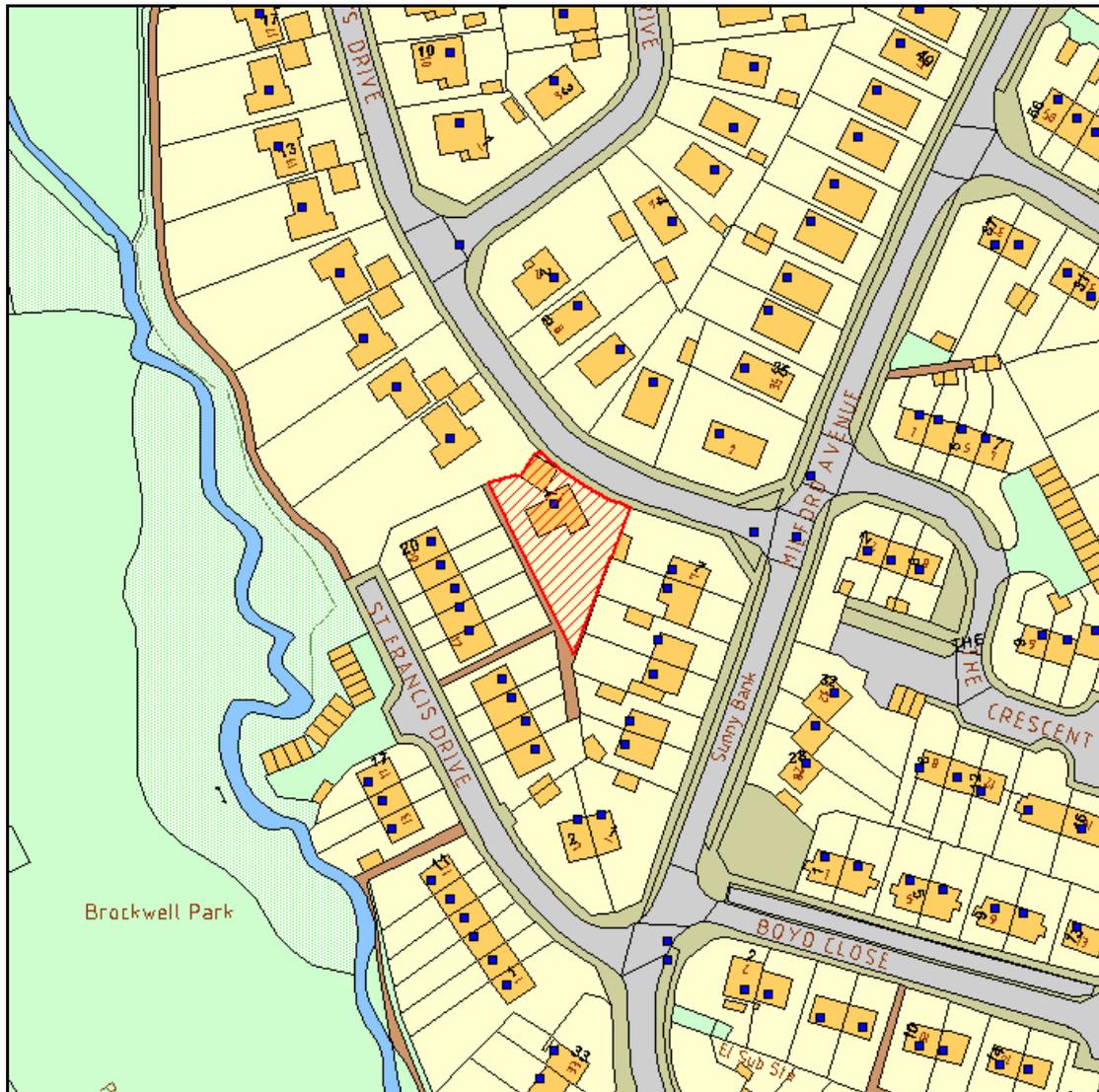
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PK11/1688/F	Applicant:	Mr Donald Demers
Site:	1 St Annes Drive Wick Bristol South Gloucestershire BS30 5PN	Date Reg:	2nd June 2011
Proposal:	Erection of first floor rear balcony with associated timber screen. (Retrospective).	Parish:	Wick And Abson Parish Council
Map Ref:	369917 173168	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	22nd July 2011



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 100023410, 2008. **N.T.S.** **PK11/1688/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 from neighbouring residents.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a first floor rear balcony and associated timber screen at 1 St Annes Drive, Wick. The proposed balcony measures 3 metres wide by 2.4 metres in depth. The balcony is raised 2.5 metres above ground level and a timber fence screen, which is 1.8 metres in height from the floor level of the balcony would be erected on the western elevation.
- 1.2 The property is a two storey detached dwelling and is located within a residential area of Wick. The site is also washed over by the Bristol/ Bath Green Belt. The balcony is already in place without the proposed timber screen.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
- 2.2 Development Plans
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

South Gloucestershire Core Strategy, submission Draft December 2010
CS1 High Quality Design
CS9 Environmental Resources and Built Heritage
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Council Development in the Green Belt SPD (Adopted) June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Wick and Abson Parish Council
No response received

4.2 Local Residents

Four letters of objection have been received from local residents raising the following concerns.

- The balcony was erected in 2010 without consultation or notification to neighbours.
- Since erected, loss of privacy to bedrooms and gardens of 12, 14, 16, 18 and 20 Francis Drive
- Overlooking
- Don't want anything looking monstrous, spoiling outlook
- How long would the screen last, it would need to be permanent.
- Screen needs to be of an attractive nature
- Conifers should be planted
- Timber screen is a welcome addition
- A long term clause would be needed such as in the deeds or equivalent.
- No side windows were on the original design and build of 1 St Annes to ensure privacy, therefore surely alterations and additions should not overlook neighbouring properties.
- The offending balcony can't just be screened
- 5-7 years for trees to grow to screen the balcony
- Trees may cause subsidence issues.
- Trees would result in loss of light and sunlight in gardens.

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 balcony is of an appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. The balcony is of modest size in comparison to the bulk of the main dwelling and is suitably subservient to it. Furthermore the proposed and existing materials are considered to be appropriate and in keeping with the character of the site. A condition would be attached to any permission to ensure that the screen remains in place and is maintained to satisfactory standard.

The proposed balcony and screen are located to the rear of the existing dwelling and given the modest scale of the proposal, 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 application is part retrospective as the balcony is already in place and has been for some time. In addition to seeking retrospective permission for the existing balcony it is proposed to erect a tight weave timber screen to the

western side of the balcony to overcome issues of overlooking and loss of privacy.

Given the gradient of land to the rear of the application site the neighbouring properties on St Francis Drive are at a significantly lower level. As such whilst there is a degree of overlooking from the existing rear windows, the balcony results in a significant increase in the level of perceived overlooking to the occupiers of No's 12-20 St Francis Drive. It is considered that the proposed 1.8 metre high screen, which would be erected to the western side of the balcony, would sufficiently reduce the overlooking and loss of privacy experienced by the neighbouring occupiers on St Francis Drive. The proposed timber screen is of a sufficient height and width to ensure that there is no direct overlooking to the nearest neighbouring properties, No's 14-20 St Francis Drive. It is accepted that rear gardens of properties further south than these would still be slightly overlooked by the balcony, however it is considered that this level of overlooking would be comparable with the existing levels of overlooking from the existing first floor windows of No. 1 St Annes Drive, furthermore it is considered that these properties are situated a sufficient distance away from the application property to not experience a loss of privacy from the proposal.

The proposed balcony is located approximately 9 metres away from the nearest neighbouring property, as such, it is not considered that the proposal would have any overshadowing or overbearing effect on the neighbouring dwellings.

Whilst concern has been raised that the proposed screen may not be retained, a condition would be attached to any permission to ensure that the screen is erected within 1 month of the decision date and that the screen must be retained thereafter.

There are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore subject to the attachment of conditions to ensure the erection, retention and maintenance of the proposed timber screen, the impact on residential amenity is subsequently deemed acceptable.

5.4 Impact on the Green Belt

The application site lies within the designated Green Belt, where proposals for extensions must not result in 'disproportionate additions' over and above the size of the original dwelling and would not compromise the 'openness' of the Green Belt. As a general rule of thumb Council guidelines advise that extensions should not increase the original size of a dwelling by any more than 30%. In addition to the impact the proposed balcony would have on the openness of the Green Belt on its own, regard must also be had for other works that have taken place. In order to avoid the cumulative effect of several modest extensions resulting in a disproportionate enlargement of the dwelling, the presence of any existing extensions must be taken into account.

Given the modest scale of the proposal in comparison to the scale of the main dwelling, it is considered that the balcony is a proportionate addition. Furthermore the scale and location of the proposal, within the curtilage of the

dwelling and settlement boundary of Wick, it is not considered that the proposal would have any detrimental impacts on the visual amenity or openness of the Green Belt.

5.5 Other Issues

The planting of trees has been suggested by neighbouring residents, in addition neighbouring residents have also objected to the planting of trees. It should be noted that the planting trees/hedges is not considered to be development and as such can not be restricted under planning legislation. Furthermore, no mention of planting trees has been made in the submission.

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 proposed balcony and screen are of an appropriate standard in design and reflect the character of the main dwelling house and surrounding properties. Furthermore the proposal would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. As such the proposal accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.

b). The proposal is considered to be a proportionate addition and would not effect the visual amenity or openness of the Green Belt in accordance with policy GB1 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 timber screen hereby permitted shall be erected as shown on drawing No. 3, received 27th May 2011, before the expiration of one month from the date of this permission and maintained and retained to a satisfactory standard thereafter.

Reason

To protect the privacy and amenity of neighbouring occupiers and to ensure a satisfactory standard of external appearance, in accordance with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PK11/1762/F	Applicant:	Mr M Gunning
Site:	90 Bye Mead Emersons Green Bristol South Gloucestershire BS16 7DQ	Date Reg:	8th June 2011
Proposal:	Erection of single storey rear extension to form additional living accommodation.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366662 177845	Ward:	Emersons Green
Application Category:	Householder	Target Date:	29th July 2011



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 100023410, 2008. **N.T.S.** **PK11/1762/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey rear extension to form additional living accommodation. The extension would measure 3 metres deep by 4.5 metres wide and achieving an overall height of 3.5 metres.
- 1.2 The application site relates to a three storey modern town house situated in the established residential area of Emersons Green.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Design in New Development

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

South Gloucestershire Core Strategy, Submission Draft December 2010

CS1 High Quality Design

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No objections

Other Representations

- 4.2 Local Residents
One objection has been received by a local resident. The objection reads: The current building line of the applicant's premises by design already projects beyond my building line by 1.2 metres. A further proposed projection of 3.0 metres will take the building line of the applicant's premises to 4.2 metres and I am concerned that this will cause me significant loss of light through my kitchen window. At 4.2 metres this will take the building line to almost half of the length

of the rear garden, my rear garden will take on the appearance of being in a tunnel as I already have a garage wall forming part of my boundary to the other side, a garage wall forming part of the boundary to the end and an already existing rear conservatory. Light will be restricted.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policies D1 and H4 of the South Gloucestershire Local Plan allow for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met

5.2 Design and Visual Amenity

The existing dwellinghouse is located in the mid point of a terrace of three properties, those either side are two storey dwellinghouses. Both the front and rear building lines are slightly forward of those of its neighbours by approximately 1.0 metre. The dwellinghouse has a mixture of construction materials including buff coloured brick with red brick detailing, pale stonework and painted render.

The proposed rear extension would be of brick construction on two sides and doors/windows on its third. It would have a simple lean-to roof design with two velux windows and extend across almost the entire width of the property. Materials used in its construction would match those of the existing dwellinghouse. It is therefore, considered that the scale and design of the proposal is in-keeping with the character of the property and the area in general and as such complies with Policy D1 of the South Gloucestershire Local Plan (adopted) 2006.

5.3 Residential Amenity

The application site has a small rear garden measuring approximately 5 metres wide by 10 metres long. The proposed extension would fill the space currently occupied by a patio area, set at a slightly lower level than the rest of the garden. The garden is bound on its east and west sides by a 1.8 metre high fence and to the rear by the side elevation of the garage of No. 86 Bye Mead. Doors/window to the structure would open directly onto the garden from its southern elevation.

It is acknowledged that the proposed conservatory would extend slightly above the height of the existing fence. However, as the design is a lean-to roof only a small proportion of between approximately 0.8 metres and 1.7 metres of this would appear above the fence and no windows are proposed in either of the side elevations.

Currently the rear building line of No. 90 Bye Mead projects outwards by one metre more than either of its neighbours. The addition of the extension would take this building line to 4 metres from the main dwellinghouse. Although it is recognised that the rear extension would make a difference to No. 92 Bye Mead, on balance the additional level of resultant shadowing is not considered

to have a substantial impact over and above the existing impact caused by the depth of the present projection.

Given the design, the presence of an existing fence, the current projecting building line and the orientation of the garden there are no concerns relating to loss of daylight/sunlight for neighbouring properties. Furthermore, there are no issues of inter-visibility or loss of privacy and sufficient garden space will remain to serve the property. The impact on residential amenity is subsequently deemed acceptable.

The proposal is therefore deemed to accord with Policy H4 of the South Gloucestershire Local Plan (adopted) 2006.

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 single storey rear extension is considered to be in-keeping with the overall character of the dwelling and surrounding area in terms of its scale, design and the materials used. Furthermore, the existing level of residential amenity afforded to neighbouring properties is protected. As such the proposal accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

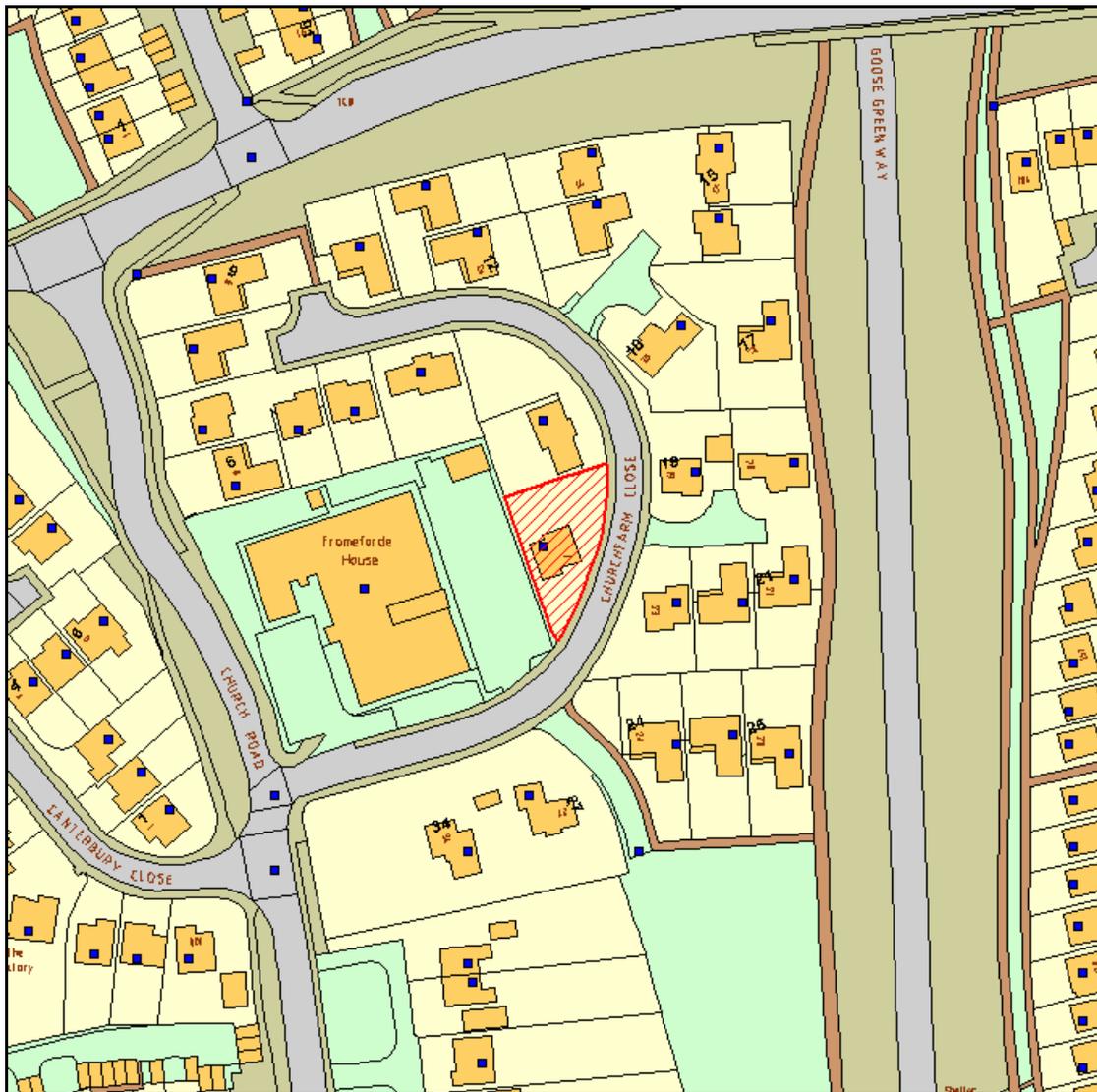
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PK11/1808/F	Applicant:	Mr And Mrs S Phillips
Site:	1 Churchfarm Close Yate Bristol South Gloucestershire BS37 5BZ	Date Reg:	13th June 2011
Proposal:	Erection of single storey front and side extensions to form additional living accommodation.	Parish:	Yate Town Council
Map Ref:	371623 183155	Ward:	Yate North
Application Category:	Householder	Target Date:	3rd August 2011



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 100023410, 2008. **N.T.S.** **PK11/1808/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of two single storey extensions to a two storey detached red brick and tile dwelling, one at the front and one at the side. The house on site stands close to the entrance to Church Farm Close, a residential cul-de-sac, which also has an office building in it, the grounds of which forms the western boundary of the site.
- 1.2 The street scene is characterised by dwellings of individual designs, commonly two storey, using the same facing materials as the site. The western site boundary is marked by a conifer hedge while a lower hedge runs along the front boundary to the road. The site is open to the front, which is the main view of the dwelling on approach.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 House Extensions
- South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1 High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 PK09/0404/F Single storey rear extension Approved
- 3.2 PK02/2142/F First floor side, single storey side and rear extensions including conservatory and front bay with extended roof pitch above Approved
- 3.3 PK00/0468/F Single storey rear extension, front dormer and extension to front canopy Approved
- 3.4 P96/1813 Relocation of boundary wall Approved
- 3.5 P90/2688 Alterations to dormer window to form extended bathroom. Erection of double garage Refused

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
The Town Council has been notified by a resident of Church Farm Close that they have not been consulted and the Council wishes to object until the neighbours have been consulted.
- 4.2 Other Consultees [including internal consultees of the Council]

None

Other Representations

- 4.3 Local Residents
No replies received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The main issues to be assessed are therefore the impact of the proposed extensions on visual amenity and the street scene in general and its impact on residential amenity. The issue raised in the objection is examined at 5.4.

5.2 Visual Amenity/ Design

The front extension is considered to be the more prominent of the two, projecting three metres in front of the front building line, with a forward-facing gable end. The result would be an approximately square element of simple design. The side extension would project by 1.5 metres, be 3.3 metres wide and be largely screened from views from the road by the boundary hedge. This latter extension would feature a simple lean-to design. Both roof slopes would extend to first floor cill level and the materials to be used are shown as matching the host dwelling. The design is considered to be simple enough to be effective. Local distinctiveness derives mainly through the facing materials used in the close and the variation in individual design as the houses have been extended over the years. This proposal is considered to accord with local distinctiveness and not harm the street scene, in accordance with policy D1 of the adopted Local Plan.

5.3 Impact on Residential Amenity

Both extensions are single storey and, although they project beyond the existing building lines of the house, the directions in which they would project are across the road from the nearest properties. It is considered that the proposal has no detrimental impact on existing levels of residential amenity and that the proposal accords with policy H4 of the adopted Local Plan.

5.4 Consultation

Consultation was carried out in accordance with the Council's adopted procedure for consultation on planning applications, published in the Statement of Community Involvement. This is a householder application and therefore all neighbours with contiguous boundaries were sent a letter, as well as the two properties facing the site across Church Farm Close and No. 24 as well, as that property would be opposite the proposed front extension. The consultation process was followed properly and yielded no replies from neighbours.

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 extensions would provide enlarged family accommodation, without having any adverse effect on existing levels of residential or visual amenity, in accordance with policies D1 and H4 of the adopted South Gloucestershire Local Plan.

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

7. RECOMMENDATION

7.1 That planning permission is approved.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

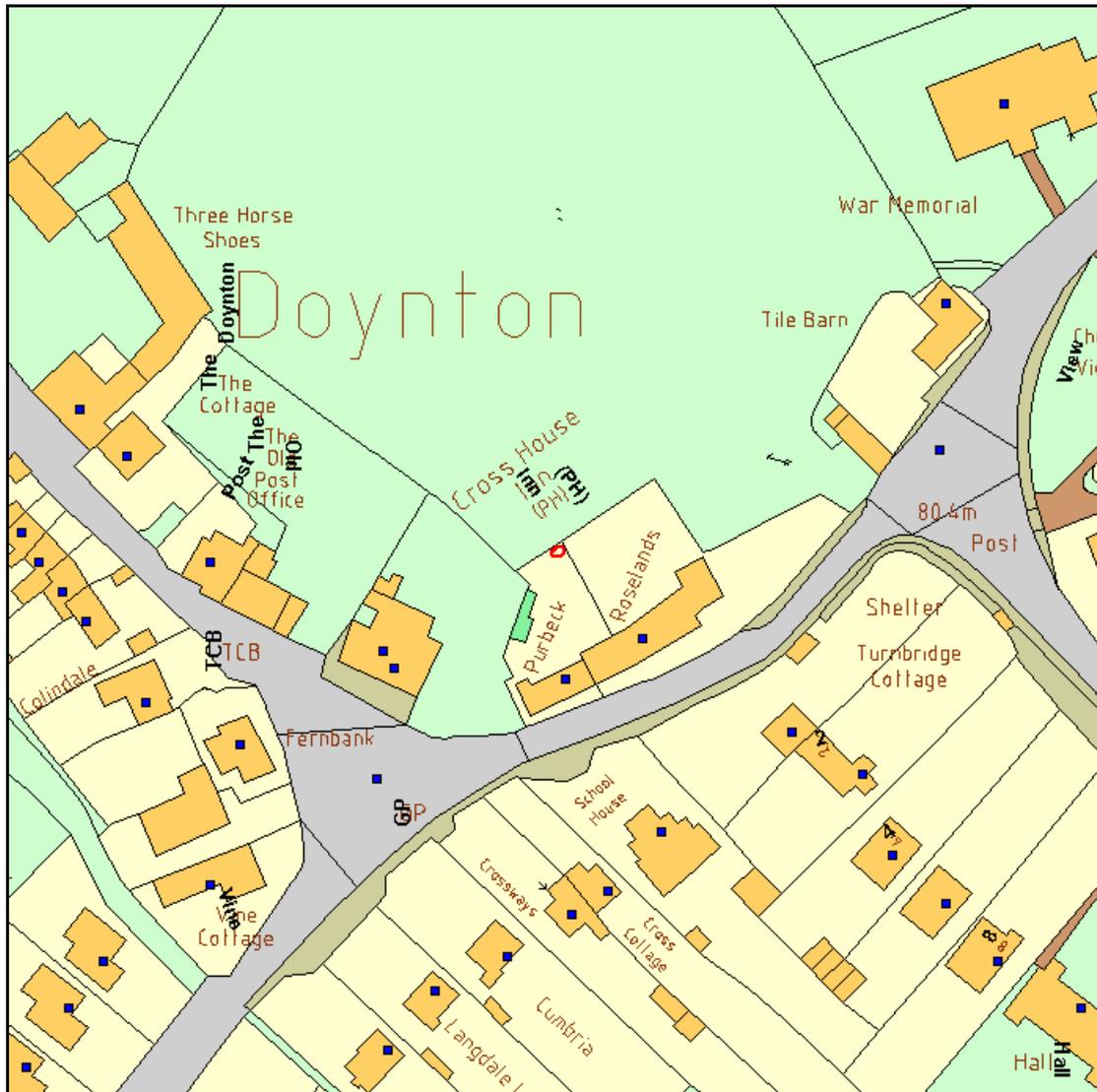
Reason

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

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.: PK11/1842/TCA
Site: Purbeck Cottage Church Road
 Doynton Bristol South Gloucestershire
Proposal: Works to fell 1 no. Eucalyptus Gunnii
 tree situated within the Doynton
 Conservation Area
Map Ref: 371977 174014
**Application
 Category:**

Applicant: Mrs Diane Webb
Date Reg: 14th June 2011
Parish: Doynton Parish
 Council
Ward: Boyd Valley
**Target
 Date:** 21st July 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application should be referred to Committee as the applicant is an employee of the Council. However, due to the type of application officers are limited by its time constraint and it therefore appears on the Circulated Schedule instead.

1. THE PROPOSAL

1.1 The applicant is seeking permission to fell 1 no. Eucalyptus Gunnii tree. The tree is situated within the residential curtilage of a dwellinghouse located within the Doynton Conservation Area.

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 | P87/2065/L | Incidental works of demolition and erection of two storey rear extension to form kitchen, WC and lobby with bedroom above, erection of side extension at first floor level to form bathroom incorporating installation of dormer window in front elevation |
| | Approved | 26 th August 1987 |
| 3.2 | P87/2064 | Erection of two storey rear extension to form kitchen, WC and lobby with bedroom above, erection of side extension at first floor level to form bathroom incorporating installation of dormer window in front elevation |
| | Approved | 26 th August 1987 |
| 3.3 | P93/1347/L | Erection of single storey rear extension to provide conservatory |
| | Approved | 20 th June 1993 |
| 3.4 | PK08/2126/LB | Internal works to replace window with new timber doors between kitchen and conservatory |
| | Approved | 29 th August 2008 |

4. CONSULTATION RESPONSES

4.1 Doynton Parish Council

No objection

4.2 Other Consultees [including internal consultees of the Council]

Tree Officer

No objections

Other Representations

4.3 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 Assessment of proposal

The tree is in the rear garden of the application site and due to its location in the far north of the site plus high garden walls is not visible from the main highway. The tree therefore offers little visual amenity to the area and as a result would not fulfil the criteria for a Tree Preservation Order.

The proposed works are to fell the tree which has suffered from considerable frost damage and has subsequently died. The Tree Officer has 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 raise no objection 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 objection

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PT11/1480/F	Applicant:	Mr Robert James Britton
Site:	The Lodge 106 High Street Winterbourne Bristol South Gloucestershire	Date Reg:	24th May 2011
Proposal:	Erection of 1.5 metre boundary railings and 2 no. stone pillars. Replacement hardstanding area with cobblestones.(Re-submission of PT10/3456/F)	Parish:	Winterbourne Parish Council
Map Ref:	365140 181202	Ward:	Winterbourne
Application Category:	Householder	Target Date:	15th July 2011



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 100023410, 2008. **N.T.S.** **PT11/1480/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a 1.5 metre boundary railings and 2 no. stone pillars and replacement of hardstanding area with cobblestones. (Re-submission of PT10/3456/F)
- 1.2 106 High Street is a curtilage grade II listed building, being the former lodge to Silverhill School. The application relates to the introduction of railings to the south of the lodge building to divide the residential land from the access road leading into the school site.
- 1.3 A previous application (PT10/3456/F) for the erection of boundary railings and gates was refused for the following reason:
- The application has been submitted without any supporting information or justification and there are significant concerns over the quality of the submitted drawings. As a consequence from the information that is submitted it is likely that the proposed boundary railing and gates would not meet a sufficiently high quality of design and are likely to have a detrimental impact on the setting of a Grade II listed building. The application is therefore contrary to Policies D1 and L13 of the South Gloucestershire Local Plan (Adopted) 2006, the South Gloucestershire Design Checklist (Adopted) 2007 and the provisions of PPS5.

2. POLICY CONTEXT

2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
PPS1 Delivering Sustainable Development
PPG13 Transport
PPS5 Planning for the Historic Environment

2.2 Development Plans

Joint Replacement Structure Plan – Policy 19

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design
H4 Development within Existing Residential Curtilage
L1 Landscape Protection and Enhancement
L13 Listed Buildings
T12 Transportation Development Control Policy for New Development

Emerging Development Plan

Core Strategy Proposed Changes Version (December 2010)

CS1 High Quality Design

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 PT10/3456/F - Erection of boundary railings and gates. Refused.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

No objection.

4.2 Other Consultees

Conservation Officer

No objection subject to conditions.

Transportation

No objection.

Other Representations

4.3 Local Residents

One letter of objection was received raising the following concerns:

- The proposed railings may suffer damage by restricting the clear passage of large vehicles along the drive. Silverhill School would refuse to exercise any responsibility for any damage ensuing.
- The railings are totally unnecessary and would constitute a hazard to the free access of vehicles.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy L13 of the Local Plan seeks to ensure that new development involving curtilage listed buildings will not result in a harmful impact to the setting of the listed building or the loss of historic fabric.

Policy H4 of the Local Plan states that *proposals for development within existing residential curtilages*, will be permitted subject to certain criteria. The principle of the development is therefore acceptable subject to the following detailed assessment.

5.2 The Listed Building and its Setting

The host dwelling is deemed to be a heritage asset as defined by the criteria in PPS5 and is located immediately adjacent the principal entrance wall and piers to the school site. As such, any application for works affecting either the building or its setting should be accompanied by a description of the significance of the heritage assets affected and the contribution of their setting to that significance in accordance with Policy HE6 of PPS5.

5.3 The application relates to the introduction of railings to the south of the lodge building to divide the residential land from the access road leading into the school site. The scheme has been amended since the previous refusal, and better quality drawings submitted to illustrate the proposals along with a heritage statement.

5.4 The proposed railings are traditional in their design. The railings are simple square posts and bars, kept to a small section size to maintain the illusion of a continuous railing rather than a series of panels set between heavy uprights. The bars and posts are finished with a slightly rounded point with curved backstays providing the lateral support.

5.5 The railings are to be terminated at the entrance to the lodge parking area with two new stone piers. These are aligned with the wall of the main building to avoid appearing isolated. The choice of stone, construction and finish will be conditioned to ensure a quality appearance. No gates appear to be proposed, and the unsightly fence panels abutting the lodge are to be removed to provide a walkway around the building. The flooring in this area is also to be changed from a concrete slab to a cobble/sett surface to enhance the character of this area.

5.6 Transportation

The Council's Highways Officer visited the site and took some measurements and as a consequence was satisfied that the proposed railings, which are shown clear of the existing access road, will not significantly impede vehicle movements including traffic flow and manoeuvrability. The proposed parking arrangements are therefore considered acceptable.

5.7 Residential Amenity

The railings would not adversely impact upon neighbouring occupiers in terms of privacy or overbearing impact.

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 development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.
- a) The proposal would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - b) The proposal would not prejudice highway safety and the proposed parking provision would be acceptable. The development therefore accords to Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - c) The development would preserve the setting of the listed building. The development therefore accords to Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

- 7.1 That planning permission is **GRANTED** subject to the conditions attached to the decision notice.

Contact Officer: William Collins
Tel. No. 01454 863425

CONDITIONS

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

Reason
To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. A sample panel of stonework for the new pier demonstrating the stone colour and texture, coursing, finish, and pointing shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample. For the avoidance of doubt, both the piers and the capping stones shall be formed in natural stone.

Reason

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the adopted Local Plan, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPS5.

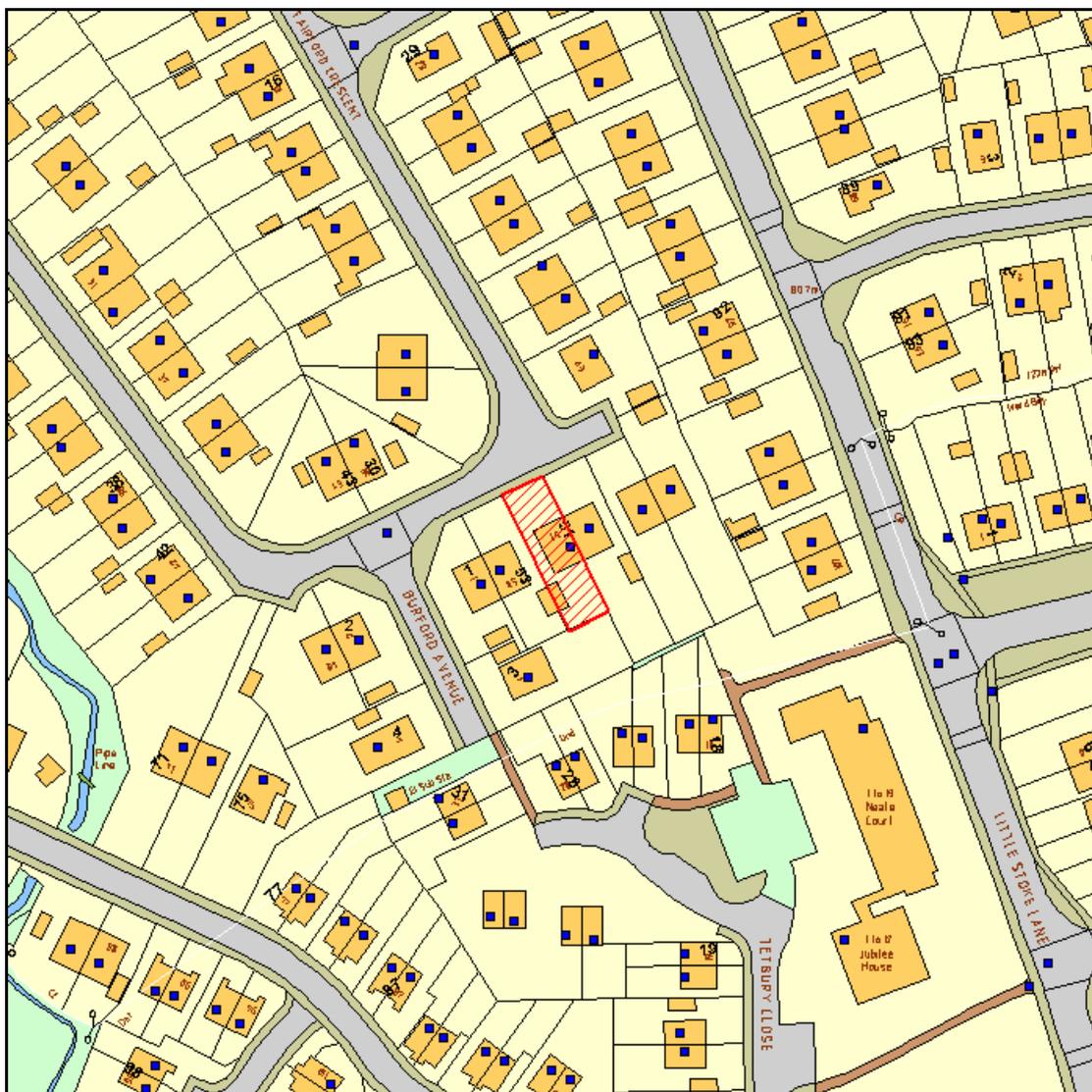
3. No development shall take place until a sample of the proposed cobbles have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed sample.

Reason

To maintain and enhance the character and setting of the listed building, and to accord with Policy L13 of the adopted Local Plan, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPS5.

CIRCULATED SCHEDULE NO. 26/11 – 8 JULY 2011

App No.:	PT11/1616/F	Applicant:	Mr And Mrs N Merrick
Site:	51 Fairford Crescent Patchway Bristol South Gloucestershire BS34 6DQ	Date Reg:	25th May 2011
Proposal:	Extension to existing front dormer window	Parish:	Patchway Town Council
Map Ref:	361092 181634	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Householder	Target Date:	18th July 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the extension to an existing front dormer window.
- 1.2 The application relates to a chalet style dwelling on the south side of Fairford Crescent, Patchway.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1: Achieving Good Quality Design in New Development
H4: Development within Existing Residential Curtilages
T8: Parking Standards
T12: Transportation Development Control Policy for New Development

South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1: High Quality Design
CG17: Housing Diversity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
No comments received
- 4.2 Other Consultees
No comments received

Other Representations

- 4.3 Summary of Local Residents Comments
One letter received expressing the following concerns:

- There is concern regarding disruption during the construction works;
- Concern in respect of the structural integrity of the neighbours property post construction;
- Concern in respect of the visual impact on the neighbours dwelling after completion with the chalet style appearance lost;
- Photos of the front and rear elevation are supplied.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning H4 is permissive of proposals for residential development within residential curtilages subject to considerations of design, residential amenity and highway safety.

5.2 Design/ Visual Amenity

The application relates to a semi-detached chalet style dwelling that is typical of the dwelling type within this area. It is noted that a number of the surrounding properties have been extended; primarily through the addition of front and rear flat roof dormers.

5.3 The dwelling already benefits from a flat roofed front dormer that extends half the width of the property and matches that serving the attached dwelling; this provides a symmetrical appearance to these semi-detached properties. Nevertheless, the proposal would allow the increase in size of this dormer with it to stretch the full width of the front roof slope allowing the creation of two bedrooms (with one ensuite).

5.4 In response, whilst it is acknowledged that the proposal would imbalance the appearance of these dwellings, given the many other examples of similar extensions within the area, it is not considered that permission can be reasonably withheld on this basis. Accordingly, there is no objection to this current application.

5.5 The submitted plans also show a rear dormer although this has not been included as part of the application; this is on the basis that it would form permitted development.

5.6 Residential Amenity

The attached dwelling benefits from the same sized front dormer and whilst the proposal would impact upon the appearance of these two units, it is not considered that any significant impact in residential amenity would be caused. In this regard, the proposal would be sited to the far side of the dwelling and be subject to Building Regulations approval. Further, all development works are likely to result in an element of disturbance and it would be unreasonable to withhold planning permission on this basis.

5.7 All other neighbouring dwellings are positioned at an appreciable distance from the site of the proposal thus on this basis, and in view of the nature of the works proposed, it is not considered that any significant adverse impact in residential amenity would be caused.

5.8 Highway Safety

The proposal would not impact upon the existing parking and turning arrangements. Accordingly, and given the level of parking available, there is no highway 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 design, scale and massing of the proposed front dormer would be in keeping with the other properties within the locality. On this basis, the proposal is considered to be compliant with Planning Policies D1 (Achieving Good Quality Design in New Development) and H4 (Development within Existing Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
2. The proposal would not cause any significant adverse impact in residential amenity and thus is considered to accord with Planning Policy H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The proposal would not interfere with the existing parking and turning arrangements and would accord with Planning Policies T8 (Parking Standards) and 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. Prior to the commencement of development [details/samples] of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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