



**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. 33/11**

**Date to Members: 25/08/11**

**Member's Deadline: 01/09/11 (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](mailto: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](mailto:MemberReferral@southglos.gov.uk), where referrals can be picked up quickly by the Development Services Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863518, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

# CIRCULATED SCHEDULE – 25 AUGUST 2011

<b>ITEM NO.</b>	<b>APPLICATION NO</b>	<b>RECOMMENDATION</b>	<b>LOCATION</b>	<b>WARD</b>	<b>PARISH</b>
1	<b>PK11/1875/F</b>	Approve with Conditions	149 Whittucks Road Hanham South Gloucestershire	Hanham	Hanham Abbots Parish Council
2	<b>PK11/1932/R3F</b>	Deemed Consent	Parkwall Primary School Earlstone Crescent Cadbury Heath South Gloucestershire	Parkwall	Oldland Parish Council
3	<b>PK11/1965/RVC</b>	Approve with Conditions	Land Adjacent To Yate Leisure Centre Kennedy Way Yate South Gloucestershire	Yate Central	Yate Town
4	<b>PK11/2134/F</b>	Approve with Conditions	1 Mill Lane Bitton South Gloucestershire BS30 6HJ	Bitton	Bitton Parish Council
5	<b>PK11/2173/F</b>	Approve with Conditions	33 Bibury Crescent Hanham South Gloucestershire	Hanham	Hanham Parish Council
6	<b>PK11/2175/F</b>	Approve with Conditions	15 Grace Close Chipping Sodbury South Gloucestershire BS37 6NS	Chipping	Sodbury Town Council
7	<b>PK11/2189/F</b>	Approve with Conditions	15 Highway Yate South Gloucestershire BS37 7AB	Yate Central	Yate Town
8	<b>PK11/2195/F</b>	Approve with Conditions	6 Victoria Street Staple Hill South Gloucestershire BS16 5JS	Staple Hill	None
9	<b>PK11/2245/F</b>	Approve with Conditions	82 Memorial Road Hanham South Gloucestershire	Hanham	Hanham Abbots Parish Council
10	<b>PT11/2331/F</b>	Approve with Conditions	Bradley Stoke Jubilee Centre Savages Wood Road Bradley Stoke South Gloucestershire	Bradley Stoke Central And Stoke Lodge	Bradley Stoke Town Council

## CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011

<b>App No.:</b>	PK11/1875/F	<b>Applicant:</b>	G.A. Francis And Son Ltd
<b>Site:</b>	149 Whittucks Road Hanham Bristol South Gloucestershire BS15 3PY	<b>Date Reg:</b>	4th July 2011
<b>Proposal:</b>	Erection of 3no. detached dwellings and 3no. detached garages with access and associated works.	<b>Parish:</b>	Hanham Abbots Parish Council
<b>Map Ref:</b>	364189 171398	<b>Ward:</b>	Hanham
<b>Application Category:</b>	Minor	<b>Target Date:</b>	24th August 2011



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. **N.T.S.** **PK11/1875/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

Objections have been received, which do not accord with the officer's recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of three detached dwellings, together with detached garages and associated works, within the side garden of No. 149 Whittucks Road, Hanham, where it abuts an open space. The application follows approval of an outline scheme for the same development in November 2008. That application determined the means of access to the site, which is replicated in this proposal, but all other matters were reserved. Following the receipt of this application, amended plans were requested and received showing the proposed dwellings located further from the rear garden of the adjoining property. The houses in question have been designed to ensure that habitable rooms do not overlook this rear garden.
- 1.2 No. 149 is a semi-detached dwelling at the end of a row of similar houses. The most prominent of the three proposed houses would be detached and stand at the front of the site in line with the established front building line of the street. To the rear it would project slightly beyond the established rear building line and its width would match that of the other houses in the street. The other two proposed dwellings are proposed to be orientated towards the green to the north of the site, the boundary to which is demarcated by a hedgerow. Between the proposed dwellings and the hedgerow would run the access road, forming two hammerheads to separate the dwellings, which would end with garages to serve them.
- 1.3 The end of the site is shown as being fenced off to provide a habitat for a badger sett which had been identified with the previous application. Under the revised proposal, garden spaces for plots 2 and 3 (4 bedroom properties) would be to the rear of the proposed dwellings. Plot 1, a three bedroom dwelling on the street frontage, would have small gardens to the front and rear, while the residual gardens for No. 149 would again be at the front and rear. Parking for the residual house is proposed to the rear of it. The new houses would have garages and open parking.
- 1.4 The scale and proportions of Plot 1 are intended to be faithful to the Whittucks Road street scene, while Plots 2 and 3 would be low eaves, cottage style houses, featuring pantiles and render.
- 1.5 Reconsultation was carried out on the amended plans, but no further replies were received in response to that consultation.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPS3 Housing  
PPG13 Transportation
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within residential curtilages

T8 Parking standards

T12 Highway safety

L9 Species Protection

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1 High Quality Design

CS9 Environmental Resources

CS16 Housing Density

CS17 Housing Diversity

2.3 Supplementary Planning Guidance  
Biodiversity Guide

**3. RELEVANT PLANNING HISTORY**

- 3.1 PK07/3147/O Erection of 4 dwellings (outline) Refused
- 3.2 PK08/1668/O Erection of 3 dwellings (outline) with means of access to be determined Approved

**4. CONSULTATION RESPONSES**

4.1 Hanham Abbots Parish Council

Object. The proposal would result in an overdevelopment of the site, with an overbearing effect on the neighbouring property and views of the Hanham Hills are likely to be detrimentally affected. The access is close to a bus stop, adding to traffic dangers on a busy road.

4.2 Other Consultees [including internal consultees of the Council]  
Environmental Protection

No objection in principle

Technical Services (Streetcare)

No objection in principle, subject to the submission of a SUDS compliant drainage plan (secured by condition) and permeable paving of any area of hardstanding exceeding 5 square metres in size.

Ecology Officer

The application includes a protected species statement by County Contracts dated 6<sup>th</sup> June 2011 as required by Conditions 9 and 10 of PK08/1668/O. The site has been partially cleared of vegetation prior to discharging the aforementioned Conditions.

*Badgers*

The initial protected species 'memoranda' dated 20<sup>th</sup> September 2008 and forming part of PK08/1668/O identified a large active badger sett within a hedgerow between the application site and the adjoining public open space.

The application provides details of a mitigation strategy to protect the sett during development and retain it *in situ* in perpetuity within a protection zone demarcated 10m from the south-western boundary.

#### *Slowworms/Grass Snakes*

The same memoranda confirmed both slow-worm and grass snake using the site, although the well-tended nature of the garden rendered it sub-optimal for reptiles.

A 'trap-and-take' exercise is presently underway, relocating any animals found to outside the site and precluding any return by reptile-proof fencing.

#### Conclusions

There are no ecological constraints to granting planning permission. Appropriately worded Conditions should be attached regarding mitigation strategies for badgers and reptiles.

#### Recommendations

1. That all development is subject to the provisions of the badger mitigation strategy forming part of the protected species statement drawn up by County Contracts and dated 6<sup>th</sup> June 2011 (L9);
2. That all development is subject to the provisions of the reptile mitigation strategy forming part of the protected species statement drawn up by County Contracts and dated 6<sup>th</sup> June 2011 (L9);

#### Sustainable Transportation

This is a further resubmission of previous proposals which sought outline planning permission to demolish the existing property and erect three new dwellings in its place at 149 Whittucks Road, Hanham (PK08/1668/O). No transportation objection was raised to the proposals in 2008 as the previously substandard vehicular access had been widened, for approx the first 25m, to provide for two-way traffic in to and out of the site. In addition, an adequate turning area suitable for service vehicles had also been provided within the site boundary.

Small changes have been made to the internal layout of the site and it would be prudent to request as additional information; the swept path analyses of the revised access routes to the garages and allocated parking spaces, particularly in respect of plot number 3.

It should be noted that parking in line with the maximum standards set out in Policy T8 of the SGLP would be needed for each of the four-bed properties and they should each have three parking spaces allocated to them, which would total 9 spaces. (Previous advice was given for two and three bed properties).

#### **Other Representations**

##### 4.3 Local Residents

3 letters of objection were received to the proposal, prior to the amendments. These cited the following concerns:

- The site is too small for the proposed development, in particular in terms of width
- The means of access is inadequate, particularly for emergency vehicles
- There are wildlife species present on site and this development would result in the loss of valuable educational resources
- The access is too close to a bus stop and a park and has poor visibility
- Loss of privacy
- Planning application PK07/3147/O was refused for reasons which are relevant to the current application
- The new houses would clash with the prevailing street pattern
- The houses are too tall and would be seen above the hedgerow
- Impact on residential amenity for garden to the south of the site
- Some of the trees and hedges on the site were recently destroyed at the height of the nesting season. Despite this being illegal, the Council took no action
- The developer is currently building an extension on the back of No. 149
- This proposal would involve the development of a back garden
- Overlooking from loft windows in the rear elevations

## 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. In this instance, the main material considerations stem from the previous approval of outline permission which established two factors – the principle of development on the site at three dwellings and the location and acceptability of the means of access. Under these circumstances, it is considered that these issues cannot be revisited, even though this is a full application and not Reserved Matters. Last year's government announcement on 'garden grabbing' allowed Councils to come to a decision on each case on its merits. In this instance, given the material consideration of the previous outline decision, in response to which a Reserved Matters application could be submitted, it is considered that there is no valid reason why the principle of the amount of development on this site should now be refused. The following analysis concentrates on issues arising from the adopted Local Plan policies.

### 5.2 H4: Impact on Residential Amenity of Neighbouring Occupiers

In comparison with the original layout proposed, with the houses to the rear of the site located to their rear of their plots, with their gardens to the side, the revisions made to the layout are considered to represent a significant improvement. The positions of the proposed houses have been brought forward, making space for gardens behind them and establishing a garden to garden relationship along the southern edge of the site. The scale of the proposed dwellings has not been changed, but their separation distance from the edge of the site has been increased and it is considered that there would be no overbearing impact on the rear garden of No. 147 Whittucks Road as a result.

With regard for the potential for overlooking of the rear garden of No. 147, the design for plots 2 and 3 are repeated to create a matching pair. At ground floor



level it is considered that the boundary treatment will prevent any overlooking. At first floor level, two windows are proposed to serve the new dwellings. One of these, in a gable end, would serve a bathroom (non-habitable room) and is indicated on the plans, appropriately, as being obscure glazed. The other window proposed is a rooflight which would serve the landing, another non-habitable room. It is therefore considered that the design is successful in precluding the risk of overlooking from the rear of the two houses proposed for the rear of the site.

Plot 1, as described above, would be in line with the front and rear building lines of this side of Whittucks Road and any resultant overlooking would conform to the standard pattern established in the street. Since No. 149 does not have any side-facing habitable room windows in this elevation, it is considered that the proposal would not result in the proposed house on Plot 1 causing any overbearing impact on the host dwelling.

It is considered in this respect that the proposal would accord with policy H4 of the adopted Local Plan.

#### 5.3 H4: Impact on Residential Amenity for Future Occupiers of the Development

In addition to the impact of the proposal on neighbouring properties, it also falls to be considered whether the facilities proposed would be satisfactory for the occupants of the proposed dwellings. Three gardens are proposed, along with one retained for the residual house. Plot 1 is shown as a three bedroom property and plots 2 and 3 as four beds. The badger area at the end of the site is proposed to be fenced off and therefore would lie outside the residential curtilage of plot 3. It is therefore not included in the calculations. Plot 1 would have an enclosed, private rear garden measuring some 60 square metres. The residual house would have a private rear garden of 86 square metres, Plot 2: 77 square metres and Plot 3: 55 square metres. Given that planning permission has been approved for the proposed number of dwellings on the site and that their location within the site has been amended in order to benefit existing levels of residential amenity and also taking into account the public open space available next to the site, these minimal levels of amenity space are considered to be acceptable to serve future occupants.

#### 5.4 D1: Design and Visual Amenity

The design principles adopted for this proposal were to mimic the street scene for the dwelling at plot 1, while ensuring houses to the rear would be subservient to the main dwellings at the front of the site. The access has determined the layout, but the orientation of the houses to the rear is towards the open space to the north and therefore these two houses perform a different function than those fronting Whittucks Road. The scale of the proposal and the design principles are considered to be appropriate for the setting. The cottage style design of the two houses to the rear of the site is considered to help set them apart, as well as their reduced scale and the traditional simple design is considered to be well articulated in this unobtrusive location, shielded from view to a large extent by the hedgerow along the site's northern boundary. The final materials have been conditioned below, but in general terms the palette would demonstrate local distinctiveness. It is considered that the design accords with policy D1 of the adopted Local Plan.

#### 5.5 T8 and T12: Parking and Transportation Issues

As stated above, the means of access was approved on the previous outline permission and the current proposal does not deviate from that already approved. The access would be at the northern end of the site, next to the hedgerow and it would serve both proposed dwellings which face onto the green to the north. The full Highways consultation reply, to the initial proposal, appears at 4.2 above. As a result of these comments, there have been amendments to the site layout, showing three parking spaces for both plots 2 and 3, while plot 1 has been reduced to a three bedroom dwelling, with a hardstanding at the front of the plot and a garage at the rear to serve it. The parking provision shown on the amended layout is considered to be acceptable and complies with policy T8 of the adopted Local Plan.

The applicant has also submitted a letter from the Fire Authority indicating that the layout is acceptable for their purposes. It is not considered that a swept path analysis is necessary for three dwellings and subsequent highway comments have indicated that the parking and manoeuvring areas on the amended plan are satisfactory. The proposal is considered to accord therefore with policy T12 of the adopted Local Plan.

With regard to the position of the site in proximity to the bus stop, the material consideration of the outline planning permission is consistent with the current proposal and there is therefore considered that there is no reason to warrant a refusal reason in this regard.

#### 5.6 L9: Wildlife Issues

The Council's Ecologist's comments appear in full at 4.2 above. The application includes a species protection statement. Two protected species have been identified, badgers and slowworms/ grass snakes. In relation to the former, an acceptable mitigation strategy has been submitted and the relevant condition below requires its implementation. Further survey work is being carried out in relation to the reptiles on site, but the mitigation strategy which has been submitted is considered to ensure appropriate relocation of animals and preventing their return to the site through the use of reptile-proof fencing. These measures have also been required by condition below. In addition, the end portion of the site will be retained as a badger habitat. Subject to compliance with these conditions, it is considered that the mitigation proposed is acceptable and that the proposal accords with policy L9 of the adopted Local Plan.

#### 5.7 Views of the Hanham Hills

The Parish Council has raised the concern that the proposal would disrupt views of the Hanham Hills, presumably from Whittucks Road itself. Views of the Hanham Hills from the site frontage are at present constrained by the house on site, No. 149 and the mature hedgerow along the northern and eastern boundaries. The remaining part of the hedgerow would be of a height up to eaves level of the houses at plots 2 and 3, which of a subservient scale to No. 149 and the proposed dwelling for the front of the site. With the new dwellings at the rear of the site screened by the existing house and the new house at the front read against a backdrop of established hedgerow, including the eastern

boundary which would remain unaffected by this proposal, it is considered that views of the Hanham Hills, from the public realm, would be unaffected by this proposal.

#### 5.8 Other Issues

One of the objections listed above regards the loss of educational opportunities in regard to wildlife. It should be remembered that, although measures have been taken (and conditioned below for compliance) to safeguard wildlife on the site, it is privately owned land and as such any opportunity for studying wildlife is in the landowner's control. Regarding the extension under construction at the rear of No. 149, this is irrelevant to the current proposal, as long as it does not require planning permission in its own right. It has been stated that planning application PK07/3147/O was refused for reasons which are relevant to the current application. However, of greater relevance is the subsequent outline planning application which was approved for three dwellings.

The consultation process has raised the point that some of the trees and hedges on the site were recently destroyed at the height of the nesting season. Despite this being illegal, the Council took no action. This matter was investigated by Planning Enforcement and the offence which occurred was contrary to the Wildlife and Countryside Act, which is enforceable by the Police, who had been informed. Since the previous planning permission was outline only, there was no protection within the planning system for the hedgerow. It should be noted that the site boundary passes through the line of the hedgerow, with part of it on site and part of it within the public open space, as the hedge does not appear to have received regular maintenance. A condition requiring the submission and implementation of a landscaping plan appears below, which also requires details of how the access road will be created and its impact on the hedgerow. The condition only applies to the application site and given that the site's boundary line passes through the middle of the hedge it is considered that a substantial hedgerow will be left next to the site in the public open space, after the scheme has been implemented.

### 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 would provide three dwellings, making the most efficient use of the large rear and side garden land in a sustainable location, without compromising existing standards of residential amenity, visual amenity, wildlife concerns or highway safety. The proposal accords with policies H4, D1, L9, T8 and T12 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.

6.4

## **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 rear elevations of any of the new properties.

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. The off-street parking facilities (for all vehicles, including cycles) 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 T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The development hereby approved shall be implemented subject to the provisions of the badger mitigation strategy forming part of the protected species statement drawn up by County Contracts and dated 6th June 2011.

Reason

In order to ensure the protection of a protected species and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The development hereby approved shall be implemented subject to the provisions of the reptile mitigation strategy forming part of the protected species statement drawn up by County Contracts and dated 6th June 2011.

Reason

In order to ensure the protection of a protected species and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. 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 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. None of the dwellings shall be occupied until the associated [car and lorry parking areas and manoeuvring areas] have been drained and surfaced in accordance with the details approved in writing by the Local Planning Authority. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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

8. Any area of hardsurfacing exceeding 5 square metres shall be permeable.

Reason: To ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan (Adopted) January 2006 Policy L17, L18, EP1, EP2 and Town and Country Planning Order 2008 (No 2362) Class F.

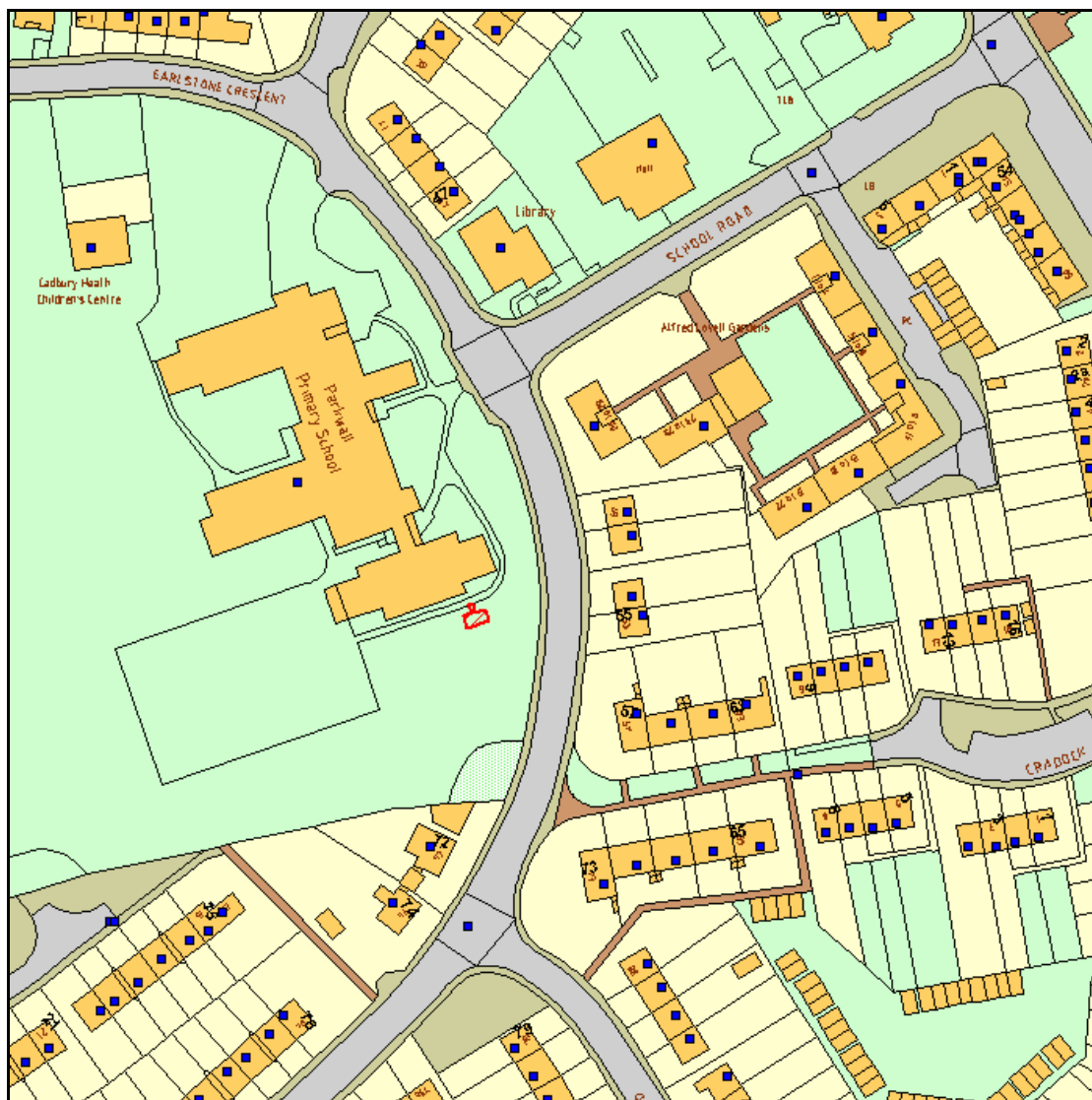
9. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing and a method statement for the construction of the access road in proximity to the boundary hedge shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details, with the planting implemented in the first planting season following the occupation of any of the dwellings.

Reason

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

**CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011**

<b>App No.:</b>	PK11/1932/R3F	<b>Applicant:</b>	Mrs J Bleach
<b>Site:</b>	Parkwall Primary School Earlstone Crescent Cadbury Heath Bristol South Gloucestershire	<b>Date Reg:</b>	25th July 2011
<b>Proposal:</b>	Erection of cycle shelter.	<b>Parish:</b>	Oldland Parish Council
<b>Map Ref:</b>	366356 171921	<b>Ward:</b>	Parkwall
<b>Application Category:</b>	Minor	<b>Target Date:</b>	15th September 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/1932/R3F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application appears on the Circulated Schedule in accordance with Council procedure as this is a Regulation 3 application – the application is on land within the ownership of South Gloucestershire Council.

### **1. THE PROPOSAL**

- 1.1 Full planning permission is sought for the erection of 1 No. cycle store within the grounds of Parkwall Primary School. The school was awarded Bike it status from Sustrans in November 2010 and need cycle storage to encourage children to travel to school by bike and scooter. The proposed cycle store would be located to the front of the school.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development
- 2.2 Development Plans  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Achieving Good Quality Design in New Development  
LC4 Proposals for education and community Facilities within the existing Urban Area  
T7 Cycle Parking  
T8 Parking Standards  
T12 Transportation Development Control Policy for New Development
- South Gloucestershire Core Strategy -Submission Draft (December 2010)  
CS1 High Quality Design  
CS23 Community Buildings and Cultural Activity
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007.

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

- 3.1 PK07/1682/F Installation of replacement windows to existing offices. Installation of replacement doors with access ramp to main entrance.  
Approved July 2007

### **4. CONSULTATION RESPONSES**

- 4.1 Oldland Parish Council  
No response received.
- 4.2 Sustainable Transport  
No objections.

- 4.3 Coal Authority  
No objections.

### **Other Representations**

- 4.4 Local Residents  
No response received.

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Policy LC4 allow for the development and improvement of education facilities provided that the proposal would not unacceptably prejudice residential amenities or result in unacceptable environmental or transportation effects. In addition, policies D1, T7 and T12 the South Gloucestershire Local Plan (Adopted) 2006 are relevant to this planning application. Policy D1 seeks to ensure that the design of the shelters are appropriate and sympathetic for their setting. Policies T7 and T12 seek to ensure that adequate cycle storage is provided and that the development would not have any adverse impact upon existing levels of highway safety.

### 5.2 Design and visual Amenity

The proposed shelter would have a painted blue finish metal frame, with curved clear plastic sides and rear. The proposal would be able to accommodate 16 bikes and 20 scooters. Given that the bulk of the structure is made of clear plastic, it is considered that the shelter would have minimal impact on the visual amenity of the surrounding area. Whilst the structure will be clearly visible from the adjacent public footpath and Earlstone Crescent, the shelter is considered to be entirely appropriate and in keeping with the setting within the grounds of a school.

Given the siting and simple design of the proposal, it is considered that the proposed shelter would not be harmful to the character and appearance of the school building and surrounding street scene.

### 5.3 Transportation

The provision of additional cycle storage is beneficial. The school was awarded 'Bike It' status in November 2010. The 'Bike It' project organised by South Gloucestershire Council and Sustrans aims to encourage more children to cycle to school. Clearly if more children are cycling and scooting to school extra provision needs to be made for the safe storage of bicycles, scooters and helmets. The proposed cycle parking would not compromise pedestrian flows and is easily accessible. Furthermore the location of the cycle shelter is well overlooked, as such there are no concerns regarding security.

The proposal would not affect the existing access or vehicle parking at the site as such there are no objections to the proposals in highway terms and the application is supported.



#### 5.4 Residential Amenity

The proposed cycle shelter would be located within the grounds of the school, set away from any residential properties. As such it is not considered that the proposal would have any detrimental impacts on residential amenity.

#### 5.5 Coal Mining Area

The site is located in an area where there are coal mining features and records indicate that the site has been subject to past coal mining activities, which would likely include historic unrecorded underground coal mining at shallow depth. The coal authority have assessed the proposal and given the nature of the development and the fact that the structure would not require substantial foundations or earthworks, it is not considered that a coal mining risk assessment is required and there are no objections to the proposal.

### 6. CONCLUSION

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

6.2 The proposed cycle shelter is of an appropriate standard in design and is an appropriate addition within the setting of a school. The proposal would not harm the amenities of neighbouring residential properties and would not result in any adverse impacts on highway safety. The proposal therefore accords with policies D1, LC4, T7 and T12 of the South Gloucestershire Local Plan

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. 33/11 – 25 AUGUST 2011**

<b>App No.:</b>	PK11/1965/RVC	<b>Applicant:</b>	South Glos. Council
<b>Site:</b>	Land Adjacent To Yate Leisure Centre Kennedy Way Yate Bristol	<b>Date Reg:</b>	18th July 2011
<b>Proposal:</b>	Variation of condition no.2 of PK10/3314/R3F to change opening hours to read, The installation hereby shall not be illuminated between the hours of 24:00 and 09:00.	<b>Parish:</b>	Yate Town Council
<b>Map Ref:</b>	371392 182233	<b>Ward:</b>	Yate Central
<b>Application Category:</b>	Minor	<b>Target Date:</b>	9th September 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
 and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/1965/RVC**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application has been referred to the Councils Circulated Schedule in accordance with standard procedures as the applicant is South Gloucestershire Council.

### **1. THE PROPOSAL**

1.1 This application seeks planning permission to vary condition 02 attached to recently approved planning permission PK10/3314/R3F dated the 21<sup>st</sup> January 2010. The existing condition reads as follows:

‘The installation hereby approved shall not be illuminated between the hours of 22.00 and 09.00’

The reason for the condition was to avoid energy waste when the building is not open to the public and to accord with policy D1.

1.2 This application seeks permission to vary the hours of operation to between 00.00 and 09.00.

1.3 The application building is a new two-storey extension to Yate leisure centre which has been granted permission to be used as a youth café. The leisure centre and café stand at the western end of the ‘island’ in the middle of Yate, bounded by Kennedy Way, Link Road and Station Road, where the majority of Yate’s civic functions are located, along with the town’s shopping centre and associated peripheral car parking.

1.4 An application to increase the opening hours at the youth café until midnight has recently been approved, reference PK10/0848/RVC, as such this application is to allow the illumination of the artwork to reflect the opening hours.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPG13 Transportation

2.2 Development Plans  
South Gloucestershire Local Plan (Adopted) January 2006  
D1 Achieving Good Quality Design in New Development  
LC4 Proposals for Education and Community Facilities within Existing Urban Areas.  
T12 Transportation Development Control

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 PK09/5746/R3F Erection of two storey extension to form Youth Centre and café and associated works. Erection of 3.4m wire mesh  
Approved January 2010
- 3.2 PK10/3314/R3F Installation of illuminated artwork on north elevations  
Deemed consent January 2011
- 3.3 PK10/0848/RVC Variation of condition 4 of PK09/5746/R3F to vary the time from 09.00-22.00 to 09.00-0000  
Approved July 2011
- 3.4 PK10/0847/NMA Non material amendment to omit external louvers on south elevation.  
No objections June 2010

### **4. CONSULTATION RESPONSES**

- 4.1 Yate Town Council  
No objections.
- 4.2 Sustainable Transport  
No objections.

#### **Other Representations**

- 4.3 Local Residents  
No response received.

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

- 5.1 Principle of Development  
This application stands to be assessed against Policy LC4 of the South Gloucestershire Local Plan, which relates to proposals for community facilities within existing urban areas. In addition policy D1 seeks to ensure good quality standards in design.
- 5.2 Design / Visual Amenity  
The design of the artwork has already been assessed and deemed acceptable under PK10/3314/R3F. No alterations to the design or scale of the art work is proposed, the only alteration is for an extension in the permitted illumination hours to correspond with the increased opening hours. The artwork which will feature slowly changing light patterns is therefore still considered to be in accordance with policy D1

### 5.3 Impact on Residential Amenity

The application site is set a significant distance away from any neighbouring residential properties as such given the scale of the art work in combination with its siting, it is not considered that the extension in illumination time would have any detrimental impacts on residential amenity.

### 5.4 Highway Safety

The art work was considered acceptable in the previous application and was not considered to compromise highway safety. Given the siting of the art work, set away from Station Road, it is not considered that the increase in illumination hours would have any additional impact than the previous scheme. As such the proposal is still considered in accordance with policies LC4 and T12.

The reason for the condition was to avoid energy waste when the building is not open to the public and to accord with policy D1. Given that the opening hours of the youth café have been extended, the proposed hours of illumination would still avoid energy waste when the building is not open to the public.

## 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 hours of illumination for the installation would reflect the opening hours of the café that the art work is located on, and would not result in any detrimental impacts on highway safety or residential amenity in accordance with Policies D1, LC4 and T12 of the South Gloucestershire Local Plan.

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

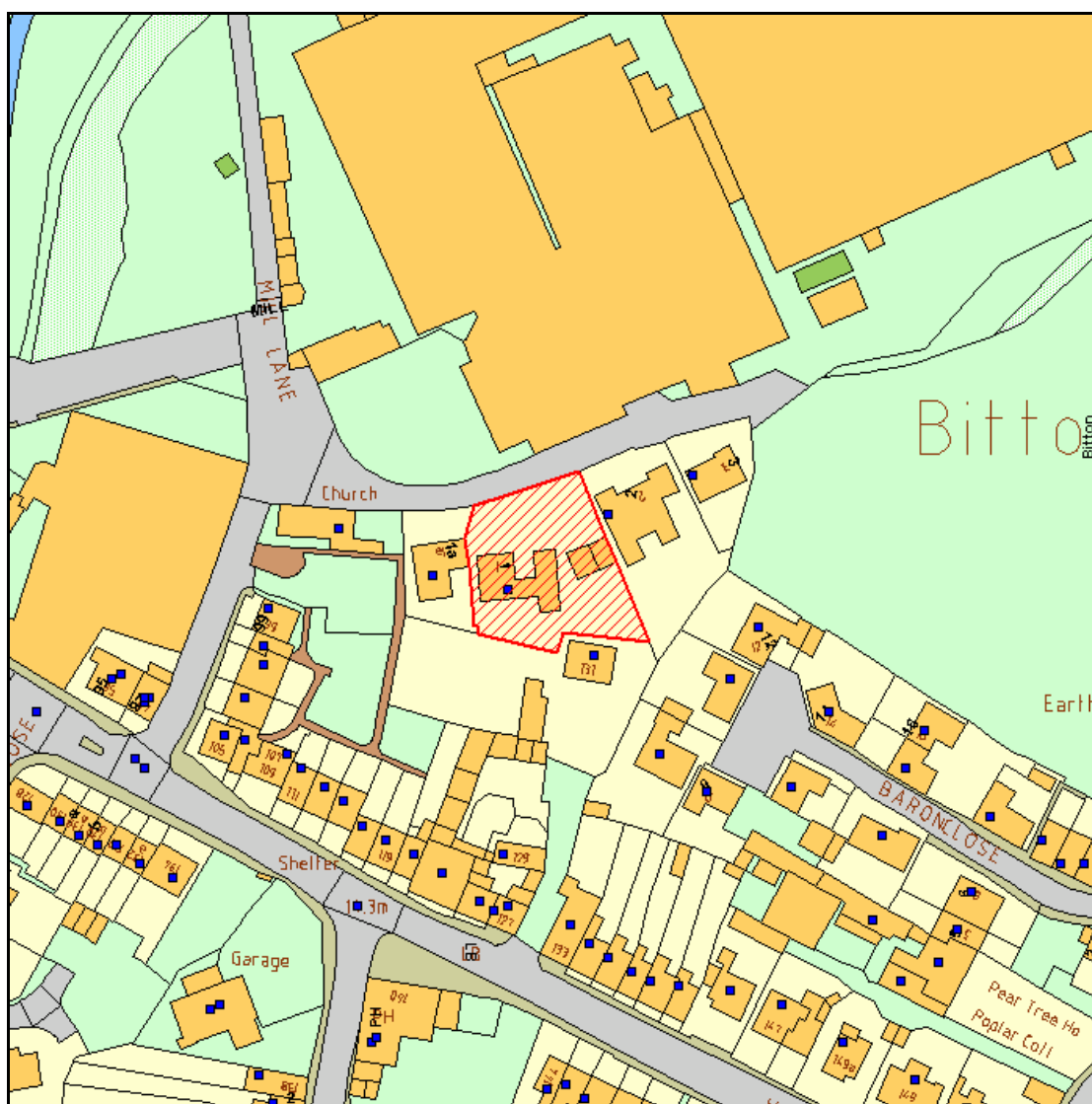
1. The installation hereby approved shall not be illuminated between the hours of 12 midnight and 09.00.

Reason

To avoid energy waste when the building is not open to the public and to accord with policy D1 of the South Gloucestershire Local Plan (adopted) January 2006.

**CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011**

<b>App No.:</b>	PK11/2134/F	<b>Applicant:</b>	Wolferstans Solicitors
<b>Site:</b>	1 Mill Lane Bitton Bristol South Gloucestershire BS30 6HJ	<b>Date Reg:</b>	12th July 2011
<b>Proposal:</b>	Erection of single storey side extension to form hydrotherapy, carers accommodation and therapy room.	<b>Parish:</b>	Bitton Parish Council
<b>Map Ref:</b>	368148 169698	<b>Ward:</b>	Bitton
<b>Application Category:</b>	Householder	<b>Target Date:</b>	5th September 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
 and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/2134/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application appears on the Circulated Schedule due to the receipt of letters of objection from two neighbouring properties.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of a single storey extension to the side of the existing bungalow. The purpose of the extension is to provide a hydrotherapy pool and treatment room for the special needs of the applicants family. The application includes the demolition of the existing detached single storey garages within the site and also includes a canopy over the front door.
- 1.2 During the course of the application contact was made with the agent to invite the submission of amended plans to alter the roof of the proposed extension and to remove the carport from the scheme. Amended plans have been received as requested.
- 1.3 The application site relates to an existing detached bungalow sat on a moderately large plot.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development

H4 Development within Existing Residential Curtilages, Extensions and New Dwellings

T8 Parking Standards

T12 Transportation Development Control

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1 High Quality Design

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist Adopted August 2007

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

- 3.1 None directly relevant to the determination of this application

### **4. CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council  
No objection to the revised scheme in view of the long-term personal circumstances.

4.2 Councils Drainage Engineer  
No Objection.

**Other Representations**

4.3 Local Residents

A total of three letters of objection have been received from two neighbouring residents. A summary of the main points of concern raised is as follows:

- Have no objection to the erection of a side extension but there is an objection to the positioning of the said extension
- Neighbours would have a high gabled wall with a door and window only a few feet from their kitchen window
- Issues of privacy – both ways – that this would create
- Suggest that the extension could be repositioned towards the front of the property rather than to the rear.
- Would like a planner to see from the neighbours dwelling
- Difference in ground level – currently can see some sky out of the neighbours kitchen window
- Taking away light to the neighbouring dwellings
- The building will be very close to the neighbours dwelling
- Suggest the Hydrotherapy room could be on the opposite side of the property
- Concerns about vibrations and noise pollution from the Hydrotherapy pool and hoist
- Oil tank moved closer to neighbouring property
- Concerns about how the existing garden wall will withstand the demolition and excavation of new foundations

**5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met. Policy T8 seeks to ensure that adequate levels of off street parking are provided to serve each residential unit.

5.2 The personal circumstances of an occupier may be material to the consideration of a planning application but such arguments alone will seldom outweigh the more general planning considerations. Whilst personal circumstances can be taken into account in the determination of the planning application, the more general planning considerations, such as consistency with the adopted Local Plan and the impact on the neighbouring properties are still the principle considerations by which the application should be judged.



5.3 Design/ Visual Amenity

The application property is a detached house set in a moderately large plot of unusual shape. The application seeks consent for the erection of a single storey extension to the side of the existing dwelling. To create space to allow for the erection of the side extension, the existing detached garages would be demolished.

5.4 Whilst it is accepted that the footprint of the proposed extension is large, when viewed from the dominant front elevation, the extension is of a suitable scale in keeping with the host dwelling. During the course of the application amended plans were received to incorporate a hipped roof with a pitch to match the existing. The extension will be constructed of materials to match the existing dwelling.

5.5 The neighbouring properties, although all being single storey, take a variety of forms and varied designs. It is not therefore considered that the extension would have any significant or detrimental impact on the character of the area. The design and scale of the proposed extension is therefore considered to be acceptable.

5.6 Residential Amenity

The proposed extension would be on the side of the dwelling towards No. 2 Mill Lane. There are two separate neighbouring dwellings that have the potential to be affected by the proposed extension. In the interests of clarity, these two neighbours will be discussed in turn.

5.7 No. 2 Mill Lane – property to the side

No. 2 Mill lane stands to the side of the application site. The proposed extension will project to the side of the existing dwelling closer toward No. 2 Mill Lane. At present, there is an existing detached garage at the application site erected right up to the boundary with No. 2. Photographs submitted by the occupants of No. 2 show the impact the existing garage has on views from the windows in the side of No. 2.

5.8 The existing garage is built right up to the boundary with No. 2 but this existing garage is to be demolished as part of the re-development of the site. The new proposed extension will be set at a greater distance away from the boundary and therefore will be further away from the windows in the side of No. 2. By means of comparison, at a central point, the existing garage is only 2.1 metres from the side of No. 2. The proposed extension however, at a central point, will be 5.2 metres away from the boundary. Despite the proposed extension having a hipped roof compared to the existing garage, which has a flat roof, because of the additional distance, it is not considered that the proposed extension would have any adverse impact on No. 2 by means of overshadowing or overbearing.

5.9 There would be one main window in the side elevation of the proposed extension facing No. 2 and this window would be a secondary window serving the Hydrotherapy room. Two smaller windows are also proposed on this elevation – one serving a changing room and one serving a store.

Given that the windows are at ground floor level only, standard 1.8 metre high boundary treatments will protect the neighbouring dwelling from any loss of privacy because of these windows.

5.10 No. 131 High Street - property to the rear

No. 131 is an attractive stone cottage that stands to the rear of the application site. The ground floor level within No. 131 is approximately 2 foot lower than the garden level of the application site. There are several windows in the rear elevation of No. 131 that face directly out over the garden of the application site – of most importance the two kitchen windows at ground floor level.

5.11 The two small kitchen windows in the rear of No. 131 face out over the garden of No. 1 Mill Lane. At present there is very minimal boundary treatment and therefore the occupants of No. 131 are afforded an amount of light through these kitchen windows over the garden of No. 1 Mill Lane. Given that the floor level within No. 131 is lower than the ground level at the application site, it is accepted by your case officer that the potential impact of the single storey extension could appear taller when viewed from No. 131.

5.12 However, when assign this application, consideration has been given to the fact that the occupants of No. 1 Mill Lane are free to erect a boundary wall or fence with a height of 2 metres right along the boundary with No. 131 without even needing to apply for planning permission. Given that the windows in the rear of No. 131 currently overlook the private rear garden space of the application site, it is not considered unreasonable to presume that the applicants will undertake such works to afford themselves and adequate degree of privacy in their rear garden. Indeed the proposed east elevation shows a 1.8m high boundary treatment.

5.13 Allowing for the erection of a 1.8 metre high boundary wall or fence, along the boundary, the proposed extension would be almost entirely screened from view and would not be visible from the two small kitchen windows in the rear of No. 131 High Street. It would not therefore have any overbearing impact on the two kitchen windows.

5.14 Notwithstanding the issue of the future boundary treatments, the proposed extension will be, at its closest point, approximately 8 metres from the two kitchen windows in the rear of No. 131. The roof of the proposed extension will be hipped away from the boundary with No. 131. Given that the proposed extension would be to the north of No. 131, whilst there would be some reduction in levels of light entering the two kitchen windows, it is not considered by your officer that this alone would be sufficient to warrant the refusal of the application.

5.15 Adequate private amenity space will remain to serve the dwelling and therefore impact upon existing levels of residential amenity is deemed to be acceptable.

5.16 Transportation

Ample off street parking would remain on the driveway sufficient to meet the needs of the dwelling.

#### 5.17 Noise

It is noted by your case officer that plant associated with the hydrotherapy room does have the potential to generate noise. At this stage, full details of the specific brand of plan to be used is not known. Therefore, in order to ensure that neighbours are no unacceptably affected by means of noise, a condition will be attached to ensure that details of the plant are submitted and agreed before first use or operation.

#### 5.18 Other Issues

The plans do show that the existing oil tank is to be moved. This however can be done under permitted development rights. Modern domestic oil tanks are constructed with appropriate in-built safety measures and the movement of the oil tank is not considered to pose any danger for the neighbouring dwelling.

5.19 It is also noted that within the letters of objection possible alternative solutions have been suggested. This application however is to determine the application as submitted.

### 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 extension is of appropriate design using materials that respect and enhance the character of the existing dwelling. The roof of the proposed extension has been redesigned so that it pays respect to the roof of the host dwelling. Existing levels of residential amenity afforded to neighbouring properties will be protected. Adequate off street parking will remain on the driveway to meet the needs of the dwelling.

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

### 7. RECOMMENDATION

7.1 That the application be approved subject to the following conditions:

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

#### CONDITIONS

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

Reason

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

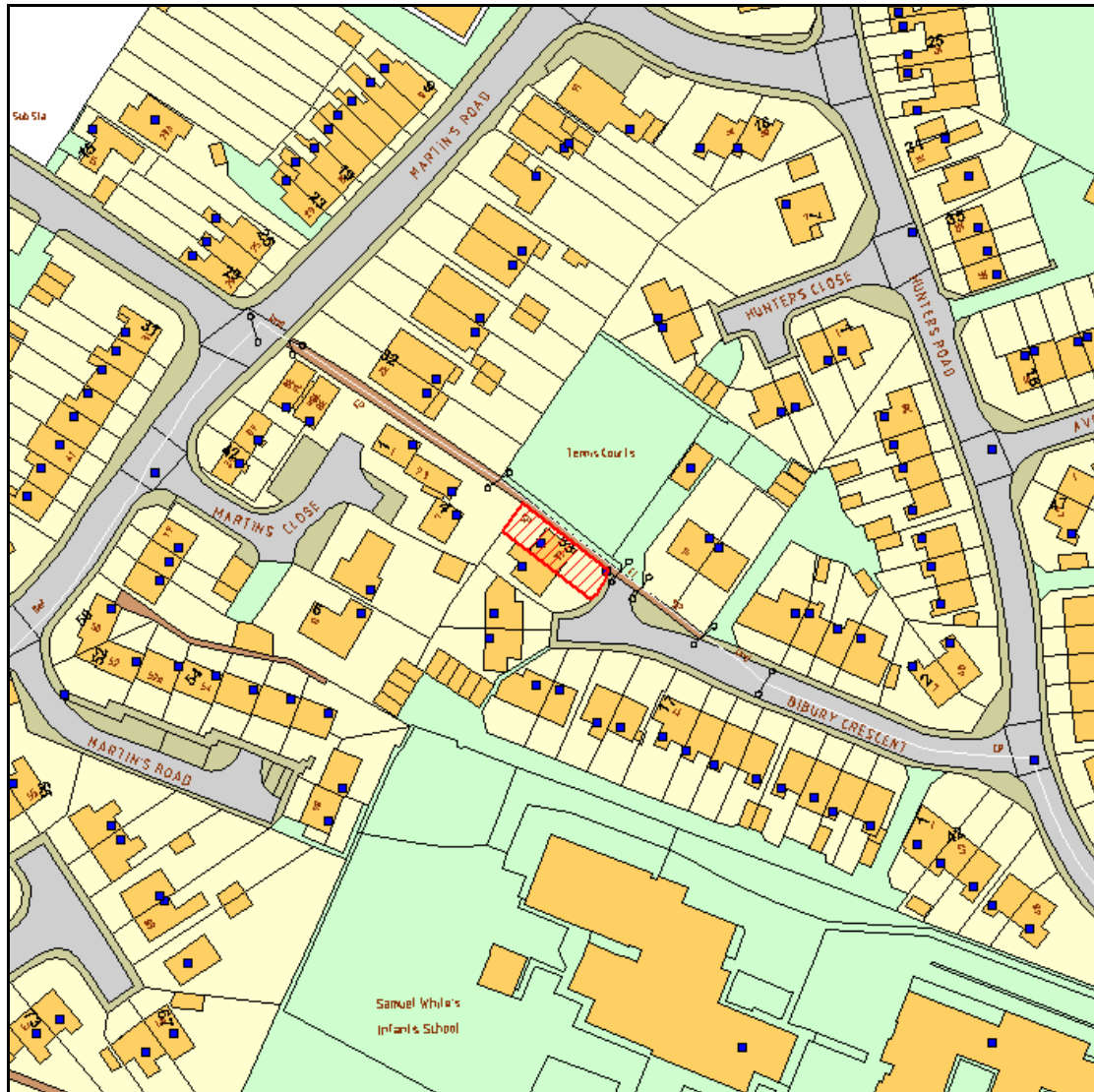
2. Prior to the first use of the Hydrotherapy pool hereby approved, details of the associated plant and machinery including predicted noise levels must be submitted to the Council, and if acceptable, approved in writing. All development must be carried out exactly in accordance with the details so agreed.

Reason

To ensure that the existing level of amenity afforded to the neighbouring residents is protected in accordance with policies EP1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

## CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011

<b>App No.:</b>	PK11/2173/F	<b>Applicant:</b>	Mr G Jefferies
<b>Site:</b>	33 Bibury Crescent Hanham Bristol South Gloucestershire BS15 3EX	<b>Date Reg:</b>	12th July 2011
<b>Proposal:</b>	Erection of single storey front extension to form porch and W.C. facilities.	<b>Parish:</b>	Hanham Parish Council
<b>Map Ref:</b>	364173 172087	<b>Ward:</b>	Hanham
<b>Application Category:</b>	Householder	<b>Target Date:</b>	2nd September 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
 and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/2173/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident; the concerns raised being contrary to the Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application relates to a modest semi-detached, two-storey, dwelling house, situated at the western end of Bibury Crescent, Hanham; the road is a cul-de-sac and the location is residential in character. The house is constructed of red brick and roughcast render with grey concrete roof tiles. Properties of a similar scale and design lie within the cul-de-sac. A PROW bounds the site to the north and separates the site from nearby Woodlands Tennis Club.
- 1.2 It is proposed to erect a porch to the front of the dwelling. The porch would incorporate a w.c. with utility and would measure 2.5m deep by 2.949m wide with eaves set at 2.2m and the ridge of a low pitched roof at 2.8m.

### **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 - Design  
L1 - Landscape Protection and Enhancement  
L5 - Open Areas within the Existing Urban Areas  
H4 - Development within Residential Curtilages  
T8 - Parking Provision  
T12 - Transportation Development Control Policy for New Development.  
EP1 - Environmental Protection  
L17 & L18 - The Water Environment.

##### South Gloucestershire Core Strategy Submission Draft (Dec. 2010)

CS1 - High Quality Design

#### 2.3 Supplementary Planning Guidance

The South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.

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

- 3.1 None.

#### **4. CONSULTATION RESPONSES**

4.1 Hanham Abbots Parish Council  
No objection.

4.2 Other Consultees [including internal consultees of the Council]

PROW

No objection subject to standard informative.

Open Spaces Society

No response.

The Ramblers Association

No response.

#### **Other Representations**

4.3 Local Residents

1 no. response was received from the occupier of adjoining no. 31. The concerns raised are summarised as follows:

- The porch will be visible from the lounge window of no.31.
- The porch is to be used as a wc and utility room, where are the extraction fans?
- Noise from washing machine, w.c. flush and extraction fans.
- The large size would be detrimental to the area.

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

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, permits development within residential curtilages, subject to a number of criteria that are discussed below. Policies D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Core Strategy Submission Draft Dec. 2010 seek to secure good quality designs in new development.

5.2 Scale and Design

Although quite large for a porch, the proposed extension would in terms of scale and form, integrate adequately within the existing built development, which is itself fairly uniform in its character. The extension would be subservient to the host dwelling, with roof ridge set well down. The proposed fenestration and materials to be used in construction would reflect those of the existing property. The plot is large enough to adequately accommodate the proposed extension.

- 5.3 The scale and design of the proposal are considered appropriate for this property and would respect the massing, scale proportions, materials, overall design and character of the existing property and street scene, especially given that it is at the end of the cul-de-sac and is not adjoined to any property to the north. The proposal therefore accords with Policies H4(A) and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Core Strategy Submission Draft (Dec. 2010).
- 5.4 Impact Upon Residential Amenity  
The porch extension would be located to the front of the property but on the side of the front elevation furthest away from adjoining no.31. The proposed extension would protrude 2.5m beyond the front building line but would not lie within the 45 degree site line when viewed from the lounge window of no.31. Being single-storey only, the extension would not therefore have an overbearing impact on neighbouring property
- 5.5 The proposed side elevations would have no windows within them, so there would be no issues of loss of privacy from overlooking or inter-visibility. The proposed front window would be obscurely glazed. A condition could be imposed to prevent the future insertion of windows in the southern side elevation. Concerns have been raised about noise from extraction fans, washing machines and toilet flush. The applicant has confirmed that an internal Durgo valve is to be used as the soil vent pipe for the property is located to the rear of the house; these valves are covered by Building Regulations. Furthermore the washing machine would not have a drying facility so there would be no extraction fans within the porch. Officers do not consider that, a modern w.c. flush system, located behind a brick wall, would generate unacceptable levels of noise for neighbouring occupiers. The proposal would make efficient use of land within the urban area, which accords with government guidelines contained in PPS3. There would be no significant adverse impact on residential amenity in planning terms. The proposal therefore accords with Policy H4(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.6 Highway Issues  
Adequate parking and access arrangements would be retained. There are therefore no highway objections to the proposal, which accords with Policies H4(C), T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.7 Environmental Issues  
The extension would be the subject of Building Regulation Control and existing drains would be utilised. The porch to the front door would improve the thermal qualities of the existing house. The proposal would therefore accord with Policies EP1, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.



## 5.8 Landscape Issues

The proposal would not affect any trees or any landscape features of note. The proposal would not result in the loss of significant areas of open space. The proposal is therefore in accordance with Policies L1 and L5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

## 5.9 PROW

Public footpath KW19/10 bounds the site to the north but would not be adversely affected by 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.

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

1. Consideration has been given to the proposal's scale and design and is considered to accord with Policies D1 and H4(A) of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec 2011.
  2. The scheme is not considered to adversely affect residential amenity in terms of overlooking, loss of privacy, overbearing impact or loss of amenity space and therefore accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  3. The proposal would have no adverse highway implications in accordance with Policy H4(C), T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  4. Consideration has been given to the drainage implications of the scheme and its impact upon the environment in accordance with Policies EP1, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  5. The proposal would not adversely affect any features of the landscape and accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  6. The proposal would not result in the loss of an open area of significant amenity value and is therefore in accordance with Policy L5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 6.2 The recommendation to grant planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

## **7. RECOMMENDATION**

- 7.1 That planning permission be GRANTED subject to the conditions listed on the Decision Notice.

**Contact Officer: Roger Hemming**  
**Tel. No. 01454 863537**

### **CONDITIONS**

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

Reason

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

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

Reason

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

3. No windows shall be inserted at any time in the southern elevation of the extension hereby approved.

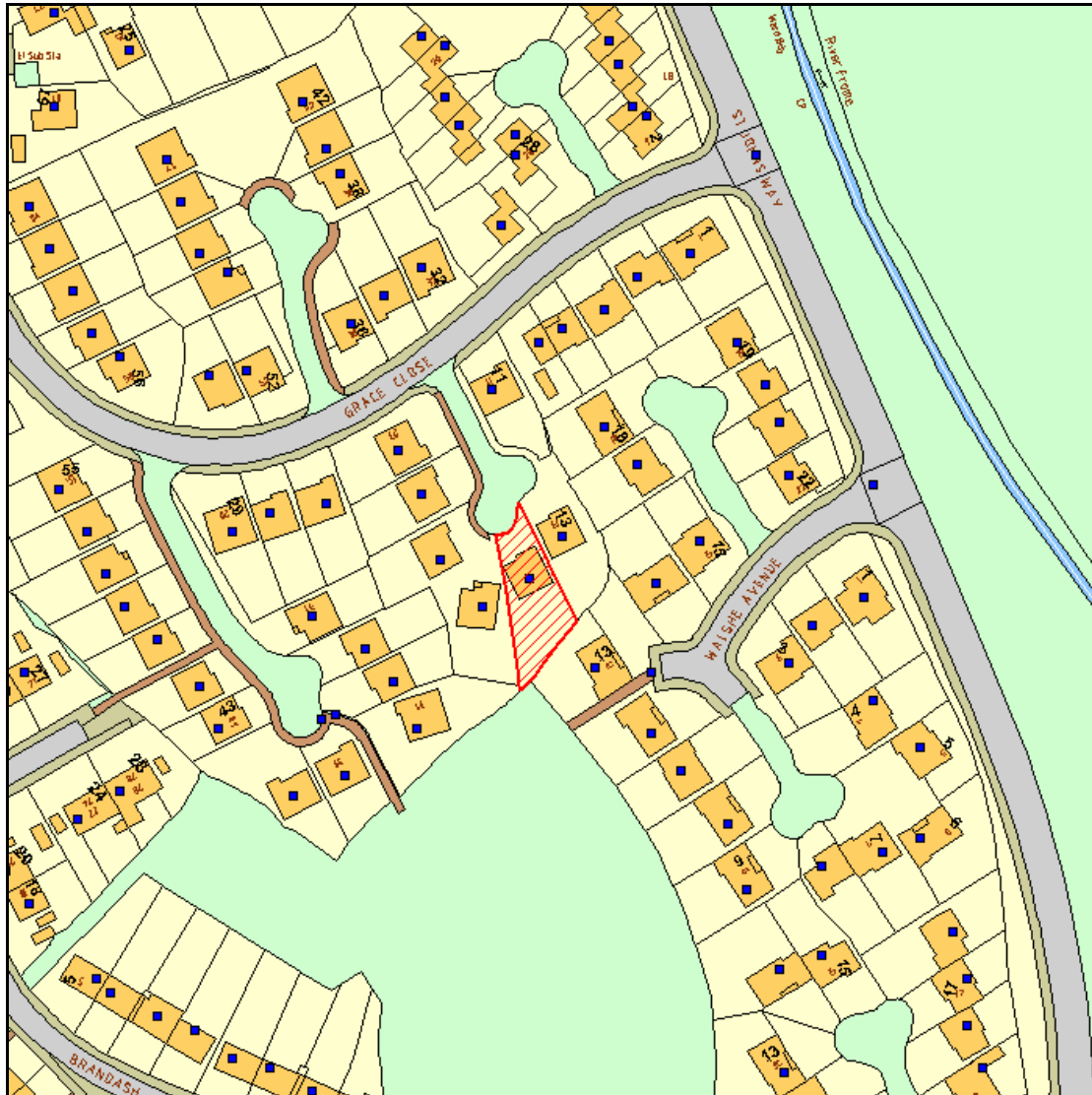
Reason

In the interests of the residential amenity of the neighbouring occupiers and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

## CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011

**App No.:** PK11/2175/F  
**Site:** 15 Grace Close Chipping Sodbury  
 South Gloucestershire BS37 6NS  
**Proposal:** Erection of first floor front and side  
 extension to form additional living  
 accommodation  
**Map Ref:** 373414 182329  
**Application Category:** Householder

**Applicant:** Mr A Norman  
**Date Reg:** 11th July 2011  
**Parish:** Sodbury Town  
 Council  
**Ward:** Chipping Sodbury  
**Target Date:** 31st August 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
 and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/2175/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident; the concerns raised being contrary to the Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application relates to a modern, detached, gable-ended, two-storey, 4 bedroom dwelling house, situated at the end of a small cul-de-sac to the south of Grace Close, Chipping Sodbury. The location is entirely residential in character and the houses are uniform in scale with open plan frontages. The house is constructed of red brick with dark brown concrete roof tiles. There is a single attached garage to the eastern side of the house. Properties of a similar design lie within the cul-de-sac interspersed with other properties of mock-tudor appearance.
- 1.2 It is proposed to erect a first-floor side extension above the existing garage and convert the garage to living space. The extension would provide an additional bedroom and en-suite at first floor level. The garage would be converted to form a family room. Additional hard-standing for one car would be provided to the front of the house.

### **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 - Design  
L1 - Landscape Protection and Enhancement  
L5 - Open Areas within the Existing Urban Areas  
H4 - Development within Residential Curtilages  
T8 - Parking Provision  
T12 - Transportation Development Control Policy for New Development.  
EP1 - Environmental Protection  
L17 & L18 - The Water Environment.

South Gloucestershire Core Strategy Submission Draft (Dec. 2010)

- CS1 - High Quality Design

- 2.3 Supplementary Planning Guidance  
The South Gloucestershire Design Check List SPD (Adopted) 23 Aug 2007.

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

- 3.1 P94/0647/D - Erection of Conservatory  
Permitted Development

#### **4. CONSULTATION RESPONSES**

##### **4.1 Sodbury Town Council**

No objection.

##### **4.2 Other Consultees [including internal consultees of the Council]**

None.

#### **Other Representations**

##### **4.3 Local Residents**

1 no. response was received from the occupier of neighbouring no.11 Grace Close. The concerns raised are summarised as follows:

- The extension would block out light and view.
- Loss of privacy due to overlooking and inter-visibility.
- Disturbance during building phase.

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

##### **5.1 Principle of Development**

Policy H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, permits development within residential curtilages, subject to a number of criteria that are discussed below. Policies D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Core Strategy Submission Draft Dec. 2010 seek to secure good quality designs in new development.

##### **5.2 Scale and Design**

The proposed extension would in terms of scale and form, integrate adequately within the existing built development, which is itself fairly uniform in its character. The extension would merely extend the existing roof ridge sideways to create a gable end. A small gable would be created to the frontage. The proposed fenestration and materials to be used in construction would reflect those of the existing property. The plot is large enough to adequately accommodate the proposed extension and being a detached property, there would be no issues of terracing.

5.3 The scale and design of the proposal are considered appropriate for this property and would respect the massing, scale proportions, materials, overall design and character of the existing property and street scene. The proposal therefore accords with Policies H4(A) and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Core Strategy Submission Draft (Dec. 2010).

5.4 Impact Upon Residential Amenity

The extension would be 2.632m wide i.e. the same as the existing side garage, and being set back 1m from the side boundary with no.13 would not be overbearing on this property, which has no windows in the facing side elevation.

5.5 The proposed side elevation would have no new windows within it, whilst the new rear elevation would only have an obscurely glazed window serving a first floor en-suite. To the front, there would be a new first floor bedroom window and ground floor window to the proposed family room.

5.6 Concerns have been raised about loss of privacy and overlooking for no.11, which is located to the north-east at the entrance to the cul-de-sac. Officers have noted that the rear elevation of this property does not lie directly opposite no.15. There would be a distance of some 30m between the facing windows of these respective properties, which is well in excess of what would normally be considered an acceptable distance between habitable room windows. At ground floor level the rear garden of no.11 is enclosed by high boundary treatments and officers note that the proposed windows would be even further away than the existing windows in neighbouring no.13, which already overlook the garden of no.11.

5.7 Whilst there is no right to a view over private property, the outlook for the occupants of no.11 would not be significantly compromised, as the existing outlook is one of residential properties within the wider estate. The extension is considered to be far too distant to result in any significant loss of light for no.11.

5.8 The proposal would make efficient use of land within the urban area, which accords with government guidelines contained in PPS3. There would be no significant adverse impact on residential amenity in planning terms. Any disturbance during the building phase would be temporary only, and this could be mitigated for by imposing a condition to control the hours of working. The proposal therefore accords with Policy H4(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.9 Highway Issues

Adequate parking and access arrangements would be retained. Additional hard standing to the front of the house would compensate for the loss of the garage. There are therefore no highway objections to the proposal, which accords with Policies H4(C), T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.10 Environmental Issues

The extension would be the subject of Building Regulation Control and existing drains would be utilised. The proposal would therefore accord with Policies EP1, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

#### 5.11 Landscape Issues

The proposal would not affect any trees or any landscape features of note. The proposal would not result in the loss of significant areas of open space and an adequate amount of front garden would be retained. The proposal is therefore in accordance with Policies L1 and L5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 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.

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

1. Consideration has been given to the proposal's scale and design and is considered to accord with Policies D1 and H4(A) of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec 2011.
  2. The scheme is not considered to adversely affect residential amenity in terms of overlooking, loss of privacy, overbearing impact or loss of amenity space and therefore accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  3. The proposal would have no adverse highway implications in accordance with Policy H4(C), T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  4. Consideration has been given to the drainage implications of the scheme and its impact upon the environment in accordance with Policies EP1, L17 and L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  5. The proposal would not adversely affect any features of the landscape and accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
  6. The proposal would not result in the loss of an open area of significant amenity value and is therefore in accordance with Policy L5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 6.2 The recommendation to grant planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

## **7. RECOMMENDATION**

- 7.1 That planning permission be GRANTED subject to the conditions listed on the Decision Notice.

**Contact Officer: Roger Hemming**  
**Tel. No. 01454 863537**

### **CONDITIONS**

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

Reason

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

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

Reason

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

3. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason

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

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

Reason

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

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

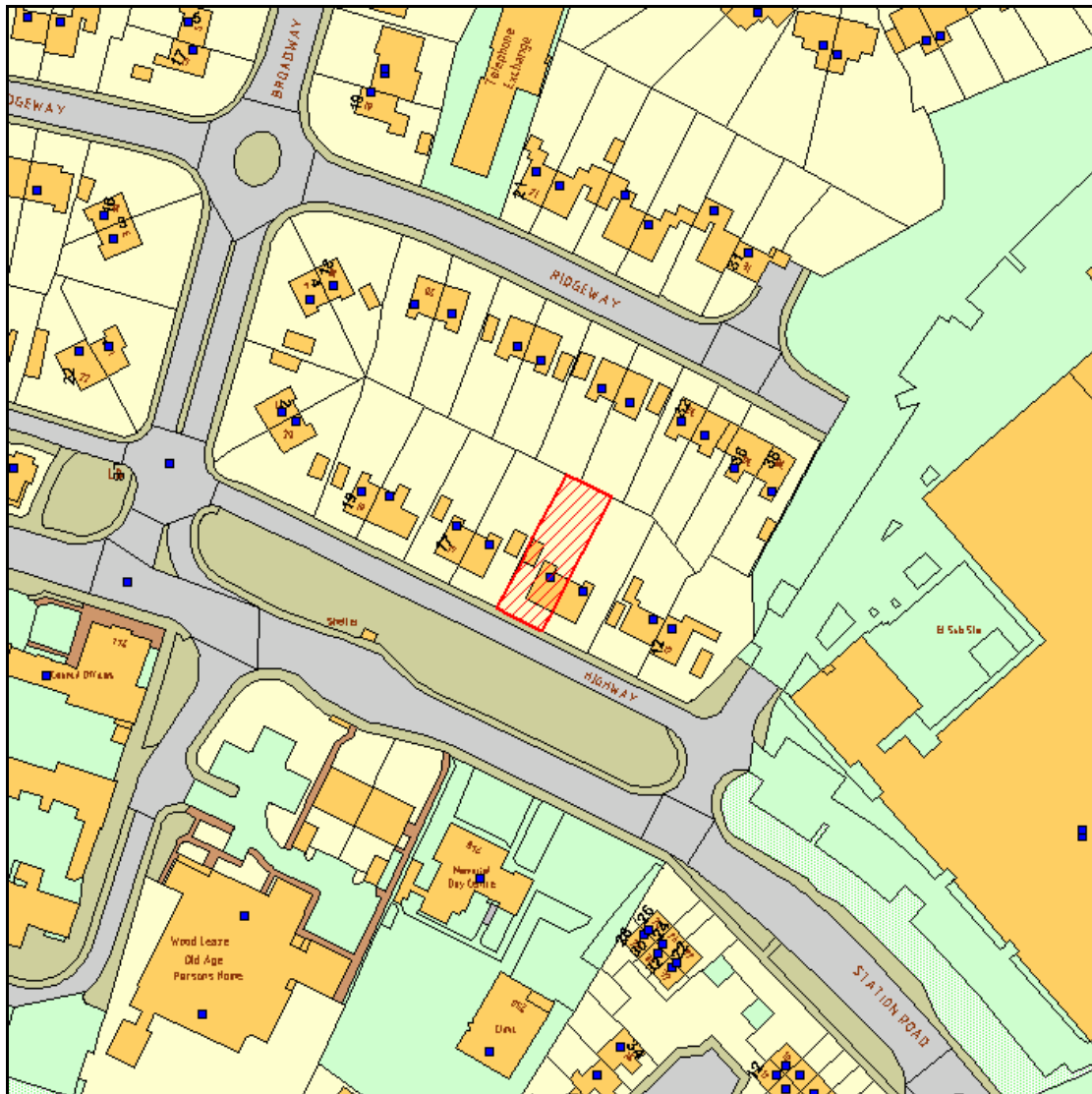
Reason

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



## CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011

<b>App No.:</b>	PK11/2189/F	<b>Applicant:</b>	Mr & Mrs Hansell
<b>Site:</b>	15 Highway Yate Bristol South Gloucestershire BS37 7AB	<b>Date Reg:</b>	15th July 2011
<b>Proposal:</b>	Erection of two storey side extension to provide additional living accommodation.	<b>Parish:</b>	Yate Town Council
<b>Map Ref:</b>	372037 182473	<b>Ward:</b>	Yate Central
<b>Application Category:</b>	Householder	<b>Target Date:</b>	7th September 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
 and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/2189/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

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

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the erection of a two storey side extension.
- 1.2 The application site relates to a two storey semi detached dwelling within the established residential area.

### **2. POLICY CONTEXT**

2.1 National Guidance  
PPS1 Delivering Sustainable Development

2.2 Development Plans  
South Gloucestershire Local Plan  
D1 Design  
H4 Extensions  
T12 Transportation Development Control

South Gloucestershire Core Strategy, submission Draft December 2010  
CS1 High Quality Design

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

3.1 None

### **4. CONSULTATION REPLIES**

4.1 Yate Town Council  
No objection

4.2 Internal Responses

Drainage Engineer  
No objection is raised-addressed under paragraph 5.7 of this Report.

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

- Obstruct views
- Overlook garden

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

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

### 5.2 Visual Amenity

The application site relates to a post war two storey semi detached dwelling with a two storey bay window frontage. A driveway runs alongside the house with a detached garage at the rear. This application seeks planning permission for the erection of a two storey side extension. The original submitted plans proposed a flush two storey side extension, which the Planning Officer raised an objection to on the grounds it would fail to read as a subservient addition and would be out of keeping with the sale and character of the existing dwelling and adjoining semi detached dwelling.

5.3 Revised plans have been submitted with the extension now set back from the existing front building line and the ridge line set lower, which has resulted in a subservient addition, in keeping with the existing dwelling.

### 5.4 Residential Amenity

The proposed extension will be sited alongside the adjacent property of no.17 and separated by no.17's driveway. There are a number of non habitable room windows in the side elevation of no.17. It is considered that an extension of this scale and in this location will not have an adverse impact on the existing amenities of no.17 in terms of overbearing impact.

5.5 Objections have been raised by a resident sited to the rear of the application site on the grounds the extension will obstruct views and result in a loss of privacy. Loss of view is not considered a material planning consideration. Notwithstanding this, the Planning Officer is of the view that due to the separation distance of the proposed extension, that an extension by reason of its siting would not have an adverse impact particularly in terms of loss of privacy, especially as there are already habitable room windows in place at first floor level.

### 5.6 Transportation Issues

The proposed extension will result in the loss of on site car parking. However the Highway Officer has confirmed as there is room to accommodate one car on site and there is the opportunity to park on the road, it is considered the proposed extension will not have an adverse impact on highway safety.

### 5.7 Drainage

The application site falls within flood zone 2. The agent has completed and submitted a flood mitigation form and no objection is raised on drainage grounds.

## 6. **CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.
- a) The extension has been designed to have regard for the scale and character of the existing dwelling and surrounding area – Policy H4 of the South Gloucestershire Local Plan.
  - b) The proposed extension has been designed to have regard for the existing residential amenities of neighbouring occupiers in terms of overbearing impact and loss of privacy - Policy H4 of the South Gloucestershire Local Plan.
  - c) The proposed extension will not impact on highway safety - Policies H4 and T12 of the South Gloucestershire Local Plan.
  - d) The proposed extension will not have an adverse impact on drainage matters - Policy EP1 of the South Gloucestershire Local Plan.

## 7. **RECOMMENDATION**

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

**Contact Officer: Tracey Price**  
**Tel. No. 01454 863424**

### **CONDITIONS**

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

Reason

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

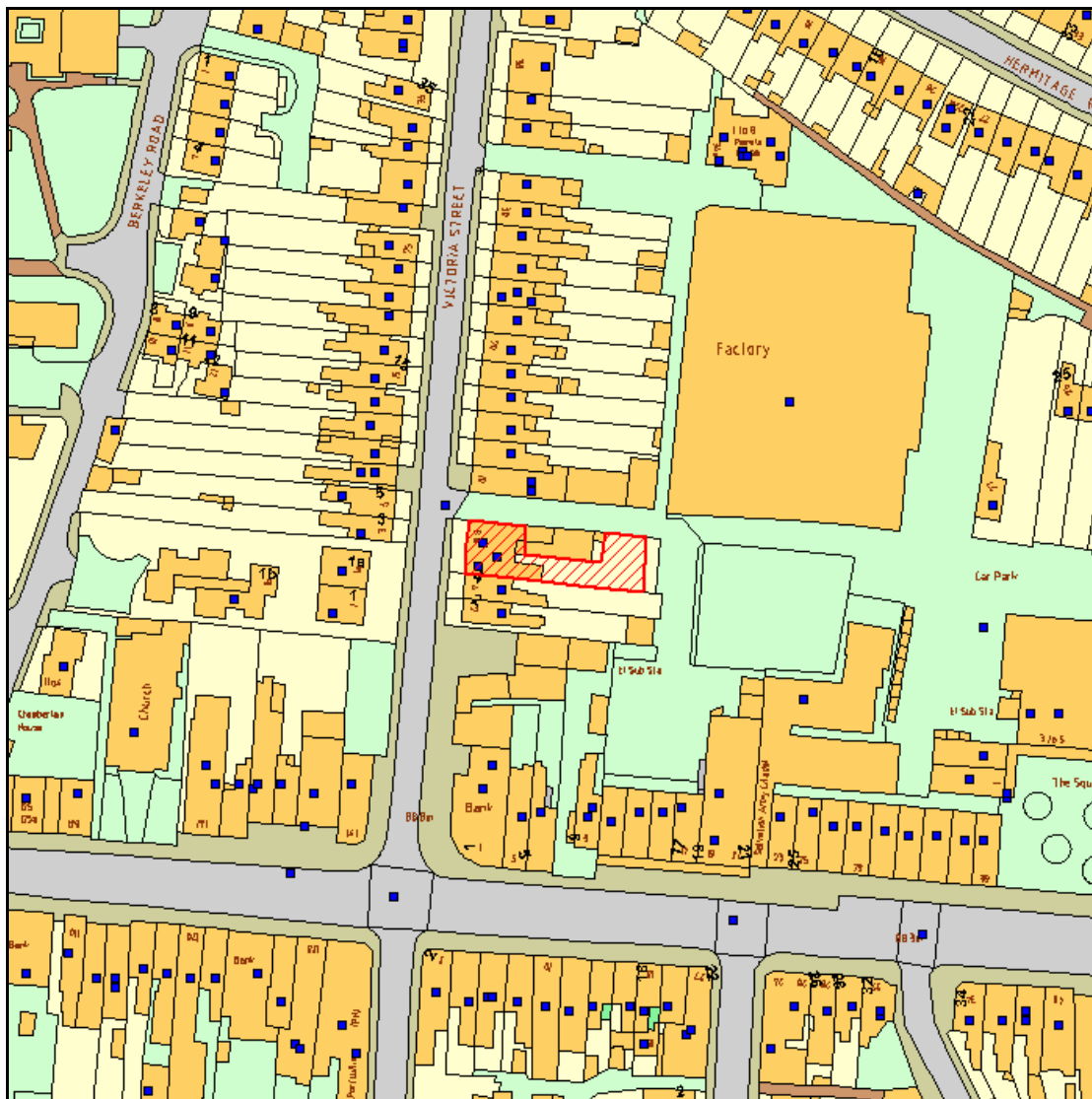
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

**CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011**

<b>App No.:</b>	PK11/2195/F	<b>Applicant:</b>	Redkite Developments Ltd
<b>Site:</b>	6 Victoria Street Staple Hill South Gloucestershire BS16 5JS	<b>Date Reg:</b>	14th July 2011
<b>Proposal:</b>	Minor external alterations to facilitate change of use from Offices (Class B1a) to 4 no. flats (Class C3) as defined in Town & Country Planning (Use Classes Order) 1987 (as amended) and associated works. (Resubmission of PK11/1539/F)	<b>Parish:</b>	None
<b>Map Ref:</b>	364926 175992	<b>Ward:</b>	Staple Hill
<b>Application Category:</b>	Minor	<b>Target Date:</b>	5th September 2011



© South Gloucestershire Council 2007. all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/2195/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident, the concerns raised being contrary to the officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application site comprises two Victorian properties (originally houses nos. 6 & 8 Victoria Street) with various single and two-storey extensions to the rear. The houses were taken over for office space back in the 1970's (see K2471) and the rear extensions added in several stages over the last 20 years or so. At the time of the officer site visit one of the ground floors was being temporarily used as a sports shop. Vehicular access is via a driveway leading from Victoria Street to parking areas at the rear. A detached store lies to the rear of the property but is not part of the development site. The site lies within the Urban Area close to the centre of Staple Hill.
- 1.2 It is proposed to remove the two-storey extension immediately to the rear and return the buildings back to residential use. Given that the internal layout of the buildings has not changed much over the years, it is proposed to create 4no. one-bedroom flats.
- 1.3 The existing rear extension to the South Eastern corner would be reduced in size and retained to provide waste/recycling storage and a secure cycle store.
- 1.4 Access to the site would remain largely as existing although an additional access onto the drive from the site, would be created by the removal of the two-storey rear extension.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

PPS1 - Delivering Sustainable Development  
PPS3 - Housing as revised June 9<sup>th</sup> 2010.  
PPG13 - Transport  
Ministerial Statement 9<sup>th</sup> June 2010

#### 2.2 Development Plans

##### Joint Replacement Structure Plan Adopted Sept. 2002

Policy 1 - Principles  
Policy 2 - Location of Development  
Policy 17 - Landscape  
Policy 33 - Housing Provision and Distribution  
Policy 54 - Car Parking Provision

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

CS1 - High Quality Design  
CS5 - Location of Development

- CS15 - Distribution of Housing
- CS16 - Housing Density
- CS17 - Housing Diversity
- CS18 - Affordable Housing

South Gloucestershire Local Plan (Adopted) 6th January 2006

- D1 - Design
- L1 - Landscape Protection and Enhancement
- L5 - Open areas
- L17 & L18 - The Water Environment
- EP1 - Environmental Pollution
- EP2 - Flood Risk and Development
- EP7 - Unstable Land
- H2 - Residential Development within the Existing Urban Area.
- H5 - Re-use of Buildings for Residential Purposes
- T7 - Cycle Parking Provision
- T8 - Parking Standards
- T12 - Transportation Development Control Policy for New Development

Supplementary Planning Guidance

The South Gloucestershire Design Check List (SPD) Adopted Aug 2007

**3. RELEVANT PLANNING HISTORY**

- 3.1 K856 - Change of Use of part premises from residential to offices.  
Approved 10 June 1975
- 3.2 K2471 - Change of Use of premises from residential to offices.  
Approved 18 Oct 1978
- 3.2 K856/2 - Demolition of existing office and construction of replacement two-storey extension.  
Approved 5 June 1979
- 3.4 PK07/1510/F - Change of Use from Offices (B1a) to 4no. flats (C3). Erection of 5no. dwellings with integral garages and associated works.  
Refused 12 June 2007 on the following grounds:
  - The 5no. houses would be detrimental to the visual amenity and character of the area.
  - The 5no. houses would have an overbearing impact on nos. 2, 4, 6 and 8 Victoria Street.
  - Overlooking of properties to the north.
  - Additional traffic movements would result in reversing, standing and manoeuvring of vehicles onto a classified road.

**4. CONSULTATION RESPONSES**

- 4.1 Parish/Town Council  
Not a parished area.

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

##### Sustainable Transport

No objections

#### Other Representations

##### 4.3 Local Residents

1no. letter of objection was received from the occupier of 12 Victoria Street. The concerns raised are summarised as follows:

- Noise, disturbance and overall upset.
- Increased traffic, noise and pollution to lane.
- Lane is already used by a factory, shops, houses and residential properties.

### 5. ANALYSIS OF PROPOSAL

#### 5.1 Principle of Development

PPS3 (Housing) identifies the planning system as a means of widening housing opportunity and choice, maintaining a supply of housing and creating sustainable residential environments. Paragraph 10 of PPS3 indicates among other criteria that the planning system should deliver a mix of housing, both market and affordable, particularly in terms of tenure and price to support a wide variety of households in all areas, provide a sufficient quantity of housing taking into account need and demands and seeking to improve choice. Furthermore the planning system should provide housing developments in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure.

5.2 Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006 reflecting the aims and objectives set out in this guidance considers the criteria for proposals for the conversion of existing residential properties and non-residential properties into smaller units of self-contained residential accommodation. The policy recognises the important contribution that smaller units can make to the supply, range and mix of housing provision in South Gloucestershire and supports the conversion where appropriate of larger properties.

5.3 Although starting life as houses the authorised use of the buildings is currently offices (B1). The site lies within the urban area but is not within a Safeguarded Employment Site. As such the proposed conversion to four flats falls to be determined under Policy H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 which permits the conversion of non-residential properties for residential use subject to the following criteria being met:

5.4 **A. Would not prejudice the character of the surrounding area; and**

5.5 The character of the area is one of mixed residential and commercial uses; some of the residential properties are in multiple occupation. The majority of the properties along Victoria Road are terraced dwelling houses running back



- off the High Street shopping area. To the rear of the terrace to the east are a number of factories. A previous application PK07/1510/F for the conversion of the offices to 4no. flats together with the erection of 5no. houses was refused. The refusal reasons however related to the houses rather than the conversion to flats.
- 5.6 Nos. 6/8 Victoria Road were formerly dwelling houses and their external appearance has not greatly altered over the years despite the change of use to offices. The proposed conversion to flats would barely alter the appearance of the building when viewed from the street. It is not considered that permitting smaller units of accommodation within this context would provide a valid justification for the refusal of the application, particularly given the guidance in PPS3 (para 10) that has been outlined above, that seeks to create mixed and inclusive communities. Given the original use of the buildings and the predominantly residential character along Victoria Road, officers are satisfied that the proposal would not prejudice the character of the surrounding area; criterion A is therefore met.
- 5.5 **B. Would not prejudice the amenities of nearby occupiers; and**
- 5.6 It is not considered that the proposal would cause any significant increase in noise and disturbance over and above that generated by the existing authorised use. The Building Regulations would consider the issue of noise insulation between flats and between the new flats and the adjoining occupiers. As there would be no new windows in the side elevation facing no.10 Victoria Street, it is not considered that the proposal would result in the loss of amenity to neighbouring occupiers from overlooking.
- 5.7 There would be no new-build and the removal of the unattractive two-storey rear extension would both improve outlook and reduce any overbearing impact for neighbouring residents.
- 5.8 It is necessary, to assess the amenity of future occupiers of the flats. The view to the front of the building (from the main room/living room) would face onto car parking. To the rear would be the parking court and retained store but such an outlook is not considered unusual in a Town Centre location.
- 5.9 On balance therefore the scheme would not prejudice residential amenity.
- 5.10 **C. Would identify an acceptable level of off-street parking; and**
- 5.11 Each one-bedroom flat would be allocated a marked parking bay, which satisfies the Council's maximum parking standards. Parking areas would be provided both to the front and rear of the site. The existing lane would be utilised to access the parking areas to the rear. With the removal of the existing two-storey extension, an additional access onto the lane would be created, thus allowing vehicles to circulate within the site and exit in forward gear onto Victoria Street. A separate bin store would be provided within the site as well as secure cycle parking. There are therefore no highway objections to the proposal.

5.12 **D. Would provide adequate amenity space; and**

5.13 The proposed development would not provide any private amenity space. Given that the flats have one bedroom only they would not attract family occupiers with the subsequent need for amenity space (strongly supported in PPS3). Prospective tenants or purchasers would be aware of this and it is considered that there would be no expectation of garden space associated with a flat of this type. Given the government guidance in PPS3 supporting a mix of development and flexibility of housing types, it is considered that in this instance, the lack of amenity space afforded would not warrant a reason for refusal.

5.14 Design

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to achieve a high standard of design in all new development having regard to scale, form and materials both in relation to the original property and within the wider context.

5.15 The changes required to facilitate the conversion to flats are quite minor. The key element would be the removal of the unattractive two-storey rear extension that would have a beneficial impact upon visual amenity.

5.16 Landscape Issues

Policy L1 seeks to conserve and enhance the character, distinctiveness, quality and amenity of the landscape. There is no vegetation of note on the existing site. There are therefore no landscape objections to the proposal. Furthermore the conversion would not result in the loss of important open space and therefore accords with Policy L5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.17 Drainage

PPG25 and Policy EP2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 require that proposed development ensures that foul and surface water disposal arrangements are acceptable and incorporate sustainable drainage principles. In addition, development will not be permitted where it could increase the risk of flooding. The Council's Drainage Engineer has raised no objections to the principle of the development, which would also be the subject of Building Control. Any connection to the public sewer system as proposed, would first have to be agreed with Wessex Water.

5.18 Environmental Issues

Policy EP1 does not permit development that would unacceptably harm the environment, or the health, safety and amenity of users of the site or surrounding land, as a result of pollution to water, air or soil, or through noise, vibration, light, heat or radiation. Whilst there will inevitably be some disturbance for neighbouring occupiers during the demolition and development phase, this can be adequately mitigated for by imposing a condition to limit the hours of working. In terms of noise and pollution, the traffic generation from four one-bedroom flats should be negligible and most likely less than for the existing office uses. There are therefore no objections on environmental grounds.

5.19 Community Services Department

The proposal is for 4no. one-bed flats only and since this falls below the 10 unit threshold for contributions to Community Services, no contributions are requested in this case.

5.20 Education Service

Due to the small size of the development including only 4no. one-bed flats, it is considered that no contributions to education provision can be justified for this development.

5.21 Affordable Housing

The site area is below 0.5 hectares in area and the proposed number of units (4) is below local and national policy guidance on the threshold for requiring affordable housing (15). There is therefore no requirement for the provision of affordable housing in this case.

**6. CONCLUSION**

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

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

1. Consideration has been given to the proposal's scale and design and is considered to accord with Policies D1 and H5 of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec 2011.
2. The scheme is not considered to adversely affect residential amenity in terms of overlooking, loss of privacy, overbearing impact or loss of amenity space and therefore accords with Policies D1 and H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
3. The proposal would have no adverse highway implications in accordance with Policy H5, T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
4. Consideration has been given to the drainage implications of the scheme and its impact upon the environment in accordance with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
5. The proposal would not adversely affect any features of the landscape and accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
6. The proposal would not result in the loss of an open area of significant amenity value and is therefore in accordance with Policy L5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

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

## **7. RECOMMENDATION**

7.1 That planning permission be GRANTED subject to the conditions listed on the Decision Notice.

**Contact Officer: Roger Hemming**  
**Tel. No. 01454 863537**

### **CONDITIONS**

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

Reason

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

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy D1/H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the first occupation of the flats hereby approved, the parking spaces shall be marked out and allocated on the basis of one space per flat.

Reason

To ensure an adequate amount of parking provision in the interests of highway safety in accordance with Policies T8 and H5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

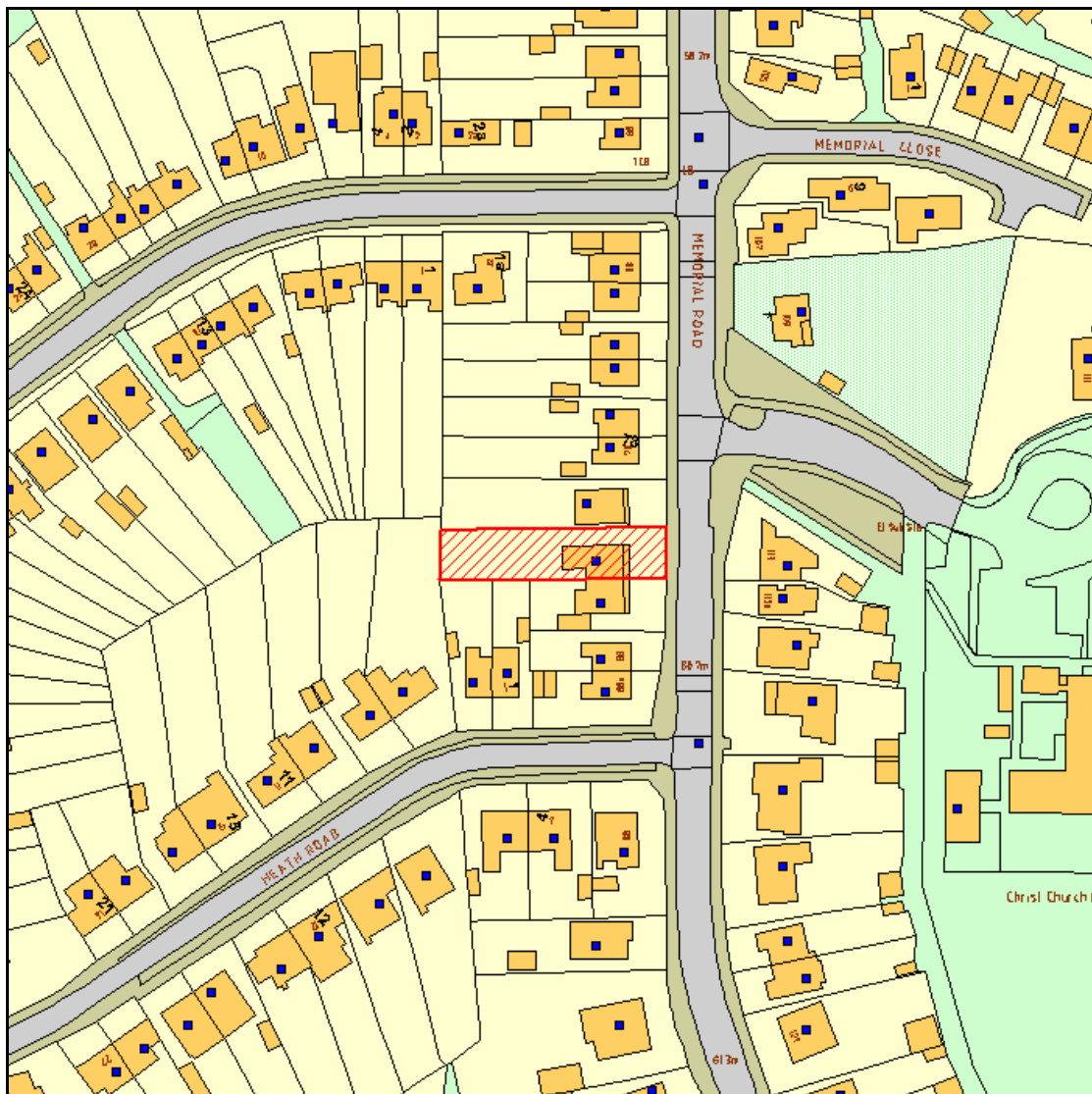
5. Prior to the first occupation of the flats hereby approved, the bin storage facility and cycle store shall be provided in accordance with the approved plans and retained as such thereafter.

Reason

To ensure an adequate provision of bin and cycle storage facilities and to accord with Policies D1, H5 and T7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

## CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011

<b>App No.:</b>	PK11/2245/F	<b>Applicant:</b>	Mr T Radford
<b>Site:</b>	82 Memorial Road Hanham Bristol South Gloucestershire BS15 3LA	<b>Date Reg:</b>	21st July 2011
<b>Proposal:</b>	Installation of 2no. front dormers, increase in roof height to rear elevation and erection of single storey rear extension to provide additional living accommodation.	<b>Parish:</b>	Hanham Abbots Parish Council
<b>Map Ref:</b>	363814 171695	<b>Ward:</b>	Hanham
<b>Application Category:</b>	Householder	<b>Target Date:</b>	9th September 2011



© South Gloucestershire Council 2007.all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
and may lead to prosecution or civil proceedings.  
100023410, 2008. **N.T.S.** **PK11/2245/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

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

### **1. THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the installation of 2 no. front dormers, increase in roof height to rear elevation and erection of single storey rear extension to provide additional living accommodation.
- 1.2 The application site is a semi-detached single storey dwellinghouse situated within the established residential area of Hanham.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 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 Hanham Abbots Parish Council  
No objections.

#### **Other Representations**

- 4.2 Local Residents

A letter of objection has been received from a local resident. The comments are summarised as follows:

- 1) The previous owners did not have planning permission and erected an extension which has been built on top of my garden wall.

- 2) Any further building works are likely to put stress and damage to my property and that of no.82 due to wall being joined to both bungalows.
- 3) I would like an independent structural engineer to assess the wall, foundations and effects to both properties.
- 4) What are the measurements of the proposed rear extension; especially the full height of the proposed extension.

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. Policy D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality.

### 5.2 Design and Visual Amenity

The existing property is a single storey semi dwellinghouse. It currently benefits from a pebble-dash exterior, a mixture of metal and uPVC windows and red roof tiles. It is situated in an area of properties of varying sizes, styles and designs. Many different construction and finishing materials are also in evidence.

For clarity the individual elements will be considered in turn:

#### Two front dormers:

Two pitch roofed dormer windows are proposed for the front elevation to provide additional accommodation. These will be situated directly above two large ground floor windows and either side of the existing main front entrance.

The proposed dormers are of an appropriate standard in design, are of modest size in comparison to the bulk of the main dwelling and are suitably subservient to it. They would incorporate materials to match those of the existing roof while the new windows would be of white uPVC. Plain hanging roof tiles would comprise the front and side elevations of the dormers and these would blend in with the colour of the existing roof tiles. Examples of varying finishing treatments to other dormer windows can be seen along this road.

#### Increase in roof height to rear elevation:

To the rear the existing property currently benefits from a cat-slide roof and a smaller structure which follows on from this, but has a pitched roof which rises in the opposite direction.



The proposed increase in roof height will not extend beyond the footprint of the area already covered by the cat-slide and existing structure. It will project towards the west into the rear garden and its overall height will match that of the host dwellinghouse. Materials used will match those of the existing dwelling house in terms of the roofing materials and the render finish. Five velux windows are proposed, three in the southern facing pitch and one in the north and one on the existing western roof elevation to provide light to the kitchen, upstairs landing and ensuite. A first floor window will be located in the west gable elevation overlooking the garden. Plans indicate the extension will be constructed close to but not on the boundary with No. 84 Memorial Road.

#### Erection of single storey rear extension:

An existing rear extension follows on from the rear of the property. This will be demolished to facilitate the development. It will be of a simple lean-to design and good quality materials to match those of the existing dwellinghouse will be used in its construction. Three velux windows in its western roof elevation will also serve this addition.

Given the amount and style of the proposal along with the materials to be used it is considered that the development accords with Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006.

### 5.3 Residential Amenity

The existing dwellinghouse is situated adjacent to the busy highway of Memorial Road, Hanham. To the rear the site has varying boundary treatments. It is separated from its neighbour to the north at No. 80 Memorial Road by a wall of between one and two metres and thereafter by a one metre high fence. To the south it is separated from its attached neighbour at No. 84 Memorial Road by a 1.2 metre high wall with trellis above. Other properties on Heath Road are at right angles to the site and separated from it by their own long gardens. The garden of No. 82 is bound to the rear by mature planting and fencing which successfully screens it from No. 3 on Heath Road.

#### Two front dormers:

The property is situated on a busy main road in Hanham but set back from the road by a driveway and front garden. In this way it is considered that the proposal would not have any overshadowing or overbearing impact on the neighbours opposite. Furthermore, the proposal would not result in any overlooking or loss of privacy. The impact on residential amenity is subsequently deemed acceptable.

#### Increase in roof height to rear elevation:

The proposed increase in roof height will produce a pitched roof that will slope away from its closest neighbour at No. 82 Memorial Road. Furthermore, given the orientation of the site it is considered that there will be no overshadowing. It is deemed that the proposal will not produce any overlooking or inter-visibility and the affect on residential amenity is reasoned satisfactory.

#### Erection of single storey rear extension:

An existing rear conservatory follows on from the main dwellinghouse. The proposed conservatory will replace this conservatory and be of a similar size measuring approximately 6.4 metres wide, 3 metres deep and 3.5 metres high. Doors and windows will only be located in its western elevation facing the garden. In this way there are no issues of overlooking or inter-visibility or loss of privacy and no concerns to loss of daylight-sunlight. Sufficient garden space will remain to serve the property and the impact on residential amenity is subsequently deemed acceptable.

With regard to the above it is considered that the proposed development accords with Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

#### 5.4 Other matters

With regard to the comments made by a neighbour, the matter of an independent structural survey to assess potential stress and damage is not a planning matter and cannot be covered under the remit of this report. Plans submitted indicate that the proposed extension is to be built within the curtilage of the dwelling. Boundary issues/disputes are civil matters rather than planning matters and as such also cannot be dealt with in this report.

## 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 for the installation of 2 no front dormers, the increase in roof height to the rear elevation and the erection of a single storey rear extension to provide additional living accommodation is considered to be of an appropriate standard in design and would incorporate the use of materials to match those of the existing dwellinghouse. As such it is considered that the proposal would respect the character and appearance of the principal dwelling and street scene in accordance with Policy D1. The proposal would not have any impact on neighbouring residential amenities and therefore accords with policy 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**

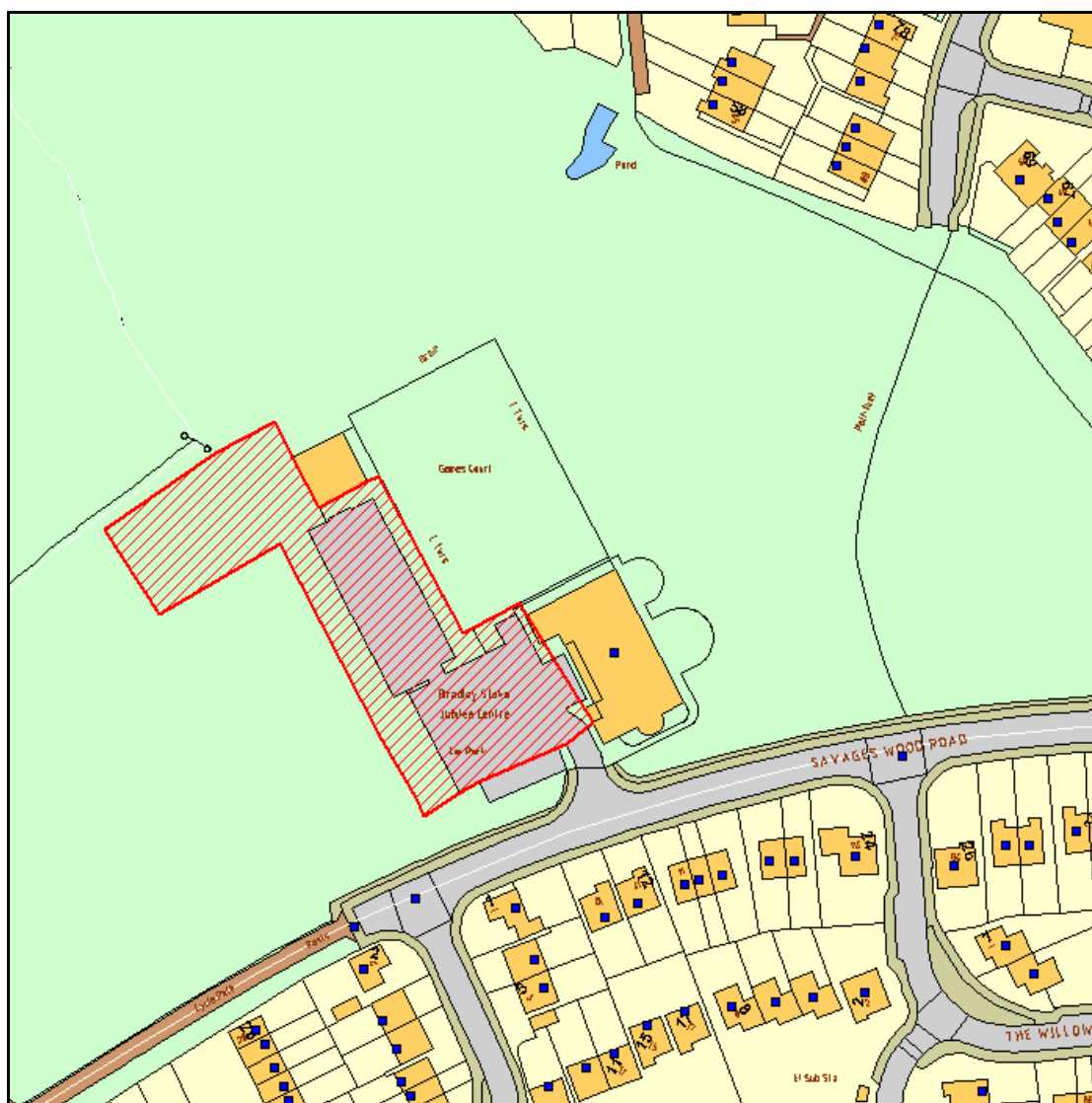
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

**CIRCULATED SCHEDULE NO. 33/11 – 25 AUGUST 2011**

<b>App No.:</b>	PT11/2331/F	<b>Applicant:</b>	Bradley Stoke Town Council
<b>Site:</b>	Bradley Stoke Jubilee Centre Savages Wood Road Bradley Stoke South Gloucestershire BS32 4BL	<b>Date Reg:</b>	28th July 2011
<b>Proposal:</b>	Erection of single storey extension to Community building to provide new offices, creation of new carparking and associated works.	<b>Parish:</b>	Bradley Stoke Town Council
<b>Map Ref:</b>	361602 181782	<b>Ward:</b>	Bradley Stoke Central And Stoke Lodge
<b>Application Category:</b>	Minor	<b>Target Date:</b>	19th September 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PT11/2331/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application has been referred to the Circulated Schedule due to a letter of objection received, contrary to Officer's recommendation.

### **1. THE PROPOSAL**

- 1.1 This full application relates to the erection of a single storey extension to form new offices for Bradley Stoke Town Council, including associated external works and car parking at the Bradley Stoke Jubilee Centre, Savages Wood Road, Bradley Stoke.
- 1.2 The proposed extension is located to the west of the building and measures 19 m in length, 11.5m in width and has a ridge height of 5.5m. A small landscaped courtyard area is to be formed in the 6m gap between the existing and proposed buildings. The extension will result in the loss of 18 car parking spaces but these are to be replaced by a car park extension to the north.
- 1.3 The site lies within the urban area of Bradley Stoke. A school playing field lies to the north of the site with a play area and public open space to the east and west. The residential development of The Beeches/Savages Wood Road are to the south of the site.

### **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             Design  
LC4           Proposals for Education and Community Facilities within the Existing Urban Area and Defined Settlement Boundaries  
T8             Parking Standards  
T12           Transportation Development Control Policy for New Development

##### South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1           High Quality Design  
CS23         Community Infrastructure and Cultural Activity  
CS25         Communities of the North Fringe of Bristol Urban Area

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

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

- 3.1 P99/1388           Removal of existing temporary building and erection of community hall and play area.  
Approved 10 May 1999.

- 3.2 P99/1389 Erection of changing room block.  
Approved 10 May 1999.
- 3.3 PT00/1330/F Erection of community facilities building and car  
park extension.  
Approved 12 July 2001.

#### **4. CONSULTATION RESPONSES**

- 4.1 Bradley Stoke Town Council  
No response received.
- 4.2 Sustainable Transport  
No objection.

#### **Other Representations**

- 4.3 Local Residents  
1 letter has been received objecting to the proposal on the following grounds:-
- a) current car parking provision is already inadequate with frequent overspill onto Savages Wood Road;
  - b) extension will obstruct view of netball games in progress and of play park activity;
  - c) offices should be located in the town centre.

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

- 5.1 Principle of Development  
In assessing applications for community facilities within existing urban areas, policy LC4 of the adopted local plan is particularly relevant. Proposals for the expansion/improvement of such facilities are permitted provided they are acceptable in transportation terms, would not unacceptably prejudice residential amenities and have no adverse environmental effects. The design of the proposal also needs to be considered. In addition, policy CS23 of the emerging Core Strategy is also relevant as it encourages enhancement of community facilities where appropriate.
- 5.2 The principle of development is considered acceptable. Whilst it is recognised that the site is not located within the Bradley Stoke Town Centre, the fact that an existing community building is on the site, and is centrally located within Bradley Stoke is a material consideration. Although the proposed use is for an office, this is not regarded as a separate B1 use as it is to be used to assist in the running of Bradley Stoke Town Council and as such is considered in this proposal to function as an ancillary part of the wider community development which is Class D2. Part of the building will also house a meeting room to allow for a police surgery. The use is for community purposes and a condition will be imposed to ensure that the extension remains for such purposes. Furthermore, the existing Bradley Stoke Town Council Offices are currently located at Woodlands Business Park, which is to the northern boundary of Bradley Stoke. The proposed location is far more central to the town and within very close

proximity to the Town Centre itself. This is clearly preferable in terms of its location and consolidates community uses to one site.

### 5.3 Transportation

Although this application removes an element of parking, it is replaced with a car park extension to the north of the building, which provides the displaced car parking spaces. The existing car park currently provides 62 spaces. The revised car park provides 63 car parking spaces. Disability parking has also increased from 6 to 7 spaces and cycle parking from 4 to 6 spaces.

5.4 It is considered that the additional parking is satisfactory to deal with any increased demand for parking on the site, especially as the site is located within a sustainable location, highly accessible by foot and by bicycle. In addition, the proposed use of the extension is unlikely to generate any additional demand for parking over and above what would normally be expected by daily variations. The proposal would also be used during normal office hours and not at evenings/weekends where there would be a greater conflict with users of the site for sport. However, it would be beneficial to ensure that the new car parking area is available prior to the commencement of the building works which would displace a degree of existing parking. The application is therefore acceptable in terms of transportation issues.

### 5.5 Residential Amenity

The site is located off Savages Wood Road. To the east, west and north of the site lie open space/playing fields. The nearest properties to the site are those of Savages Wood Road which directly face onto the site. These are located some 35m from the proposed extension and as such no overbearing impact or loss of privacy will result. The application is therefore acceptable in this regard.

### 5.6 Environmental Effects

The proposed extension is to provide office accommodation for Bradley Stoke Town Council. The proposed use will therefore have no adverse environmental effects.

### 5.7 Design

The proposed extension takes its design references from the main building. It replicates the roof configuration, displaying shallow hipped gables as well as using matching brickwork and roof materials. The fenestration detailing and proportions also replicate the host building. In addition, the scale of the extension is deliberately subservient to the main dwelling, displaying a ridge height some 2.3m lower than the main ridge height. The extension has also been set back from the primary elevation facing onto Savages Wood Road which allows for the building to blend in with its surroundings. This also reduces the overall visual bulk of the proposal. The application is therefore considered acceptable in design terms and in accordance with policy D1 of the adopted local plan.

### 5.8 Other Issues

An objection has been received concerning loss of view of the netball pitch and play park due to the location of the extension. This is not considered to be so material as to refuse planning permission.

## **6. CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.
- 6.3 The recommendation to grant permission is for the following reasons:-
1. The proposed extension due to its single storey nature, location and design is considered to be acceptable in terms of visual and residential amenity. The proposal would therefore accord with Planning Policies D1 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.
  2. The proposal provides a satisfactory level of off-street parking and is located within a sustainable location and is acceptable in highway safety terms. As such the proposal is considered to be compliant with Planning Policies LC4, T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

## **7. RECOMMENDATION**

- 7.1 Planning permission be granted subject to the conditions attached to the decision notice.

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

## **CONDITIONS**

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

Reason

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

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

Reason

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



3. The new car parking area shall be constructed and made available for use prior to the commencement of building works and shall be constructed of a permeable surface.

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.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development, details of the replacement cycle racks shall be submitted to and approved in writing by the Council. For the avoidance of doubt, these shall be undercover. The cycle racks hereby approved shall be provided before the extension is first occupied, and thereafter retained for that purpose.

Reason

To encourage means of transportation other than the private car, to accord with Policies T10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The office use hereby permitted shall be used as ancillary to the building for community purposes (Class D2) and not as a separate planning unit.

Reason

To ensure that the building is used for its primary purpose as a community building, and such a separate use would need to be assessed against transportation and economic development policies.