



**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. 29/11

Date to Members: 29/07/11

Member's Deadline: 04/08/11 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

Dates and Deadlines for Circulated Schedule
During August Bank Holiday Period 2011

Schedule Number	Date to Members 9am on	Members Deadline 5pm on
33/11	Thurs 25 August 2011	Thurs 01 Sept 2011

Above are details of the schedule that will be affected by date changes due to August Bank Holiday.

All other schedules during this period will be published as normal on Fridays.

CIRCULATED SCHEDULE – 29 JULY 2011

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK11/1850/F	Approve with Conditions	144 New Cheltenham Road Kingswood South Gloucestershire BS15 1UN	Kings Chase	None
2	PK11/1895/F	Approve with Conditions	138 Westons Brake Downend South Gloucestershire BS16 7EQ	Emersons	Mangotsfield Rural Parish Council
3	PK11/1913/F	Approve with Conditions	Crown Industrial Estate Crown Road Warmley South Gloucestershire BS30 8JJ	Siston	Siston Parish Council
4	PT11/0597/F	Approved Subject to	The Meads Land Off Heather Avenue Frampton Cotterell South Gloucestershire	Frampton Cotterell	Frampton Cotterell Parish Council
5	PT11/1328/F	Approved Subject to S106	Tuckett House Tuckett Lane Frenchay South Gloucestershire BS16 1LL	Frenchay And Stoke Park	Winterbourne Parish Council
6	PT11/1329/CA	Approve with Conditions	Tuckett House Tuckett Lane Frenchay South Gloucestershire BS16 1LL	Frenchay And Stoke Park	Winterbourne Parish Council
7	PT11/1889/F	Approve with Conditions	113 Woodend Road Frampton Cotterell South Gloucestershire BS36 2HX	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 29/11 – 29 JULY 2011

App No.:	PK11/1850/F	Applicant:	J Powell
Site:	144 New Cheltenham Road Kingswood Bristol South Gloucestershire BS15 1UN	Date Reg:	16th June 2011
Proposal:	Erection of 1no. attached dwelling with associated works.	Parish:	None
Map Ref:	365208 174358	Ward:	Kings Chase
Application Category:	Minor	Target Date:	5th August 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections have been received from a local resident regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of 1 no. 2 bedroom attached dwelling with associated works.
- 1.2 The application site relates to an end terraced two storey dwelling within the Kingswood residential area and is on the junction of New Cheltenham Road and North Park.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 Development within existing residential curtilages, including extensions and new dwellings
H2 Residential Development within existing urban areas
T12 Transportation
T8 Parking Standards
EP1 Environmental Pollution
EP2 Floor Risk and Development
- 2.3 South Gloucestershire Core Strategy submission Draft DEC 2010
CS1 High Quality Design
- 2.4 Supplementary Planning Guidance
SPD Design

3. RELEVANT PLANNING HISTORY

- 3.1 K5559/1 Second storey rear extension
Approved September 1990
- 3.2 K5559 Single storey rear extension
Approved September 1987
- 3.3 P96/4523 Erection of side conservatory
Approved October 1996

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Not applicable
- 4.2 Environmental Services
No objection-but recommend a planning condition relating to the submission of a contamination survey. Addressed in detail under paragraph 5.10 of this report
- 4.3 Transportation Issues
No objection- Addressed in detail under paragraph 5.7-5.8 of this report
- 4.4 Drainage
No objection Addressed in detail under paragraph 5.9 of this report

Other Representations

- 4.5 Local Residents
One letter has been received from a local resident raising the following planning objections regarding the proposed development, which have been summarised by the Planning Officer as follows:
- Existing car parking problems
 - Loss of light
 - Building work will cause major problems
 - Another dwelling will cause anti social behaviour

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H2 of the adopted South Gloucestershire Local Plan accepts the principle of new residential development within urban areas and Policy H4 accepts the principle of new dwellings within existing residential curtilages subject to a number of criteria being satisfied. In addition policy CS1 of the core Strategy seeks to achieve high quality design
- 5.2 Visual Amenity
The application site relates to an end terraced two storey post war dwelling sited on a junction and set back from the side road by a large enclosed garden. This layout is mirrored on the other side i.e. 142. The immediate area is characterised by a main road and terraced row properties and is considered relatively high density.
- 5.3 This application seeks planning permission to erect an attached dwelling on the side elevation and due to the large nature of the garden the proposed dwelling will almost be of a similar in width than the existing dwelling, and in turn read as a new dwelling. Both end properties on this row are characterised by two storey gable frontages, which define this terrace. It is accepted that a new dwelling in this location will infill the gap, however the Officer is of the view regard should be had for the character and layout of residential development within the

immediate area. The area is characterised by terraced rows i.e. rows of 6 and 4 houses and therefore the continuation of this existing row would not be at odds with the surrounding area. The area is also considered relatively high density. It is also considered that the loss of this open space on the corner would not have an adverse impact on the character of the street scene.

5.4 Residential Amenity: Existing and Future

The proposed dwelling will be sited on the western elevation of the dwelling adjacent the road entrance leading into North Park. It is considered that a dwelling of this scale and in this location would not have an adverse impact on the existing residential amenities of neighbouring occupiers in terms of loss of privacy or overbearing impact.

5.5 An objection has been raised by the occupier of no.1 North Park sited rear of the application site on grounds the proposed dwelling will result in a loss of light. The dwelling will be sited 24.0m away from no.1 and as it is sited north of no.1, it is considered the dwelling by reason of its orientation would have no greater impact on existing levels of light than the existing situation.

5.6 It is considered that satisfactory levels of private amenity space will be provided for the existing and future occupiers of the development and there will be on site provision for refuse and recycling facilities.

5.7 Transportation Issues

An objection has been raised by a neighbour on the grounds there are existing problems with on street parking. The Council's Highway officer had originally suggested a number of proposed parking arrangements. The agent has however confirmed that the existing double garage will serve the existing property and the 2 unenclosed parking spaces serve the new property. The Council's Highway Officer has acknowledged the objection raised by the resident but is of the view as the application proposes 2 parking spaces by way of the existing double garage for the existing occupiers and 2 unenclosed parking spaces within the application site for the proposed dwelling, no objection is raised as the level of parking provided is in line with the maximum standards set out in Policy T8 of the SGLP, and therefore there is no basis for a transportation objection to this proposal

5.8 The Highway Officer had originally suggested that in order to aid visibility for pedestrians and drivers that any boundary treatment along Watts land should be kept a maximum height of 0.90m. The Officer has subsequently confirmed, as the wall exists it would be difficult to seek a reduction in height. The agent has also confirmed the applicant wishes to retain the wall as it affords the parking spaces some element of security.

5.9 Drainage

No objection is raised. Should planning permission be granted a planning condition will be imposed requiring the submission and approval of surface water drainage details and a mining report as the application site is within the former Bristol coalfields.

5.10 Environmental Issues

No objection is raised. Should planning permission be granted a planning condition will be imposed requiring the submission and approval of a land contamination survey as the application site is less than 250m from filled ground/infill which means there is a potential for land contamination to be present.

5.11 Other Issues

An objection has been raised on the grounds the introduction of a family house will add to existing anti social problems within the area. The Council is unable to refuse the application on these grounds, as the Council could not substantiate a refusal reason on these grounds.

An objection has been raised on the grounds the building work will cause major problems. The Officer is unclear what is meant by this.

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 proposed dwelling has been designed positively to have regard for the character of the immediate area in terms of scale, design and materials- Policies D1 and H4

b) The proposed development has taken full account of neighbouring residential amenities and through careful design, the proposals will not materially harm the amenities of neighbouring properties by reason of loss of privacy or overbearing impact-Policy H4

c) The proposal provides car parking provision for existing and future occupiers of the development-Policy T12 and T8

d) Drainage details are to be submitted to and approved by the Local Planning Authority to ensure satisfactory surface water drainage of the site and minimise the risk of flooding and pollution-Policy L18 and EP1.

e) A Contamination Survey is to be submitted to and approved by the Local Planning Authority to mitigate against any harm to the environment or the health, safety and amenity of users of the site- Policy EP1

f) A mining report is to be submitted to and approved by the Local Planning Authority to mitigate against any harm to the environment or the health, safety and amenity of users of the site- Policy EP1

7. RECOMMENDATION

7.1 Planning permission be granted subject to the following planning conditions.

Background Papers PK11/1850/F

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 dwelling hereby permitted shall match those used in the existing building of no.144 New Cheltenham Road, Kingswood.

Reason

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

3. No development shall take place until an investigation and risk assessment of the application site has been carried out which shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site by a suitably qualified person and which shall be approved in writing by the Local Planning Authority. If contamination is present a detailed remediation scheme shall be drawn up and agreed in writing with the Local Planning Authority. The approved measures shall be implemented in full unless the Local Planning Authority gives written consent to any variation. The above shall be undertaken in accordance with the schedule attached to the decision notice.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP1 and EP6 of South Gloucestershire Local Plan.

4. 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 implemented and carried out in accordance with the approved details before the development is occupied

Reason

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

5. The off-street parking facilities for all vehicles relating to the existing house (i.e double garage) and new dwelling (i.e 2 car parking spaces) shown on the plan hereby approved dwg.no.161/2 shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

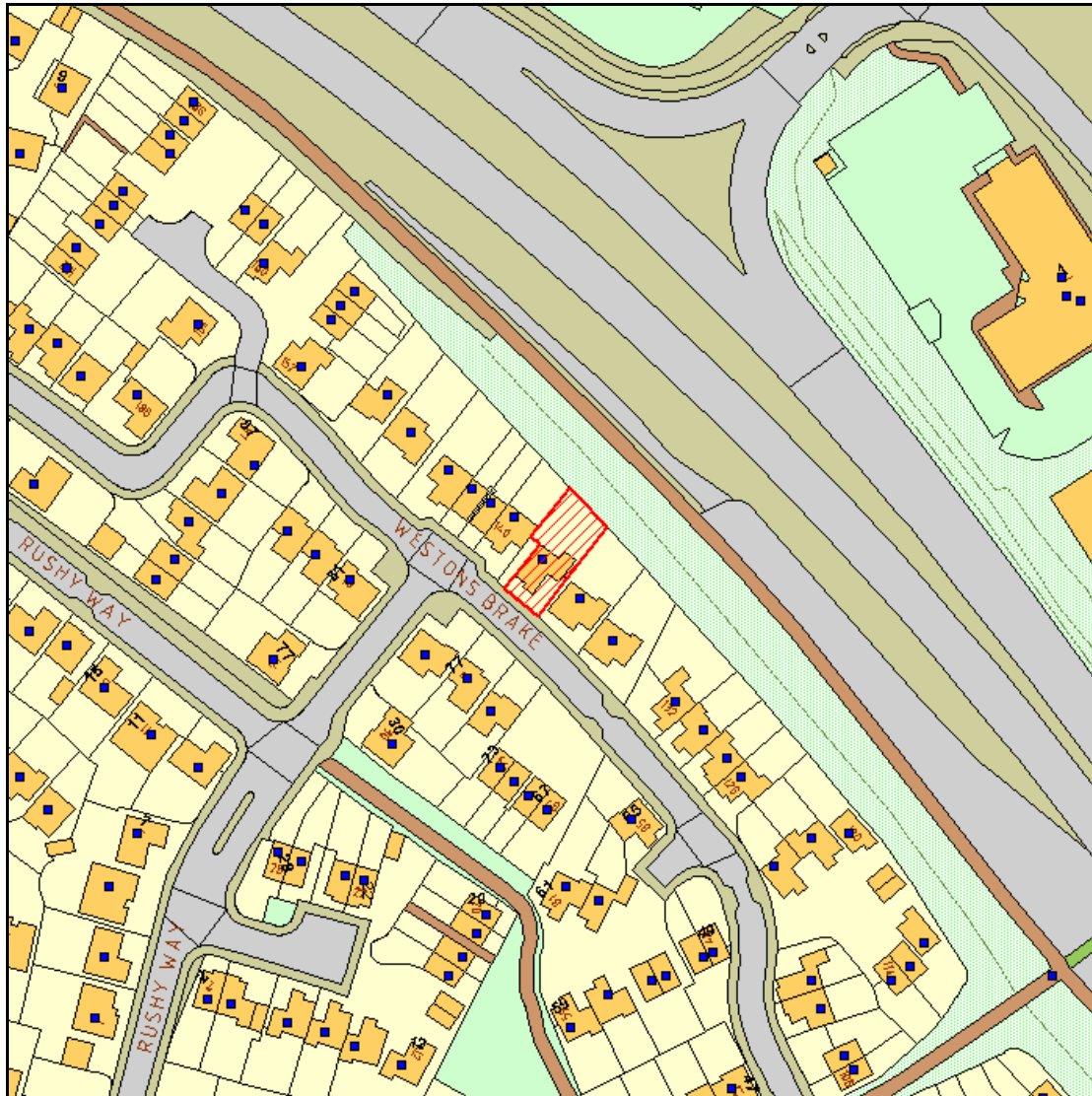
6. Prior to the commencement of development a mining report shall be submitted for approval in writing to the Local Planning Authority. Development shall be implemented and carried out in accordance with the approved details.

Reason

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

CIRCULATED SCHEDULE NO. 29/11 – 29 JULY 2011

App No.:	PK11/1895/F	Applicant:	Mr M Lincoln
Site:	138 Westons Brake Downend South Gloucestershire BS16 7EQ	Date Reg:	17th June 2011
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366295 178421	Ward:	Emersons Green
Application Category:	Householder	Target Date:	9th August 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

Two objections have been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension to a two storey brick and tile detached house in a straight road in Emerson's Green. The houses in the street are semis and detached and are not perfectly aligned. Therefore, although the street scene is generally regular, the dwelling on site stands slightly behind its neighbour, No. 136, but in front of No. 140.
- 1.2 The house on site has an attached side garage and utility room on its eastern elevation at present, projecting slightly beyond its rear building line. No. 136, facing this elevation has a blank side elevation. The proposal is to build over this and the two storey element would bring the extension forward, but still behind the front building line. The extension would include a replacement garage/store (although at a depth of only 3 metres this would not be adequate for a car) and create a dining room element of an enlarged kitchen/diner in the position of the current garage. Two additional bedrooms would be formed on the first floor. All windows in the extension would face front or rear.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
H4 House Extensions

South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1 High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/0610/F Rear conservatory - Approved

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No reply received.
- 4.2 Other Consultees [including internal consultees of the Council]
None

Other Representations

- 4.3 Local Residents

Two objections have been received, citing the following concerns:

- The existing parking space on the driveway is small and the garage would be lost under this proposal as it is too small to be used for a car.
- There is already a high degree of on street parking in the vicinity.
- The scale of the proposal is overbearing – the extension would be in red brick and much higher (at two storeys with a roof on top) than the existing single storey element
- The proposed extension would reduce sunlight in the adjoining property for at least some of the day, for habitable rooms at ground and first floor level
- Loss of outlook from adjoining first floor window

One letter of support for the scheme was also received, stating that the proposal minimised any impact on neighbouring occupiers and that there is ample parking in the vicinity.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The issues to be resolved are the impact of the proposal on visual amenity and residential amenity.

5.2 Visual Amenity/ Design

The proposed extension has been designed to take a subservient relationship to the host dwelling in terms of scale – being narrower and lower at ridge height, while matching the existing roof slope. The design is considered to be well-proportioned and unobtrusive, in its reserved position in relation to the host dwelling. The plans and forms do not specify that the materials to be used would match those of the host dwelling, so that has been required by condition as shown below. Subject to this, the proposal is considered to respect local distinctiveness and accord with policy D1 and the relevant part of policy H4 of the adopted Local Plan.

5.3 Residential Amenity

The proposed extension would be attached to the side elevation, where the bulk of it would face the blank side elevation of the neighbouring property to the east. It is considered that there would be no impact on residential amenity through this part of the proposal. The rear building line of the house on site is set slightly beyond that of the neighbour and there the existing utility room to the rear of the garage on site extends to a maximum of 5 metres beyond that neighbouring rear building line. This is offset by a two metre gap between the dwellings. It is considered that, at ground floor level in the neighbouring property, the difference between a two storey or the existing single storey rear extension on the site is immaterial. At first floor level, the relationship which would be created through this proposal is the same as the existing one, albeit at a height one storey higher. It is therefore considered that this cannot reasonably form a reason for refusal in this instance. The proposal is to build over this utility room, extending this effect into a second storey. At such a distance and offset to such a degree, between the two detached houses, it is considered that there would be no overbearing impact created by the proposal.

In order to prevent any future overlooking, while windows are proposed only in the rear elevation at present, a condition has been appended below to ensure that no windows are inserted into the eastern elevation. Subject to this, it is considered that the proposal would have no adverse impact on existing levels of residential amenity enjoyed by the neighbouring property and that the proposal accords with policy H4 of the adopted Local Plan. With regard to the issue raised through the consultation process over the loss of outlook, the loss of view is not a legitimate planning concern. Even then, the degree of offset between the neighbouring dwelling and the proposed extension would mean that, at first floor level, the outlook from the neighbour's window would be reduced from 180 degrees to 135 degrees, with the outlook only reduced at the periphery on one side. The overbearing impact on the neighbouring property from the proposed extension would be of a similar degree.

5.4 Parking

The consultation process has raised the issue of parking spaces in regard to this proposal. Although the garage/ store could only practically be used for the latter purpose, the site still offers one car parking space, in front of the garage/store and this meets the Council's current minimum parking standards set out in policy T8 of the adopted Local Plan.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposal would provide enlarged family accommodation, without compromising visual amenity, existing standards of residential amenity, as well as maintaining the maximum parking standards as set in policies D1, H4 and T8 of the adopted South Gloucestershire Local Plan.
- 6.3 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission is approved, subject to conditions as 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 eastern elevation of the extension hereby approved.

Reason

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

3. 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.

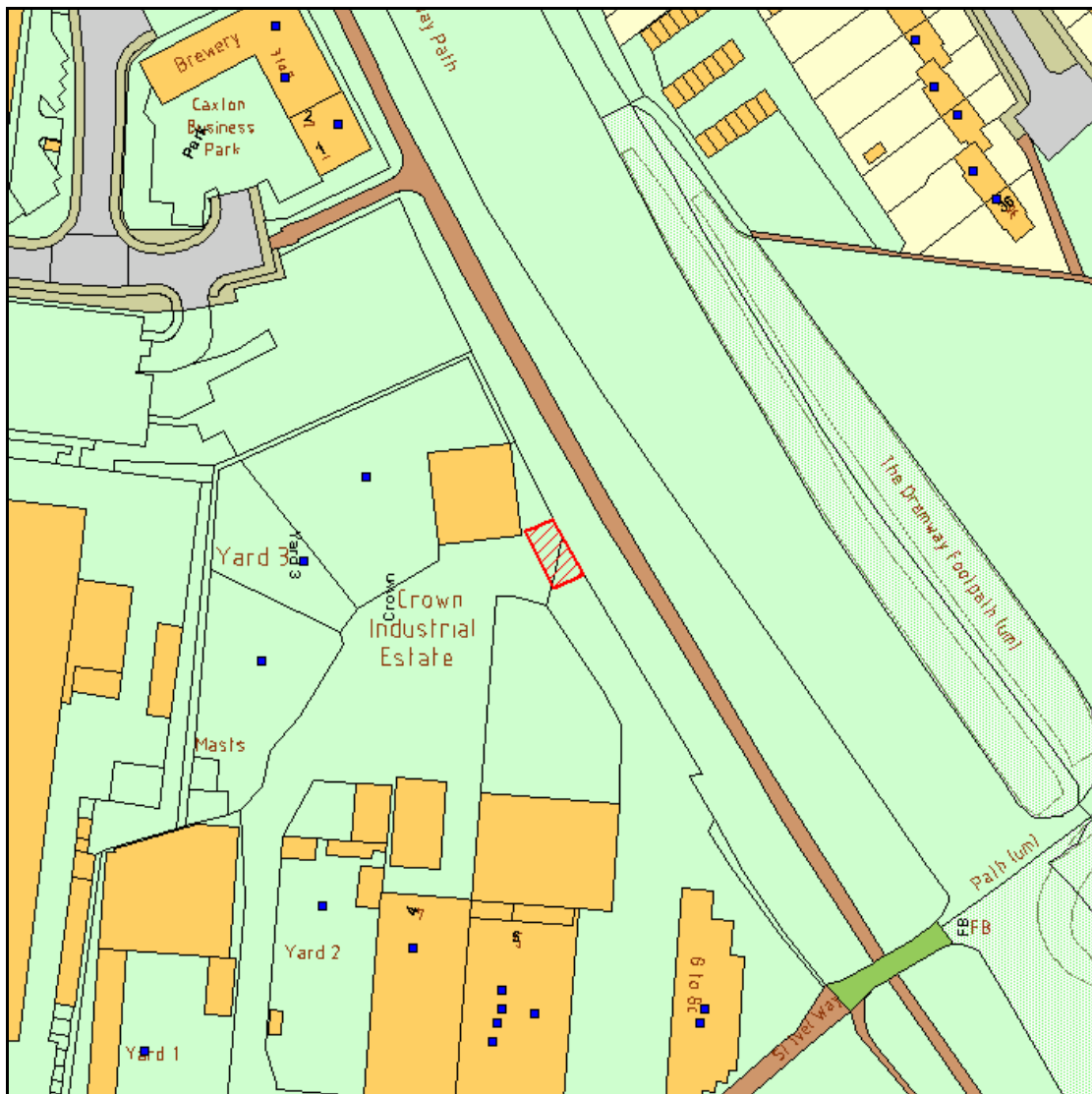
Reason

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

ITEM 3

CIRCULATED SCHEDULE NO. 29/11 – 29 JULY 2011

App No.:	PK11/1913/F	Applicant:	Mr Gary Sykes
Site:	Crown Industrial Estate Crown Road Warmley South Gloucestershire BS30 8JJ	Date Reg:	17th June 2011
Proposal:	Erection of commercial industrial unit (Class B1) business and light industrial	Parish:	Siston Parish Council
Map Ref:	367206 173057	Ward:	Siston
Application Category:	Minor	Target Date:	9th August 2011



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PK11/1913/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey industrial unit to be used under Class B1 (Offices, Research and Development and Light Industrial appropriate to a residential area). The proposed building would be 12 metres long, 6.5 metres wide, with a height to eaves of 4.4 metres and a shallow apex roof to a total maximum height of 5.1 metres above ground level. The building would have an available floor area of the whole building at ground floor level and a small mezzanine office area is proposed at 18 square metres, including a toilet.
- 1.2 The site is located within an industrial estate (Tower Road, Warmley) where employment is safeguarded under Local Plan policy E4 and confirmed in the Core Strategy pre-Submission Draft. The site is on a small sliver of land under the applicant's ownership and has been located next to an existing larger freestanding industrial building next to the boundary fence of the estate, which separates it from the Bristol-Bath cycle path. Three doors are proposed, the main one being of a size capable of receiving vehicles, located in the gable end South East elevation.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPS4 Economic Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
E4 Safeguarded Employment Areas
E3 Proposals for Employment Uses
T8 Parking Standards
T12 Highway Safety
- South Gloucestershire Core Strategy -Submission Draft (December 2010)
CS1 High Quality Design
CS12 Economic Development Safeguarding

3. RELEVANT PLANNING HISTORY

- 3.1 Nothing on this part of the industrial estate

4. CONSULTATION RESPONSES

- 4.1 Siston Parish Council
No Objection subject to the proposed unit being restricted to B1 use only and that it shall have no visible impact on the Bristol/Bath Railway Path. There should be no movement of commercial traffic to/from the site outside normal business hours.

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

No objection in principle. The site is not too close to residential properties, divided by the cycle path and a churchyard beyond that. The main door would face, at a distance, residential properties and if the door is open, noise could travel in that direction. If possible the doors should face into the estate.

Sustainable Transportation

We have examined this application and we note it requests the development of a small industrial unit with an existing industrial estate. Traffic volumes associated with the development will not be significant compared with existing traffic to the Industrial Estate. Therefore we have no comments about this application.

Other Representations

4.3 Local Residents/ Businesses

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

- The location of the building will severely affect vehicle access, for collections and deliveries, to the units to the southeast, putting these businesses and jobs at jeopardy
- The development could be in breach of a covenant

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The analysis below is structured around the criteria set in policy E3, which includes highway issues also covered by policy T12.

5.2 E3A: Environmental Effects

The use of the building, while appropriate to its setting within an industrial estate, could be noise generating. The potential for this noise having any impact outside the building itself would depend on doors being open. Any effect would have to be set against the background noise generated by the rest of the estate. It is not considered reasonable to use a planning condition to ensure that doors are kept shut, as this would compromise the function of the building. No doors have been aligned so that they directly face residential properties and there is considered to be a good distance to the nearest residential area. The opportunity for doors to be inserted in the south-western elevation is limited by the proximity of the access road and the landownership would only allow vehicular access from the southeast in any event. If the building is used as an office within the B1 use class, noise would not necessarily be an issue. It is considered that the building would not have any unacceptable environmental impacts which could not be mitigated by the conditions shown below.

5.3 E3 and T8: Provision for servicing and delivery, avoiding unacceptable levels of vehicular traffic or on-street parking

The highways comments at 4.2 above recognise the limited size of the building and the limited effect that this would have on traffic generation. Servicing and

- delivery requirements, which themselves would be modest, given the size of the building, would be dealt with parallel to the estate's boundary fence. Given the site ownership, the landowner/ applicant could prevent use of the access road through the erection of a low fence, not requiring planning permission. While this may be, as identified through the consultation process, in breach of a covenant, this has no relevance to the planning system, as it is dealt with under different legislation. The provision for servicing, delivery and the impact on on-street parking from this proposal is considered to be acceptable.
- 5.4 E3: Impact on Residential Amenity
The Environmental Protection comments at 4.2 above refer. A concern has been raised over the position of the doors, with regard to the potential of the site as a noise source, as analysed at 5.2 above. The level of separation between the site and the nearest residential properties is considered to be adequate to avoid this modest building causing harm to residential amenity, against the background of the existing industrial estate which forms its setting. Moving the main doors to a different elevation is considered to be likely cause difficulty in vehicles accessing the site and, if they do, they are more likely to block the access road to other units. Therefore, this measure has not been sought and it is considered that the proposal accords with this policy criterion.
- 5.5 E3 and D1: Effect on the Character of the Area and the Settlement
Again, it is considered that this is a modest proposal. It is for a building which, while smaller than those nearby, is still considered to be appropriate to its setting on an industrial estate. The degree of visibility from the Bristol-Bath cycle path is limited by the well-established landscaping on the former railway embankment, which is off site and would not be affected as part of this proposal. The proposed building is only just over 5 metres tall and the roof slope has been kept low, to a degree that the building would not stand out in the proposed location. It is considered that the proposal satisfies criterion D of policy E3 as well as policy D1 in this regard.
- 5.6 E3: Achieving Maximum Density
It is considered that, on this small site within a limited land-ownership, that the proposal improves the density of development within the estate and satisfies this criterion.
- 5.7 E3: Public Transport to serve the site
The site is considered to be as well served by public transport as the rest of the industrial estate and in addition, benefits from easy access for cyclists via the Bristol-Bath cycle path.
- 5.8 Class B1 and Permitted Change to B8
The application seeks a B1 Use for the proposed building. If permitted, due to the building's floorspace being below 235 square metres, it would be possible to change the use to B8 (Storage and Distribution) without requiring planning permission. Despite the limited size of the building, a storage and distribution use is considered to be likely to create generate more traffic than the proposed B1 use and the building's location is not well suited to dealing with additional traffic. For that reason, as condition has been appended below to ensure that planning permission will be required for any use outside the B1 Use Class.

5.9 Operating Hours

The hours of operation for the site are stated on the application form as 'not known'. In order to prevent 24 hour operation which could have a detrimental impact on residential amenity, a condition is shown below keeping the operating times to the standard.

5.10 Material Considerations

The application form does not state specifically that this proposal would generate employment, but logically it would to some degree as it would form a workplace. Government policy is currently to support sustainable development and this site is within a sustainable location, within the urban area defined on the proposals map of the adopted Local Plan. A material consideration of particular note in this instance is the Ministerial Statement of 30th March 2011. The statement says that in determining applications, Local Planning Authorities should support enterprise and facilitate housing, economic and other forms of sustainable development, giving appropriate weight to the fostering of economic growth and employment. The statement makes it clear that the Secretary of State for Communities and Local Government will take the above principles into account when determining applications and will attach significant weight to the need to secure economic growth and employment. It should therefore be assumed that this should be regarded as a statement of Government policy and will be the starting point for inspectors undertaking planning appeals.

6. CONCLUSION

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

6.2 The proposal would generate employment within an employment safeguarded area, increasing the density of development on a readily accessible site, without causing harm to existing levels of residential amenity, highway safety or visual amenity. The proposed development accords with policies E3, D1, 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.

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. The premises shall be used for B1 Use Class; and for no other purpose (including any other purpose in Class B); of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

In the interests of highway safety due to the lesser vehicle generation of B1 Use in relation to B8 uses, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The hours of working at the site shall be restricted to 0730 to 1900 from Mondays to Fridays, 0800 to 1400 on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

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

CIRCULATED SCHEDULE NO. 29/11 – 29 JULY 2011

App No.:	PT11/0597/F	Applicant:	Barratt Homes
Site:	The Meadows Land Off Heather Avenue Frampton Cotterell South Gloucestershire	Date Reg:	3rd March 2011
Proposal:	Erection of 12no. apartments.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366880 180993	Ward:	Frampton Cotterell
Application Category:	Major	Target Date:	2nd June 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as representations have been received that are contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for the erection of 12 flats.
- 1.2 Eight of these flats were permitted by the previous reserved matters application (see planning history) with 186sq m of retail floorspace. This application seeks to amend that permission with the creation of four two-bed flats on the ground floor in place of the retail floorspace. The block itself remains the same design (apart from the ground floor) and same height as that approved in the reserved matters application

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T8	Parking Standards
T12	Transportation Development Control Policy
H2	Proposals for Residential Development in Existing Urban Areas and Settlement Boundaries.
H6	Affordable Housing
LC1	Provision of Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions)
LC2	Provision of Education Facilities (Site Allocations and Developer Contributions)
LC8	Open Space and Children's Play in Conjunction with new Residential Development

South Gloucestershire Core Strategy –Proposed Changes Version (December 2010)

CS1	High Quality Design
CS2	Green Infrastructure
CS5	Location of Development
CS6	Infrastructure and Developer Contributions

3. RELEVANT PLANNING HISTORY

- 3.1 PT08/2760/O Land adjacent to Park Farm, Frampton Cotterell: Erection of 220 residential dwellings and 186sq m of A1 retail floorspace. Outline application with means of access, all other matters reserved. Approved with conditions by appeal 16 November 2009

- 3.2 PT10/1013/RM Land at Heather Avenue: Erection of 184 dwellings, construction of 186 sq m of retail floorspace, construction of new vehicular access off Heather Avenue and provision of public open space. Approval of reserved matters to be read in conjunction with outline planning permission PT08/2760/O. Approved with conditions 27 September 2010.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
Previously the Parish Council requested that there should be an allocation of one bedroom apartments and maintains that there still should be provision for this. There is no amenity space and the surrounding areas are spartan. The massing is not appropriate for a village environment.

4.2 Other Consultees

Highway Officer

Raises no objection to the proposals.

Tree Officer

No tree comments

Environment Agency

No comment

Other Representations

- 4.3 Local Residents
No response received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of the development has been established with the previously approved of the outline application and the reserved matters permissions. The outline permission was for 220 dwellings, although the reserved matters permission was for 184 dwellings. Since this application proposes to increase the total number of dwellings to 188, it is within the overall 220 as established in the outline planning permission. The size of units, two beds, is also acceptable as there is housing need for all types of housing, especially since the Council does not have a five year land supply, and therefore PPS3 requires the local planning authorities to consider all applications for housing favourably. As such, the principle of development is acceptable and in accordance with Policy H2.
- 5.2 It should also be noted that since the principle of 8 dwellings is established in this block of flats as this was approved through the outline and reserved matters permissions, the only matter for consideration of this current application is the further four flats on the ground floor that replace the shop.

- 5.3 Furthermore, the loss of the retail space is not considered detrimental to the scheme, as there are shops within walking distance within Frampton Cotterell and this element of the scheme was objected to during the consultation on the outline planning application.
- 5.4 Design and Visual Amenity
The overall height, scale and massing of the scheme was approved as part of the reserved matters application PT10/1013/RM. The only difference in the design of the proposed scheme is the ground floor, which now has windows and doors proposed that match those of the floors above, rather than a glazed shopfront. As such, this is the only part of the scheme that can be assessed in design terms as part of this planning application is the alteration to the ground floor of the building. Since the scale, height and massing of the scheme was approved as part of the reserved matters application, it cannot be assessed as part of the current application under consideration.
- 5.5 The changes to the external appearance of the building to enable use of the ground floor of the building as flats are considered appropriate in design terms and the proposal is considered to be in conformity with Policy D1.
- 5.6 Transportation
Transportation issues were substantially covered in the approved outline and the approved reserved matters permissions. The application has provided one off-road parking space per flat, in a designed courtyard, as well as three visitor spaces and one disabled space, and this level of parking is considered acceptable. The scheme also provides a secure, lockable storage facility for the storage of cycles. As such there are no transportation objections arising from the proposal.
- 5.7 Residential Amenity
The proposed ground floor flats will not result in overlooking or loss of privacy to any other properties within The Meads. Since it is situated towards the centre of the site, there are no residential amenity issues with existing residential occupiers.
- 5.8 With regard to the residential amenity of the future occupiers, there some amenity space to the rear of the block of flats, as well as a Local Area of Play in a larger area of Category 3 open space opposite the site (that can be accessed without crossing a road). As such it is considered that the occupiers of the four flats would have access to appropriate open space.
- 5.9 S106 obligations
Since there was a S106 obligation on the outline planning permission, and this application seeks to increase the numbers of units on site, a deed of variation is required to increase the contributions appropriately in accordance with the extra number of dwellings. As such, the deed of variation will include the following:
- One further affordable dwelling (1x 2bed flat)– shared ownership (as this is in a block of flats with private dwellings the housing association will only accept shared ownership affordable dwellings due to maintenance issues)

- Pro-rata contribution for off-site public open space provision
- Pro-rata contribution for education services
- Pro-rata contribution for youth services
- Pro-rata contribution for dog and litter bins
- Pro-rata contribution for library facilities

Since the public transportation contribution was based on the provision of 220 dwellings, and this application creates a total on site on 188 dwellings, there is no requirement for a further contribution towards public transport provision.

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 principle of development is acceptable and in accordance with Policy H2 of Local Plan. The design and visual amenity of the proposal is acceptable and in accordance with Policy D1 of the Local Plan. There is no harm to the residential amenity of existing occupiers or to future occupiers and as such the proposal accords with Policy H2 of the Local Plan . The transportation implications of the proposal are acceptable and in accordance with Policy T8 and T12 of the Local Plan. The S106 obligations are in accordance with Policies LC1, LC2 and LC8 of the 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 subject to the conditions set out below and the applicant submitting an appropriate Deed of Variation to the unilateral undertaking pursuant to planning permission PT08/2760/O under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
- One further affordable dwelling (1x 2bed flat)– shared ownership
 - Pro-rata contribution for off-site public open space provision
 - Pro-rata contribution for education services
 - Pro-rata contribution for youth services
 - Pro-rata contribution for dog and litter bins
 - Pro-rata contribution for library facilities
- 7.2 If the Deed of Variation is not signed and sealed within 6 months of this determination, then , in view of the length of time, the application should either:
- (a) Return to the Development Control Area Committee for reconsideration
 - (b) The application should be refused due to the failure to secure the Heads of Terms listed above under a Section 106 Agreement, for the reasons listed in Section 7.1

Contact Officer: Sarah Tucker
Tel. No. 01454 863780

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).

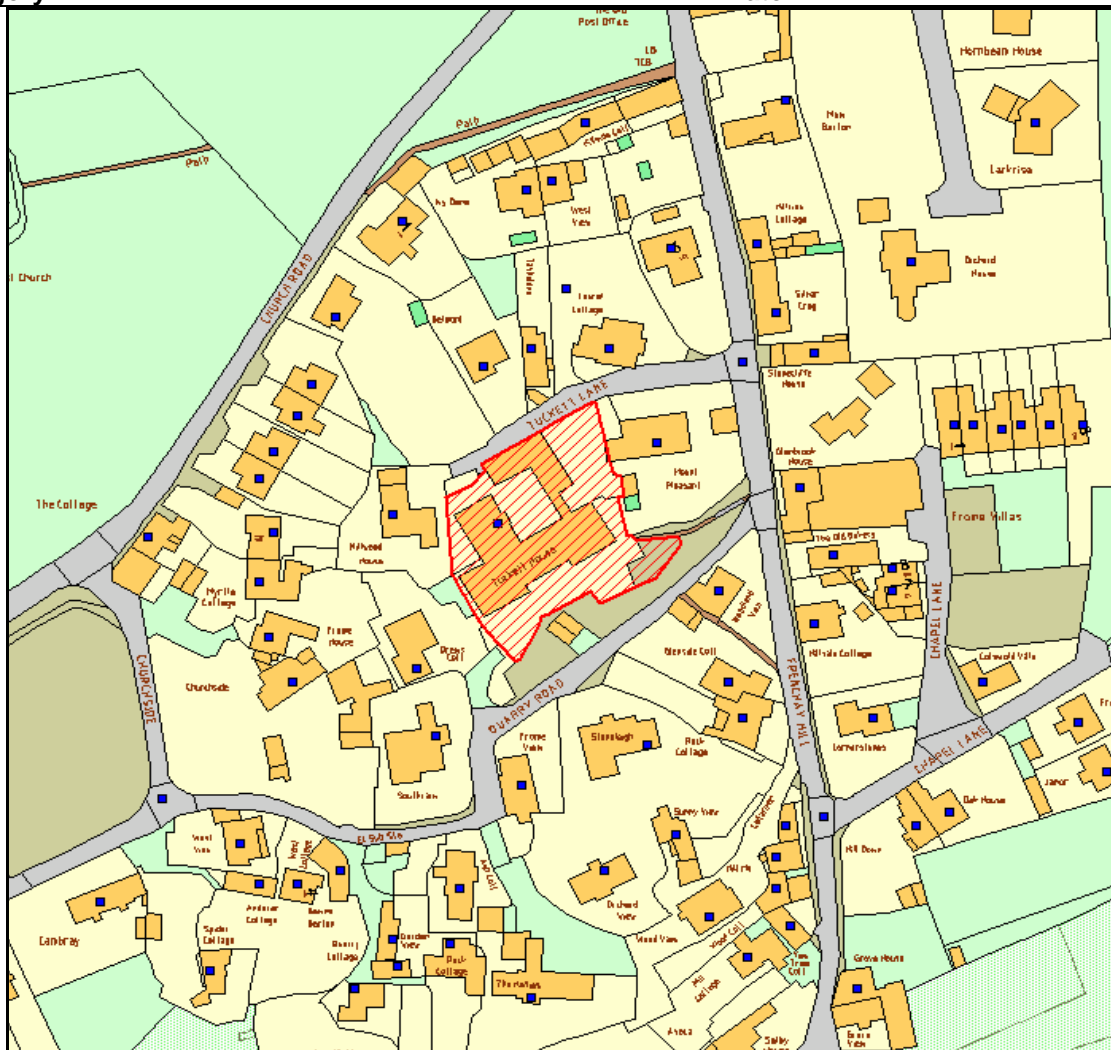
2. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

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.

CIRCULATED SCHEDULE NO. 29/11 – 29 JULY 2011

App No.:	PT11/1328/F	Applicant:	Dexter Design Limited
Site:	Tuckett House Tuckett Lane Frenchay South Gloucestershire	Date Reg:	3rd May 2011
Proposal:	Change of use from existing hostel for the homeless (sui generis) to Dwelling Houses (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to facilitate the formation of 7no. dwellings with a ground floor extension to units 3 and 4; car parking, cycle parking and refuse/recycling storage areas.	Parish:	Winterbourne Parish Council
Map Ref:	364066 177406	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	21st June 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This full application relates to the change of use of existing hostel for the homeless (Sui generis) to dwelling houses (Class C3) to facilitate the formation of 7 no. dwellings with a ground floor extension to units 3 and 4; car parking, cycle parking and refuse/recycling storage areas at Tuckett House, Tuckett Lane, Frenchay.
- 1.2 To facilitate the proposal the partial demolition of Tuckett House is required. The proposal will provide 6 no. two bedroom dwellings and 1 no. three bedroom dwelling. Fourteen car parking spaces will be provided with a reconfigured access and turning area. Each new dwelling will have its own private amenity area.
- 1.3 The application site is a large complex of buildings originally constructed in the mid 1970's as purpose built accommodation for the elderly. It occupies an elevated position, is split level, and located to the end of Tuckett Lane, a small cul-de-sac accessed off Frenchay Hill. The site lies within the settlement boundary of Frenchay and is also within the Conservation Area.
- 1.4 The related Conservation Area application for the partial demolition of Tuckett House also appears on this schedule, under planning reference PT11/1329/CA.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS5	Planning for the Historic Environment
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L12	Conservation Areas
LC2	Provision for Education Facilities (Site Allocations and Developer Contributions)
H2	Proposals for Residential Development within the Existing Urban Area and Defined Settlement Boundaries
H5	Residential Conversions, Houses in Multiple Occupation and Re-Use of Buildings for Residential Purposes
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

South Gloucestershire Core Strategy –Proposed Changes Version (December 2010)

CS1	High Quality Design
CS5	Location of Development
CS9	Managing the Environment and Built Heritage
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol Urban Area

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

3. RELEVANT PLANNING HISTORY

- 3.1 N1378/1 Erection of elderly persons flats including wardens flat, communal rooms and car parking.
No objection 28 November 1975.
- 3.2 PT00/0292/R3F Change of use from sheltered accommodation to use as accommodation for asylum seekers on temporary licences.
Deemed 17 May 2000.
- 3.3 PT01/3160/R3F Change of use from sheltered accommodation from elderly purposes to accommodation for 32 homeless people.
Deemed 26 June 2002.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection.
- 4.2 Other Consultees [internal consultees of the Council
Drainage
No objection.

Conservation
No objection subject to amendments/clarification.

Department for Children and Young People (Education requirement)
Current Department for Education cost calculators give a figure of £10,466 per additional primary pupil place, based at the Quarter 4 2010 value of the Royal Institute of Chartered Surveyors Building Cost Index.

At primary level there is a projected deficit of places in the local area. The proposed development of 6 two bed houses and 1 three bed house will generate one additional primary school pupil based on the pupil number calculator. A contribution of **£10,466** is required for additional primary provision.

There is a projected surplus of places at secondary schools in the local area. No contribution is required for additional secondary provision. The total contribution required for additional school provision is therefore **£10,466**.

This advice is valid for a period of three months from the date of issue. Should the mix of dwellings change, or should the development not proceed in the near future, the contribution would need to be reassessed. Additionally, the final amount of contribution should be calculated using DCSF cost calculators current at the time of signing a Section 106 agreement, increased in accordance with any increases in the Royal Institute of Chartered Surveyors Building Cost Index.

Other Representations

4.3 Local Residents

6 letters have been received, 2 in support of the application, 2 supporting the proposal in general but having concerns relating to the following:-

- a) large parking area is not effectively screened;
- b) communal bin collection area too small;
- c) access to car park;
- d) surface of car park.

One letter objects to the proposals on the following grounds:-

- a) car park and bin storage detracts from the character and appearance of the conservation area;
- b) landscaping detail.

4.4 Sustainable Transport

No objection.

5. ANALYSIS OF PROPOSAL

5.1 Background

The building was originally constructed as elderly persons home in 1975 to accommodate 18 no. elderly persons flats and on site warden's accommodation. This use closed in 1997. In 2002 planning permission was granted for the change of use from sheltered accommodation for the elderly to accommodation for 32 homeless people and this use was implemented.

5.2 Proposed development

The buildings on the site are all physically linked but they can be categorised into 3 distinct groups. The main building to Tuckett House is split-level and faces onto Quarry Road below. The south (rear) elevation is two storey and consists of 6 uniform units, each with a gabled elevation. Due to the difference in land levels, the north (front) elevation appears as single storey gabled units. An L-shaped, substantial two storey range to the front (north-eastern) part of the site is to be completely demolished, as well as half of the two storey range to the north-western part of the site that is attached to the main building. The remainder of this building is to form a three bed two storey detached house.

Fourteen car parking spaces are to be created to the front of the site as well as associated bin stores and cycle parking.

5.3 Principle of Development

The site lies within the settlement boundary of Frenchay and is also within the Frenchay Conservation Area. The main issues to therefore consider are the principle of the change of use, whether the proposal preserves or enhances the character and appearance of the Conservation Area and transportation.

5.4 Residential use

Policy H2 of the adopted local plan is particularly relevant as it relates to residential development within existing settlement boundaries. Such development is normally permitted provided it is acceptable in terms of density, transportation, residential amenity and environmental issues and adequate provision is made for education, leisure, recreation and other community facilities. Policy H5 of the local plan solely relates to the conversion/re-use of existing buildings into smaller units of accommodation. Such development is permitted provided it would not prejudice the character of the surrounding area or the amenities of nearby occupiers, provides an acceptable level of off-street parking and adequate private amenity space. It is considered that in general terms, the principle of residential development is acceptable at this location. Given the previous use of the site the proposal will not prejudice residential amenity, especially as first floor windows to the side elevations of the development are obscurely glazed.

5.5 In terms of density, the proposal is also acceptable and commensurate with surrounding development. The area of the site at 0.03 hectares, coupled with the proposed number of dwellings at 7 also falls below the threshold required for any financial contributions in terms of leisure, affordable housing or community provision. A contribution to education for the cost of an additional primary school pupil will however be required. The remaining issues to be considered are transportation and the impact of the proposal on the conservation area/Design issues.

5.5 Transportation

The site has been the subject of pre-application discussions in relation to the transportation impact of the proposed development. These focussed initially on the extant uses on the site and its impact upon the local highway network. The recent and relevant planning history on the site is for change of use from sheltered accommodation for older people to use as accommodation for asylum seekers on temporary licences (PT00/0292/R3F), this was followed up by a new application the following year (PT01/3160/R3F) to change of use from sheltered accommodation for elderly persons to accommodation for 32 homeless people.

This usage is what any new proposal would have to be assessed against.

5.6 The site suffers from poor access to the wider highway network, particularly at the junction of Tuckett Lane and Frenchay Hill, with associated limited pedestrian infrastructure and lack of appropriate turning facilities. Revised plans have been submitted that demonstrate that a suitable sized turning area can be provided for the benefit of all users of Tuckett Lane.

This turning head would be required to be constructed to an adoptable standard and dedicated as public highway to secure its future use and maintenance for the public. Subject to an appropriate condition, no objection is raised to the proposal.

5.7 Conservation/Design Issues

In conservation terms, the works of demolition are acceptable. The buildings are modern and of no significance and there are many elements of the redevelopment which create a significant enhancement to the conservation area. The buildings to be demolished are of quite a substantial size and their removal would be beneficial, especially in terms of the reduction in the density/massing of building and the opening up of the site. In terms of the overall design of the scheme, the differing land levels allow for a development that works within the existing landscape. The development at the upper part of the site fronting onto Tuckett Lane is largely single storey in nature, and has the effect of increasing the views through the site and beyond. The formation of the detached two storey dwelling also provides a recognisable transition between the lower levels of the site and the two storey development along Tuckett Lane. The design of this unit has also been improved by the addition of windows to the elevation facing Tuckett Lane, which gives the impression of a principle elevation. Overall, the development sits well within the landscape, with design of the proposal fitting in with the street scene in general. The detailing, including fenestration details and proposed materials/finishes, especially the use of a textured render finish also help to achieve a development that is satisfactory in design terms and enhances the appearance of the Conservation Area.

- 5.8 In addition, a greater degree of hard and soft landscaping has been secured, with planting along the front boundary and other small pockets to the front. A boundary hedge along the rear boundary to the site is also proposed which will compliment the existing planting. This part of the site also has a pleasant sense of enclosure but still retains views through the site, assisted by the use of a 1.2m post and rail fence also along the rear boundary.
- 5.9 The new stone-walls to Tuckett Lane to the front of the car parking area are shown as 0.9m in height for the visibility splay, increasing to 1.2 and 1.8m stone faced walls. Stone-walls are characteristic within the Frenchay Conservation Area and they especially help to create a strong sense of enclosure along the lanes of the village. The wall will also provide a greater level of screening to the cars within the parking area. The scheme also includes satisfactory provision for bin storage and cycle parking for all the units. It is recognised that on bin collection days a proliferation of bins will occur at the entrance to the site. However, it is considered that this will only occur on a weekly basis and is no different to many other parts of the district that now operate a twin bin and recycling collection scheme. This issue must also be balanced against the overall benefits of the scheme in terms of improving and enhancing the appearance of the Conservation Area.

- 5.10 Conditions covering the submission of full design details of all new windows, doors, rooflights, balconies and rainwater goods, as well as full details of all hard and soft landscaping, including surface materials, will also be imposed to ensure that the overall development enhances the conservation area as much as possible.
- 5.11 Planning Obligations
The planning permission is subject to a legal agreement securing financial contributions for the Provision of Primary School Places. The Department for Children and Young People have confirmed that the current figure is £10, 466. This figure shall be index linked.
- 5.12 It is considered that the proposed development would satisfy the tests set out in Circular 05/05 and the statutory tests in the Community Infrastructure Levy Regulations 2010 (CIL) regulation 122. A Section 106 legal agreement or Unilateral Undertaking will be required to account for the above. The local members for Winterbourne, Councillors Tim Bowles and John Godwin have also been consulted on the draft heads of terms and have raised no comment/objections.

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 change of use and extensions are considered acceptable in terms of design and their impact upon the Frenchay Conservation Area. In addition, they will have no adverse impact upon visual or residential amenity. The proposal would therefore accord with Planning Policies D1, L1, L12, H2, and H4 (Development within Existing Residential Curtilages, Including Extensions and New Dwellings) of the South Gloucestershire Local Plan (Adopted) January 2006.
 2. The proposal is acceptable in transportation terms. As such the proposal is considered to be compliant with Planning Policies T7, T8, and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. **RECOMMENDATION**

7.1 (1) That authority be delegated to the Director of Planning, Transportation and Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an appropriate legal agreement within 6 months of this determination to secure the following:

(i) A financial contribution of £10,466 towards additional primary school provision.

Reason: There is a projected deficit at primary level in the local area and to comply with Policy LC2 of the South Gloucestershire Local Plan (Adopted) January 2006.

(2) If the Legal Agreement is not signed and sealed within 6 months of this determination then, in view of the length of time that has elapsed, the application should either:

(a) Return to the Circulated Schedule for reconsideration or alternatively;

(b) The application should be refused due to the failure to secure the Heads of Terms listed above under a legal agreement, for the reasons listed in section 1.

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. Notwithstanding previously submitted details, and prior to the commencement of development, the detailed design of the following items, including materials and finishes, shall be submitted and approved in writing by the local planning authority. The details shall include elevation and section drawings at a scale of 1:5, and the development shall be completed strictly in accordance with the agreed details:

- a. All new windows
- b. All new doors
- c. Rainwater goods,
- d. All new vents and flues
- e. Rooflight
- f. balconies

Reason

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

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

Reason

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

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

Reason

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

5. Notwithstanding previously submitted details, and prior to the commencement of development, full details of all hard and soft landscaping, including planting (and times of planting), surface materials, all means of enclosure and any areas of hardsurfacing, shall be submitted to and approved in writing by the local planning authority. The development when carried out shall conform to the details so approved.

Reason

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

6. The off-street parking facilities (for all vehicles, including cycles) and bin storage 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.

7. Prior to the occupation of the development hereby authorised, the hatched turning area as indicated on approved drawing 227_DSI_PL_0311_006 rev B shall be constructed to an adoptable standard and dedicated as public highway.

Reason

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

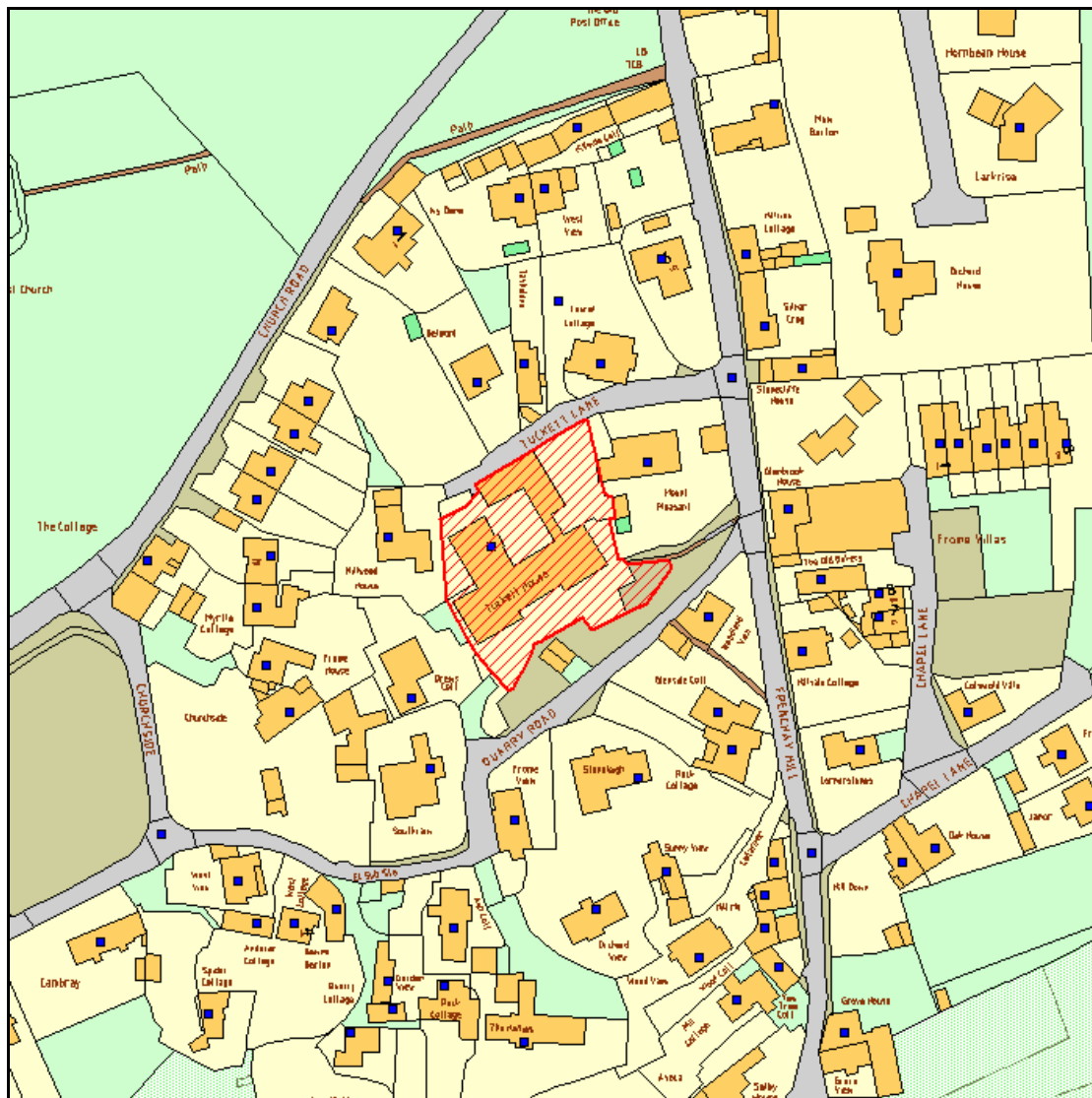
8. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, F, G), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

Due to the limited size of the plots any further extensions will require the consideration of the Council in order to ensure a satisfactory standard of external appearance within the Conservation Area and to satisfactorily protect residential amenity, to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 29/11 – 29 JULY 2011

App No.:	PT11/1329/CA	Applicant:	Dexter Design Limited
Site:	Tuckett House Tuckett Lane Frenchay South Gloucestershire	Date Reg:	3rd May 2011
Proposal:	Partial demolition of building in the Frenchay Conservation Area.	Parish:	Winterbourne Parish Council
Map Ref:	364066 177406	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	21st June 2011



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 100023410, 2008. **N.T.S.** **PT11/1329/CA**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to letters of objection received from local residents contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 Conservation Area Consent is sought for the part demolition of Tuckett House, Tuckett Lane, Frenchay. It is proposed to change the use of the building from existing hostel for the homeless (sui generis) to form 6 no. two and 1 no. three bedroom residential dwellings (Class C3) to include single storey extension, parking and cycle/refuse storage areas. This aspect of the scheme is covered under the associated full application PT11/1328/F which appears elsewhere on this schedule.
- 1.2 The application site is a large complex of buildings originally constructed in the mid 1970's as purpose built accommodation for the elderly. It occupies an elevated position, is split level, and located to the end of Tuckett Lane, a small cul-de-sac accessed off Frenchay Hill. The site lies within the settlement boundary of Frenchay and is also within the Conservation Area.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS5 Planning for the Historic Environment
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
L12 Conservation Areas
- South Gloucestershire Core Strategy – Proposed Changes Version (December 2010)
CS9 Managing the Environment and Built Heritage
- 2.3 Supplementary Planning Guidance
Frenchay Conservation Area

3. RELEVANT PLANNING HISTORY

- 3.1 N1378/1 Erection of elderly persons flats including wardens flat, communal rooms and car parking.
No objection 28 November 1975.
- 3.2 PT00/0292/R3F Change of use from sheltered accommodation to use as accommodation for asylum seekers on temporary licences.
Deemed 17 May 2000.
- 3.3 PT01/3160/R3F Change of use from sheltered accommodation from elderly purposes to accommodation for 32 homeless people - Deemed 26 June 2002.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council
No objection.

4.2 Other Consultees [including internal consultees of the Council Conservation]
No objection subject to amendments/clarification.

Other Representations

4.3 Local Residents

6 letters have been received, 2 in support of the application, 2 supporting the proposal in general but having concerns relating to the following:-

- a) large parking area is not effectively screened;
- b) communal bin collection area too small;
- c) access to car park;
- d) surface of car park.

One letter objects to the proposals on the following grounds:-

- a) car park and bin storage detracts from the character and appearance of the conservation area;
- b) landscaping detail.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

It is necessary to gain Conservation Area consent for the demolition of buildings or structures within a designated conservation area. The structure subject to this application is located in the Frenchay Conservation Area hence the requirement for this application.

5.2 Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 states that, demolition of buildings or structures, which make a contribution to the character or appearance of a Conservation Area, will not be permitted unless certain criteria can be met. Furthermore, the Policy also states that, the Council will seek to secure the removal of unsightly and inappropriate features that detract from the character or appearance of the Conservation Area.

5.3 The purpose of an application for Conservation Area Consent is to assess the merit and value of the subject structures in terms of their contribution to a conservation area in terms of its visual character and historical context. These issues must be assessed upon their own merits independently of any application for the redevelopment of the site.

5.4 Impact on the Conservation Area

The only matter for discussion is whether the buildings to be demolished make a positive contribution to the character of the conservation area.

5.5 This scheme accompanies the application for the redevelopment of the site to form 7 no. dwelling houses, under planning reference PT11/1328/F. The building of Tuckett House is modern in appearance and built in the 1970's. It is unlisted and modern in appearance and of no architectural value what so ever. It makes no contribution to the traditional character and appearance of the conservation area and therefore there is no presumption in favour of its retention as part of a wider scheme of development. In accordance with Policy L12 of the South Gloucestershire Local Plan and S72 of the 1990 Listed Building and Conservation Areas Act, consideration needs to be given to whether any satisfactory scheme for its replacement is available. In this instance, the scheme for its replacement, under application PT11/1328/F, is considered acceptable and has received an officer recommendation for consent.

6. CONCLUSION

6.1 The recommendation to grant Conservation Area Consent has been taken having regard to the section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government advice contained in PPS 5.

7. RECOMMENDATION

7.1 That conservation area consent be granted for the reasons outlined on the decision notice.

Contact Officer: Vivian Butt
Tel. No. 01454 863427

CONDITIONS

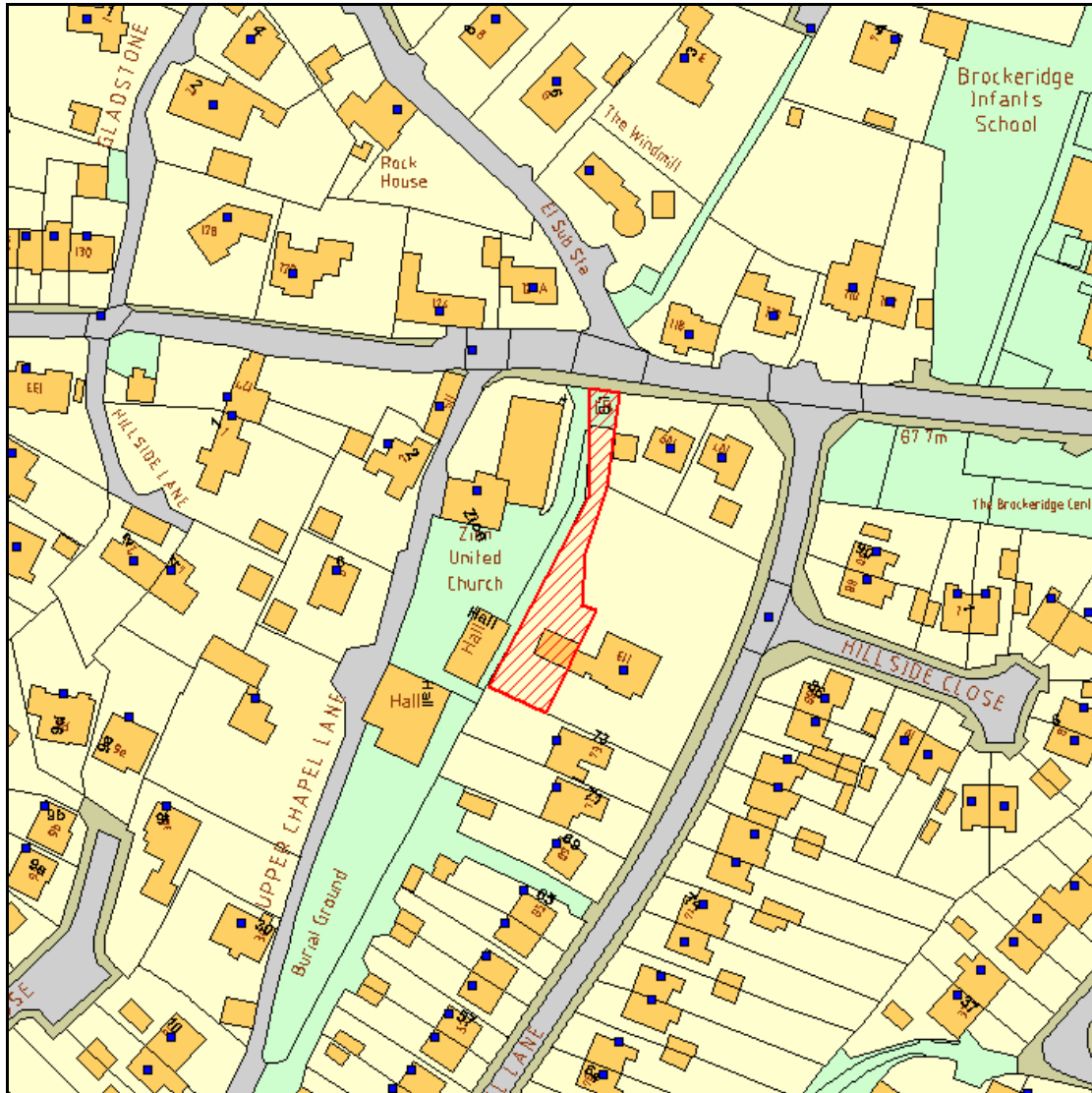
1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

CIRCULATED SCHEDULE NO. 29/11 – 29 JULY 2011

App No.:	PT11/1889/F	Applicant:	Mrs S Warren
Site:	113 Woodend Road Frampton Cotterell South Gloucestershire BS36 2HX	Date Reg:	20th June 2011
Proposal:	Erection of 1 no detached dwelling with access and associated works	Parish:	Frampton Cotterell Parish Council
Map Ref:	367202 181236	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	8th August 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as representations were made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of 1 no detached dwelling with access and associated works.
- 1.2 The application site relates to garden land associated with no. 113 Woodend Road, Frampton Cotterell and lies within the defined settlement boundary of Frampton Cotterell. The new dwelling is proposed to the north east of the existing dwelling and as part of the proposal two existing attached outbuildings will be demolished. A new access is also proposed from no. 113 Woodend Road onto Lower Chapel Lane. In January 2011 outline planning permission was granted for a new dwelling to the south east corner of no. 113 Woodend Road on land previously used as garden space for the owners of no. 113.
- 1.3 Revised location plans were submitted following confusion in respect of a proposed detached garage to the south west of no. 113 Woodend Road and a proposed detached garage for the proposed dwelling. The applicant does not wish to include these garages as part of the planning application (no elevation drawings were submitted) and so they have been omitted from all relevant drawings.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
EP1	Environmental Pollution
H2	Proposals for Residential Development within the Defined Settlement Boundaries
H4	Development within Existing Residential Curtilage
L1	Landscape Protection and Enhancement
L5	Open Areas within Defined Settlements
L9	Species Protection
T8	Parking Standards
T12	Transportation Development Control Policy for new Development

Emerging Development Plan

Core Strategy Proposed Changes Submission Publication Draft (December 2010)

CS1	High Quality Design
CS5	Location of Development
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/2825/O - Erection of 2no. dwellings (Outline) with access to be determined. All other matters reserved. Withdrawn.
- 3.2 PT10/3338/O - Erection of 1no. dwelling (Outline) with Access, Layout and Scale to be determined. All other matters reserved. (Resubmission of PT10/2825/O). Approved.

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

Original plans

Objection on the grounds that the plans are incomplete and confusing and that there would be two new accesses onto Lower Chapel Lane directly opposite Hillside Close.

Revised plans

Objection as the position of the driveway should be moved alongside 73 Lower Chapel Lane as this would reduce on street parking and dangers to parents and children during school times.

4.2 Other Consultees

Transportation

No objection.

Ecology

No objection subject to informatives.

Trees

No objection.

Landscape
No objection.

Other Representations

4.3 Local Residents

Original plans

Three letters of objection were received by members of the public (one was later withdrawn) raising the following concerns:

- Proposed garage would breach building line
- Garage would harm visual amenity
- Garage would cause highway safety issues
- No details provided of garage elevations
- Trees removed where garage to be built would harm visual amenity

Revised plans

Three further letters of objection (two from previous objectors to the scheme) were received raising the following concerns:

- Proposed driveway close to proposed access to new property as approved under outline application PT10/3338/O
- Two more drives would be dangerous to children being collected from school
- The new driveway should be moved to the left hand side of the house

All objections relating to a proposed garage are no longer considered material to this application, as this has been omitted from the scheme. The new driveway to serve no. 113 Woodend Road off Lower Chapel Lane can not be formally considered under this application as it is not within the application site and in any case can be constructed as 'permitted development' under Part 2, Class B of the The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application site is situated within the defined settlement boundary of Frampton Cotterell, as shown on the South Gloucestershire Local Plan Proposal Maps (Adopted) January 2006. PPS3 (Housing), the Joint Replacement Structure Plan and Policies H2 and H4 of the Local Plan allows for new residential development within settlement boundaries and the curtilages of dwellings. On this basis the proposed development would be acceptable in principle.

- 5.2 PPS3 expects schemes to make an effective use of the site by achieving the maximum density compatible with the sites accessibility, environmental constraints, and its surroundings. The expectation under Policy H2 of the Local Plan states that all developments will achieve a minimum density of 30 dwellings per hectare.
- 5.3 Notwithstanding this policy context in June 2010 the Coalition Government issued a Ministerial Statement under the title of *'New Powers for Local Authorities to Stop 'Garden Grabbing'*. The Ministerial Statement has raised some important points regarding the design and density of new residential development. Firstly the statement reiterated the need to ensure that residential development does not result in the overdevelopment of neighbourhoods, the loss of green space, and impact upon local character. These matters can be reasonably resisted on the basis of existing policies (D1, L5, H2, and H4) within the South Gloucestershire Local Plan.
- 5.4 The second point relates to the requirement in PPS3 for all new residential developments to achieve the national indicative density target of 30 dwellings per hectare. This policy objective was reflected in Policy H2(b) of the South Gloucestershire Local Plan which stated that the maximum density compatible with the sites location should be achieved, but with an expectation that it will achieve a minimum density of 30 dwellings per hectare. The Ministerial Statement has removed the requirement for new residential development to achieve the national indicative minimum density, and thus very limited weight should be given to Policy H2(b).
- 5.5 The remaining advice in PPS3 states *"Good design is fundamental to using land efficiently..."* (Para. 48) and *"Careful attention to design is particularly important when chosen local strategy involves intensification of the existing urban fabric. However when well designed and built in the right location, it can enhance the character and quality of an area"* (Para. 49). *"Density is a measure of the number of dwelling that can be accommodated on a site or in an area. The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."* (Para. 50)
- 5.6 On this basis in this application the need to achieve an efficient use of land is still an important material consideration. However this need should be carefully balanced against the requirement to consider the character of the area and whether the proposal is good quality design. Policy D1 of the South Gloucestershire Local Plan recognises this, and density is one of the design factors that this policy requires to be assessed.
- 5.7 Density
- The existing property is served by a single track access off Woodend Road and it is proposed the new property will also be served by this access. This is acceptable however it is unlikely the access would be suitable for serving anymore dwellings. The proposed plot is of a modest size but capable of

providing a new dwelling with an appropriate amount of amenity space. It is considered that a proposal for 1 no. detached dwelling would result in the maximum density compatible with the sites accessibility, size, and its surroundings being achieved.

5.8 Design

No. 113 Woodend Road is a large detached property constructed of stone with Freestone quoins and clay pantiles on roof. It is set within a fairly generous plot size. Much of the previous private amenity space to the east is to be lost as outline planning approval has been granted for the erection of 1 no. dwelling (PT10/3338/O) to front onto Lower Chapel Lane. No. 113 Woodend Road is currently accessed from Woodend Road however it is proposed to create an access and parking to this property off Lower Chapel Lane. The existing dwelling would retain an acceptable amount of private amenity space for use by occupiers of the property to the west and also front garden space to the east.

5.9 The new dwelling would utilise the existing access from Woodend Road. To the north of the proposed new plot lies a scout hut and a car park which is also associated with Zion United Church. There is dense screening on this northern boundary that precludes views onto the site. Several conifers and a damson are to be removed to facilitate the development leaving the side elevation of the new property exposed to the north. The blank elevation would however be adjacent to the rear of the scout hut and it is considered no harm to visual amenity would be caused. To the west are the rear gardens of no's 71 and 73 Lower Chapel Lane and there also exists a degree of screening on the rear party boundary of the new plot. To the south is no. 113 Woodend Road and a natural boundary in the form of a 1.7 m high hedgerow exists to the rear that would split the two rear garden spaces. To the east is the former garden space of no. 113 that is now a separate building plot following outline approval for 1 no. dwelling.

5.10 The proposed dwelling is 4 bedroom and has a slightly smaller footprint to that of no. 113. Both the new property and no. 113 face easterly and approximately follow the same building line. At the pre-application stage it was suggested that the ridge height of the new dwelling should not exceed that of the adjacent existing property and this has been adhered to in the plans. This has resulted in an acceptable size and scale of development. The new dwelling incorporates similar elements taken from no. 113 including the materials and also a gable end. Due to the reduced height of the proposed dwelling first floor windows have had to be incorporated at eaves height though these are considered of an acceptable scale and overall design. Overall, the development is considered to respect the character of no. 113 and of the surrounding area and is of an appropriate size, scale, form and overall design.

5.11 Residential Amenity

The new property introduces windows on the front (east facing) and rear (west facing) elevations. To the front the nearest habitable room windows of a neighbouring property would be the rear windows of the property granted outline permission.

These would be in excess of 20 metres away which is considered an acceptable distance for there to be no unacceptable loss of privacy. To the west the nearest habitable room windows are to the rear of no. 73 approximately 15 metres away. However these windows are at a 90 degree angle to the south of the new property rear elevation and therefore are not considered to be directly overlooking. In addition there is some screening in the form of a 6 m high conifer on the party boundary that obscures views. It is not considered the proposed dwelling would have an overbearing impact or lead to any unacceptable loss of light to neighbouring properties and the proposal is therefore considered acceptable in residential amenity terms.

5.12 Transportation

The Council's Highways Officer considers the use of the existing access from Woodend Road to serve the new property to be acceptable. The use of the access is effectively not intensifying as a new access for no. 113 Woodend Road is proposed off Lower Chapel Lane. The Highways Officer raises no objection to the construction of this new access in highway safety terms. The access would result in a minimal amount of traffic movements onto a street that already has many accesses from residential properties. It is not considered there would be an increased highway safety risk to children attending nearby schools as a result of the access. In any case the proposed access for no. 113 is outside the application site boundary and therefore cannot formally be considered under this planning application. It is also noted that this access could be constructed as 'permitted development' under Part 2, Class B of the The Town and Country Planning (General Permitted Development) Order 1995 (as amended) as Lower Chapel Lane is not a classified highway. Off street parking for two cars for both the new dwelling and no. 113 is provided and this is acceptable.

5.13 Landscaping

A landscaping plan of all trees and shrubbery to be retained and removed was submitted with the application and is considered to be acceptable, as much of the sites screening will be retained. The trees to be removed to the northern boundary are not significant in visual amenity terms and would not be detrimental to the landscape character of the site.

5.14 Drainage

A drainage plan has been submitted and is considered acceptable.

5.15 Environmental Issues

Ecology / Trees

There are no ecological constraints to granting full planning permission. The only trees on the site are ornamental garden varieties with the exception of a number of conifers however these trees offer little visual amenity to the area and so there is no objection to the application on this basis.

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 layout has been configured to allow a form of development that would be in keeping with the general pattern of residential development within the locality and be of an acceptable size, scale and form. As such, the proposal would be compliant with Planning Policies D1 (Achieving Good Quality Design in New Development), H2 (Residential Development) and H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
 2. The proposal would provide an appropriate level of density having regard to the site, its location and accessibility. As such, the proposal is considered to be compliant with the requirements of planning policy H2 (Residential Development) of the South Gloucestershire Local Plan (Adopted) January 2006 and the provisions of PPS3.
 3. The proposal would not cause any significant adverse impact to residential amenity. The proposal is therefore considered to accord with Planning Policies H2 (Residential Development) and H4 (Development within Residential Curtilages) of the South Gloucestershire Local Plan (Adopted) January 2006.
 4. The proposal is considered to be acceptable in highway safety terms and compliant with Planning Policies T8 (Parking Standards) and T12 (Transportation Development Control Policy for New Development) of the South Gloucestershire Local Plan (Adopted) January 2006.
 5. The proposal has considered all environmental issues associated with the site and there are no constraints to granting planning permission on this basis. The proposal is therefore considered to accord with Planning Policies EP1 (Environmental Pollution) and L9 (Species Protection) of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: William Collins
Tel. No. 01454 863425

CONDITIONS

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

Reason

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

2. The height of the proposed dwelling as illustrated in the 'Roofline' drawing (as received by the Council on 9th June 2011) shall be adhered to specifically in respect of the ridge height of the new dwelling not exceeding the ridge height of no. 113 Woodend Road (also known as 'Hillside'), Frampton Cotterell.

Reason

To protect the character and appearance of the area, and to accord with Policies D1, H4 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.