



**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. 15/11

Date to Members: 14/04/11

Member's Deadline: 20/04/11 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

CIRCULATED SCHEDULE – 14 APRIL 2011

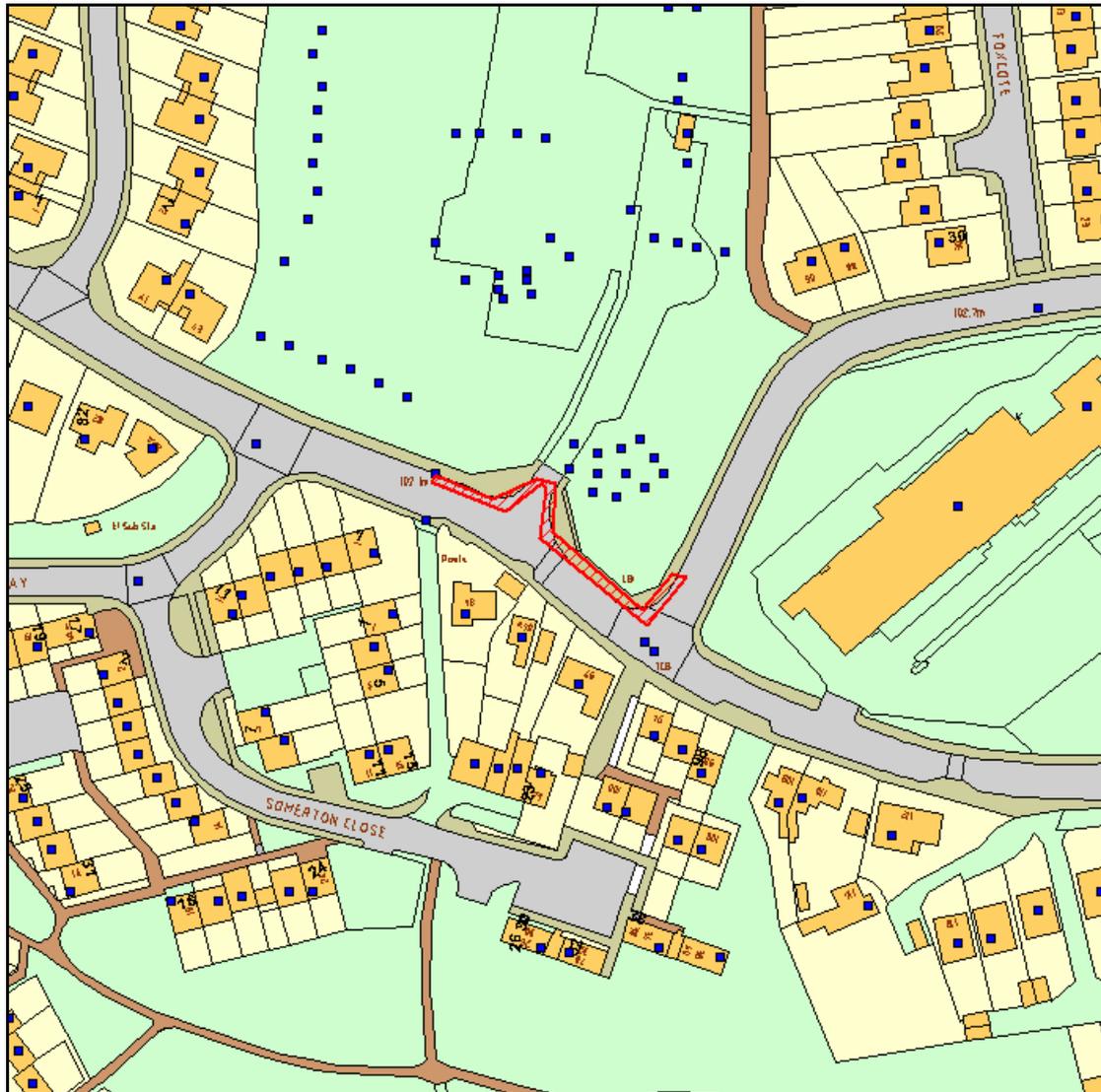
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK11/0065/ADV	Approve with Conditions	Former Woodstock School Site Courtney Road Kingswood South Gloucestershire BS15 9RH	Woodstock	None
2	PK11/0384/RM	Approve with Conditions	52-58 Bath Road Longwell Green South Gloucestershire BS30 9DG	Longwell Green	Hanham Abbots Parish Council
3	PK11/0439/F	Approve with Conditions	90 Pearsall Road Longwell Green South Gloucestershire BS30 9BE	Longwell Green	Hanham Abbots Parish Council
4	PK11/0458/F	Approve with Conditions	12 Bences Close Marshfield Chippenham South Gloucestershire SN14 8TD	Boyd Valley	Marshfield Parish Council
5	PK11/0656/F	Approve with Conditions	5 Oakdale Court Downend South Gloucestershire BS16 6DU	Downend	Downend And Bromley Heath Parish Council
6	PK11/0658/F	Approve with Conditions	35 Court Farm Road Longwell Green South Gloucestershire BS30 9AA	Longwell Green	Hanham Abbots Parish Council
7	PK11/0777/F	Approve with Conditions	23 Williams Close Longwell Green South Gloucestershire BS30 9BS	Longwell Green	Hanham Abbots Parish Council
8	PT11/0649/R3F	Deemed Consent	Area Of Land Between Long Down Avenue And The MoD Cycle Path Stoke Gifford South Gloucestershire BS16 1FT	Frenchay And Stoke Park	Stoke Gifford Parish Council
9	PT11/0700/F	Approve with Conditions	102 Jellicoe Avenue Stoke Gifford South Gloucestershire BS16 1WJ	Frenchay And Stoke Park	Stoke Gifford Parish Council
10	PT11/0800/F	Approve with Conditions	49 Tenth Avenue Filton South Gloucestershire BS7 0QJ	Filton	Filton Town Council

App No.: PK11/0065/ADV
Site: Former Woodstock School Site
 Courtney Road Kingswood South
 Gloucestershire

Applicant: Miss L Bannister
Date Reg: 23rd February
 2011

Proposal: Display of hoarding signs
Map Ref: 365119 173271
Application Category: Minor

Parish: None
Ward: Woodstock
Target Date: 25th March 2011



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PK11/0065/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 This application seeks Advertisement Consent for the display of 26 non-illuminated poster-boarding signs along the frontage and corner of Courtney Rod and Gages Road in Kingwood. The site is currently under construction for residential development.

1.2 The signs comprise of a mix of images and written information as set out below:

1. Left Hand Entrance of Access

Kings View
1,2 & 3 bedroom homes
Available for shared ownership

2. Courtney Road Frontage

08456021618
Text Living Kings View to 600006
www.sovereignliving.orkuk.

3. Gages Road

Kings View
Homes available for Shared Ownership
Text Living Kingsview to 60006

2. POLICY CONTEXT

2.1 National Guidance
PPG19 Advertising

2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
None

South Gloucestershire Core Strategy Pre-submission Publication Draft (March 2010)
None

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Town/Parish Council
Not covered

4.2 Other Consultees [including internal consultees of the Council]
Sustainable Transportation
No transportation objection to the proposed signage. This is addressed in detail under 5.4-5.8

Other Representations

4.3 Local Residents
One letter has been received from a local resident raising the following objection to the proposed signage:

1. Highway safety. Signs will cause a distraction for car drivers leading to potential loss of life
2. Signs are large and premature they are not required until the houses are completed. Signs should be made smaller
3. Post box could be missed due to distraction
4. Potential obstruction on highway due to cars stopping
5. Council will be committing a gross safety violation if signs are allowed. Council has a duty to minimise potential financial liabilities

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
As outlined in PPG19, outdoor advertisements can only be controlled in the interests of amenity and public safety. Accordingly the display of advertisements will be assessed with regard to their effect on the appearance of the building and visual amenity in the immediate neighbourhood. The proposal should not prejudice public safety.

5.2 Visual Amenity
The application site is currently under construction for residential development. The site is located within a residential area. This advert application seeks express consent for a number of signs to be displayed on the proposed hoardings that are sited along the frontage of the site and on the return corner onto Gages Road.

5.3 The erection of hoarding boards around a construction site are a common temporary feature whilst works are being carried out. This application proposes a number of poster hoarding signs on various parts of the board. The proposed signs by reason of their number, design and size and temporary nature would not detract from the visual amenities of this residential area.

5.4 Transportation Issues
Objections have been raised on the grounds the proposed signs will impact on highway safety, by causing a distraction to drivers passing by. The majority of the proposed signs form part of the hoardings (i.e. fencing/boards around the

- perimeter of the site). The signs are a mix of images and written information on three sections of the hoarding i.e. left hand entrance of access, Courtney Road frontage and corner of Gages Road.
- 5.5 The signs are temporary in nature and the period of display would be subject to a planning condition. Members are advised to consider that revised plans have been submitted with regards the signage on the corner of Gages Road. This has resulted in a reduced amount of information being displayed. This sign will not display any telephone number or e-mail addresses but instead, it has been agreed that it can include a text number.
- 5.6 It is acknowledged that objections have been raised on the grounds the signs are dangerous particularly given the close proximity to the school.
- 5.7 In relation to road safety, the Highway Officer has confirmed that Courtney Road and Gages Road are subject to traffic calming features and immediately outside the school, the road is subject to 20mph speed limit. The school site itself was recently subject to a planning application and as part of construction of the new school; the Council updated traffic calming features at this location. The Officer has also confirmed that additional improvements including street lighting are programmed in this area and an additional traffic calming feature in the form of a raised table will be constructed at this location as part of the new housing development nearby.
- 5.8 In view of the above and in light of amendments to the sign at the junction between Courtney Road and Gages Road then, it is not considered appropriate to raise a highway objection, and given the temporary nature of the signs, it is considered it would be difficult to defend a refusal in an appeal situation.
- 5.9 Other Issues
An objection has been raised on the grounds the signs are premature. The Planning Officer accepts that Sovereign Housing wish to advertise their details prior the completion of the units, to ensure the units are fully marketed. A number of the units on site are shared ownership i.e. part sell and part rent and in light of the current economic climate some of the units have drooped in value, and therefore it is crucial for Sovereign to market the units.

6. CONCLUSION

- 6.1 In accordance with Section 220 of the Town and Country Planning Act 1990 and Regulation 4 of the Advertisement Regulations 1992, 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 approve consent has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That temporary advertisement consent be granted.

Contact Officer: Tracey Price
Tel. No. 01454 863424

CONDITIONS

1. The poster hoarding signs hereby approved shall be removed from the site within 18 months from the date of this decision notice.

Reason

To safeguard the visual amenities of the surrounding residential area and to accord with PPG19.

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PK11/0384/RM	Applicant:	Mapstone Homes
Site:	52-58 Bath Road Longwell Green South Gloucestershire BS30 9DG	Date Reg:	16th February 2011
Proposal:	Erection of 9no. dwellings. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK10/2315/O).	Parish:	Hanham Abbots Parish Council
Map Ref:	365501 171312	Ward:	Longwell Green
Application Category:	Minor	Target Date:	11th April 2011



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REASON FOR REPORTING TO COMMITTEE/CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 The application site is situated on the western fringe of Longwell Green and the wider Bristol conurbation. The site is situated on the west side of Bath Road at the end (west) of an unadopted single-track lane known as Field Lane. The application site incorporates Field Lane and a square shaped area of land 230m² in size. The main part of the site is bounded by residential development fronting Field Lane (no.52) to the east, the rear gardens of dwellings fronting Bath Road (nos. 58 and 60) to the south and east, an unmade and unclassified pedestrian path to the north and open fields to the west. The main part of the site comprises an open paddock forming the northern half and the rear garden of no.58 forming the southern half. Some large trees occupy the south west corner of the site.

The application site is situated within the urban area as defined in the adopted Local Plan and abuts the Bristol/Bath Green Belt situated to the west. No.60 Bath Road to the east is recognised as a Locally Listed Building. A Public Right of Way (PHA/30) runs north to south adjacent to the west boundary of the application site.

1.2 This submission relates to the reserved matters to those approved under ref PK10/2315/O, the reserved matters being appearance, landscape and scale.

Access and layout were approved under PK10/2315/O.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development Planning and Climate Change Supplement to PPS1
PPS2	Green Belts
PPS3	Housing
PPS5	Planning and the Historic Environment
PPS9	Biodiversity and Geological Conservation
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
L9	Species Protection
L15	Locally Listed Buildings
L17	The Water Environment
L18	The Water Environment

- GB1 Green Belts
- H2 Residential Development within the Urban Area
- H4 Development within Existing Residential Curtilages
- T8 Parking Standards
- T12 Transportation for New Development

South Gloucestershire Core Strategy -Submission Draft (December 2010)

- CS1 High Quality Design
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Environmental Resources and Built Heritage
- CS16 Housing Density
- CS17 Housing Diversity

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist – August 2007
 Development in the Green Belt – June 2007
 South Gloucestershire Local List SPD – Feb 2007

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-------------|---|
| 3.1 | PK05/1472/O | Erection of 1no. detached dwelling (Outline) with means of access to be determined. All other matters to be reserved.
Withdrawn |
| 3.2 | PK07/2769/O | Erection of 5no. detached dwellings (Outline). All matters to be reserved.
Withdrawn |
| 3.3 | PK10/0806/O | Erection of 13 no. dwellings (Outline) with siting/layout and access to be determined. All other matters reserved.
Withdrawn |
| 3.4 | PK10/2315/O | Erection of 9 no. dwellings (Outline) with layout and access to be determined. All other matters reserved.(Resubmission of PK10/0806/O).
Approved 21.01.2011 |

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
 Objections. This is over-development of a back land site, with major concerns over egress and access onto Bath Road. This narrow lane will become a hazard for pedestrians with an excessive number of parked vehicles.
- 4.2 Other Consultees [including internal consultees of the Council]
Conservation Officer – No objection.
 The proposed development would be situated some distance from no.60 (the Locally Listed Building).

Rights of Way Officer – No objection.

The proposal may affect an unrecorded Public right of way (PROW). An application to claim a right of way under the Wildlife and Countryside Act 1981 was received in April 2010 and currently being investigated. We request that advisory notes below attached to any permission.

Drainage Engineer – No objection, condition for Sustainable Drainage System (SUDS) attached to the Outline decision is sufficient.

Avon Badger Group - The presence of badgers is likely within the site and this should be reported to the Ecological Officer and their reply should be adhered to.

Housing Enabling – The site does not meet the threshold for affordable housing provision.

Landscape Officer – The landscape scheme submitted as part of the reserved matters is acceptable. No objection

Other Representations

4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policies H2 and H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for erection of infill dwellings within existing curtilages and within the urban area, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity and highway safety and an appropriate density of development is achieved. Policy GB1 aims to ensure development within or conspicuous from the Green Belt does not adversely impact on the visual amenity of the Green Belt. Additionally, development must not adversely impact on the visual amenity of the Green Belt. Other issues will also be considered relating to highway safety (Policy T12), parking (Policy T8), protected species and ecology (L9) and landscape protection (Policy L1).

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

This submission relates to scale, appearance and landscape only and the principle of development here has already been established under permission PK10/2315/O. As such issues of the principle of development, loss of garden land, density of development, means of access, ecology, surface water and waste disposal will not be considered further at this stage.

5.2 Visual impact

The application site is situated at the end of a poorly surfaced track lined on the south side by a Victorian terrace and one modern detached infill dwelling. A substantial and imposing semi detached Victorian dwelling occupies the southern side of the junction of Field Lane with the main Bath Road. A large bungalow occupies much of the north side of Field Lane used currently as a care home. The front and side of the care home when viewed from Bath Road is heavily screened by a tall tree hedge on the south and east boundaries. The application site situated at the end of Field Lane 75m from the junction with Bath road would be well screened from views from Bath Road. Field Lane, in addition to the existing occupiers, is used as access from Bath Road to the footpath and fields to the west. At the west end of Field Lane the character changes from traditional residential to a more rural and green context. A thick tree hedge on the west boundary of the site provides a visual screen from PROW PHA/30 which runs north to south adjacent to the west boundary.

A 'traditional' approach is proposed with a combination of vertical sash windows and natural stone (plots 1,3,7 & 9) and this reflects local distinctiveness. Dwellings are wide fronted and well proportioned and windows have a vertical emphasis. Distinctiveness of the scheme is further assisted by the alternate use of stone and render, and chimney pot and dormer styling. The steep pitch of the dwelling roof, dovecotes and the use of oriel windows would create interest that responds positively to the countryside.

Overall, this is considered to be a good quality scheme in terms of design which would respect the character distinctiveness and amenity of the surrounding area being a mix of urban and rural and preserve the setting of the adjacent Public Right of Way.

5.3 Residential amenity

Unit 1 would have a diagonal elevation facing towards the side gable of no.52 Bath Road, the nearest dwelling to the application site. The side elevation of no.52 contains a first floor landing and ground floor kitchen and W/C windows, at a minimum distance of 17.5m. The ground floor side windows face into the rear garden which is enclosed by a 1.8m high fence. The rear garden of no.52 would be a minimum of 22m from the facing windows of plot 1. Plot 9 on the opposite side of the development would be situated side on to no.52 at a distance of 23m from the rear garden of no.52. The proposed development would be situated sufficient distance from any other dwellings in the locality for there to be no significant loss of residential amenity. Accounting for the distance of facing windows and distance of new windows to the rear garden of no.52 and existing boundary screening, it is considered that the proposal would result in significant loss of residential amenity in relation to loss of privacy, overbearing built form, bulk or loss of daylight/sunlight.

5.4 Landscape impact

The proposed landscape scheme submitted is considered to be of good quality and would result in an enhancement of the development proposal. The Landscape Officer viewed the landscape scheme positively. As such the scheme is considered to be acceptable in this respect.

5.5 Highway matters

Means of access and layout were considered under the outline application. The reserved matters relate to appearance, scale and landscape only and these matters would not impact further materially on the access arrangements, traffic generation, highway safety and turning and manoeuvring of vehicles. As such the reserved matters are considered to be acceptable in respect of transportation and highway safety impact.

5.6 Green Belt

The application site is situated on the edge of the urban area outside the Bristol and Bath Green Belt which is situated adjacent to the west boundary. Policy GB1 requires development which is situated outside but conspicuous from the Green Belt not to adversely impact on the visual amenity of the Green Belt. As indicated in par. 5.2 above, the layout has been designed to reflect both the urban (traditional) context to the east and the rural open character to the west. As such it is considered that the proposal would not adversely impact on the visual amenity of the Green Belt in accordance with Policy GB1 of the adopted Local Plan.

5.7 Ecology

Concerns have been raised by Avon Badger Group highlighting that signs of the existence of badgers have been found and the Avon Badger Group letter of 4th March 2010 has been brought to the attention of the Council's Ecologist. It refers to badger tracks, indicating that badgers routinely cross it. The survey of the site by MP Ecology as part of PK10/2315/O identified 'strongly defined trails' and hairs within the southern part of the application site, which supports this – however, no setts were found.

The Protection of Badgers Act 1992 affords legal protection to both badgers and their setts. This protection includes disturbance through otherwise legal operations/works being carried out in the vicinity of the sett(s). The legal provisions do not extend to their feeding habitat; or their routinely followed paths ('trails'). Accordingly, the matters raised by the Avon Badger Group in their letter of 4th March 2010 are considered addressed and not an impediment to granting consent.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report. A summary of reasons for granting planning permission in accordance with article 22 of the town and country planning (general development procedure) order 1995 (as amended) is given below.

- a) Due to their scale and position in relation to the adjacent dwellings, the proposed dwellings are considered not to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H2, H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) It has been assessed that the proposed dwellings have been designed to respect and maintain the massing, scale, proportions, materials vernacular and overall design and character of the street scene and surrounding area. The development therefore accords to Policies H2, D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.
- c) The reserved matters considered here would create no significant additional highway safety issues to those considered acceptable under outline permission PK10/2315/O and as such the proposal accords with Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.
- d) The proposal is considered to be of a good quality design which integrates well the rural with urban context. The proposal would therefore have no adverse impact on the visual amenity of the adjacent Green Belt. The proposal therefore accords with Policy GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

1. 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 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

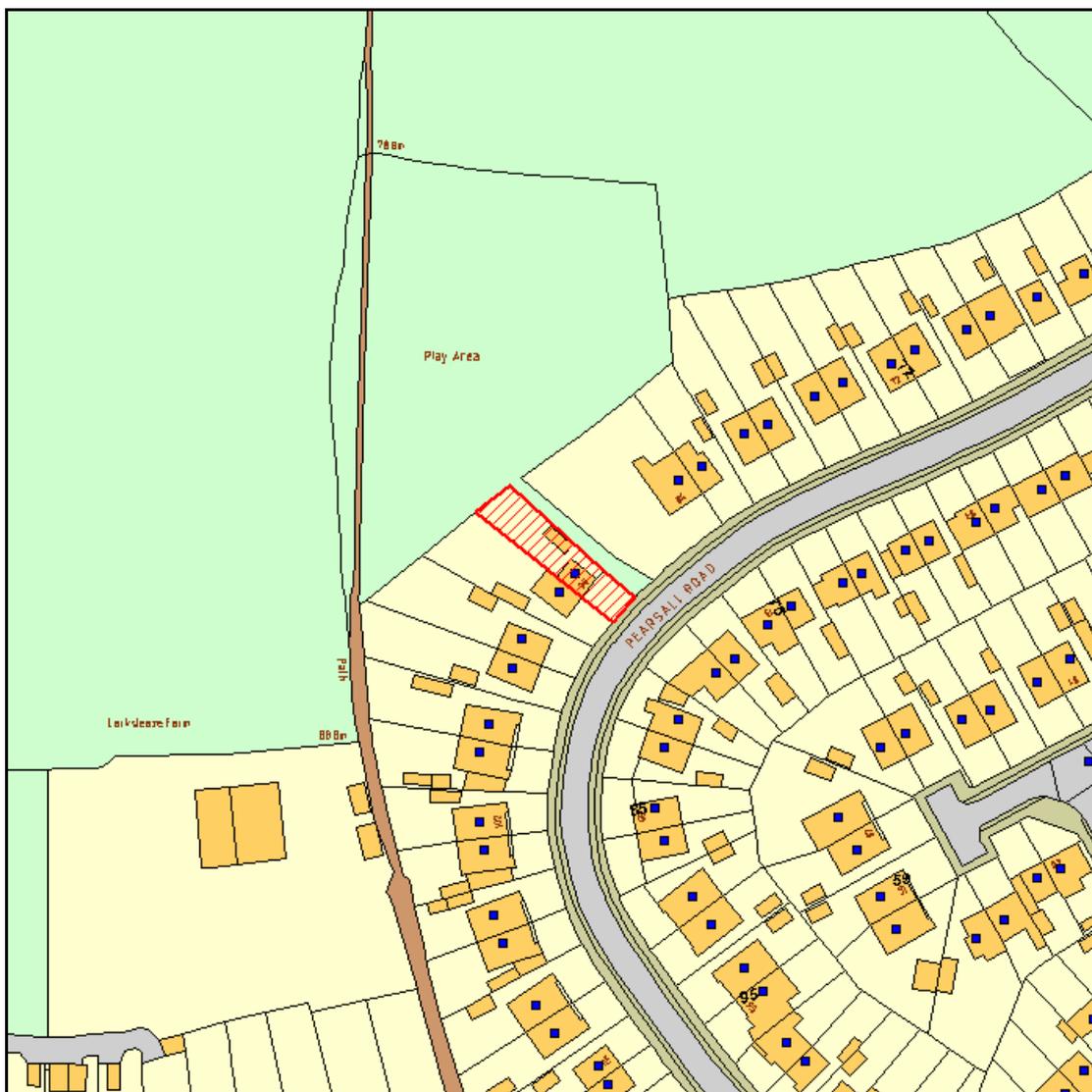
2. Sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete.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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PK11/0439/F	Applicant:	Mr D Jones
Site:	90 Pearsall Road Longwell Green South Gloucestershire BS30 9BE	Date Reg:	25th February 2011
Proposal:	Erection of two storey front side and rear extension to provide additional living accommodation.	Parish:	Hanham Abbots Parish Council
Map Ref:	365309 170857	Ward:	Longwell Green
Application Category:	Householder	Target Date:	21st April 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of one letter from a local resident.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a two storey side extension that extends marginally beyond the front and rear elevations, and a proposed front porch.
- 1.2 The application site relates to a two storey semi detached dwelling within established residential area of Longwell Green.

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	Extensions
T8	Parking Standards
T12	Transportation Development Control Policy

South Gloucestershire Core Strategy Pre-submission Draft March 2010
CS1 High Quality Design

- 2.3 Supplementary Planning Guidance
Design

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No objection

Other Representations

- 4.2 Local Residents
One letter has been received, raising no objections providing that a condition stating no new windows are inserted in the side (north-east#0 elevation without prior planning permission.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extensions to existing dwellings subject there being no adverse impact on existing visual and residential amenities.

5.2 Visual Amenity

The application site relates to a semi detached dwelling with red/brown buff brick finish and hanging tiles. There is an existing single detached garage rear of the site. This application seeks permission for the erection of a two-storey side extension which has a small front and rear projection, and a front porch. All extensions are considered in keeping with the scale and character of the existing dwelling and the immediate surrounding area by reason of their scale, design and materials.

5.3 Residential Amenity

The proposed two-storey extension will be sited alongside an access lane to the public playground at the rear. Beyond this is another dwelling.

5.4 The proposed side extension will measure 8.8 metres in depth and 3.1 metres in width. It will project 0.6 metres beyond both the front and rear elevations. The front projection will have an overall width of 5.0 metres to allow for the installation of a front porch.

5.5 No windows are proposed in the side elevation of the proposed extension. A letter has been received requesting that a condition be imposed preventing the insertion of any new windows in the side elevation. There is an existing window in the side elevation of the application property, lighting a landing. However, the side elevation will now consist of two habitable (bedroom) rooms. It is therefore considered that a condition preventing new windows in this elevation is acceptable.

5.6 It is considered that the proposed extensions by reason of their siting and scale in relation to the neighbouring properties will not have an adverse impact on the existing amenities of neighbouring occupiers in terms of overbearing impact or loss of privacy.

5.7 Transportation Issues

The proposed side extension will be sited on a driveway currently used for car parking. Also, the side extension will prevent access to the detached garage. However, off street parking will remain for at least two vehicles, which is considered acceptable in terms of Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 The 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 extensions have been designed to positively enhance the character and appearance of the dwelling and area taking account of materials, design, siting, height and scale of the development-Policies D1 and H4.

b) The proposed extensions have fully taken account of neighbouring residential amenities and through careful design, the proposal will not materially harm the amenities of neighbouring properties by reason of loss of privacy or overbearing impact-Policy H4

c) The proposed development provides satisfactory levels of on site car parking provision-Policies T8 and T12

7. RECOMMENDATION

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

Contact Officer: Elizabeth Dowse
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

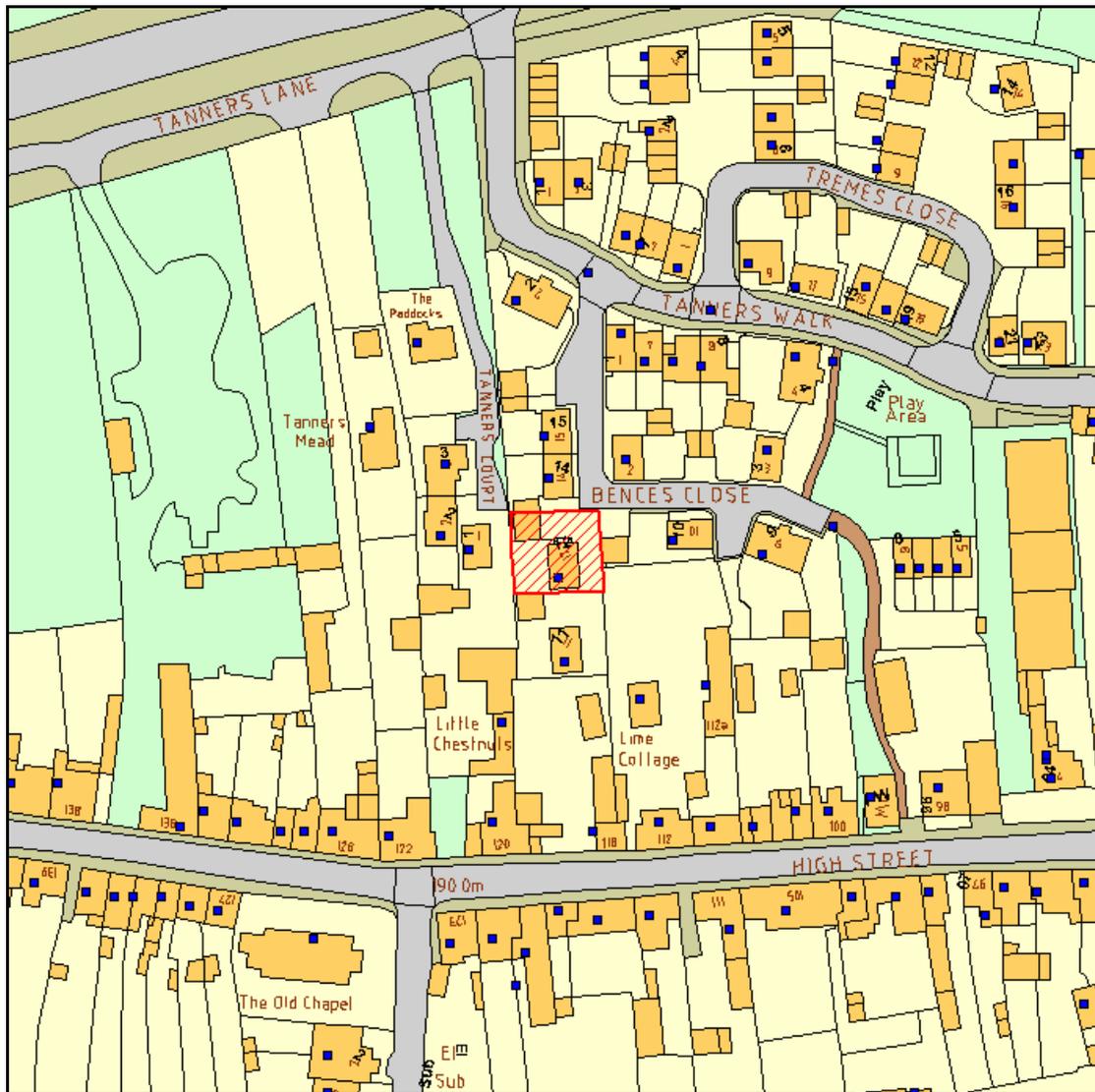
2. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north-east (side) elevation of the property.

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.

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PK11/0458/F	Applicant:	Mr Timothy Smith
Site:	12 Bences Close Marshfield Chippenham South Gloucestershire SN14 8TD	Date Reg:	3rd March 2011
Proposal:	Erection of front porch and side greenhouse. Insertion of roof light into garage.	Parish:	Marshfield Parish Council
Map Ref:	377602 173804	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	25th April 2011



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 100023410, 2008. **N.T.S.** **PK11/0458/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application relates to a recently constructed, two-storey, detached dwelling house, located within a modern housing estate in the village of Marshfield. The property lies within a small cul-de-sac off Bences Close. Garages and hard-standings lie between the property and neighbouring no. 11. The houses within the estate have a traditional design and are of similar scale and appearance. The location is entirely residential in character. The site lies within the Established Settlement Boundary, Marshfield Conservation Area and Cotswolds AONB as defined by the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 1.2 It is proposed to erect a greenhouse to the southern side of the house and a small porch above the front door. It is also proposed to insert a roof light in the rear roof slope of a garage.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 - Delivering Sustainable Development
PPS5 - Planning for the Historic Environment
Planning (Listed Buildings and Conservation Areas) Act 1990.
PPS5 - Historic Environment Planning Practice Guide March 2010.
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design
L1 - Landscape Protection and Enhancement
L2 - Cotswolds AONB
L12 - Conservation Areas
H4 - Development within Residential Curtilages
T8 - Parking Standards
T12 - Transportation Development Control Policy for New Development

South Gloucestershire Core Strategy Submission Draft (Dec. 2010)

CS1 - High Quality Design
CS9 - Managing the Environment and Heritage

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/1443/F - Erection of rear conservatory and erection of front porch.
Approved 7th Sept. 2010

4. CONSULTATION RESPONSES

- 4.1 Marshfield Parish Council
No objections.

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

Conservation Officer

No objection subject to submission of drawings showing the porch design and construction.

Other Representations

- 4.3 Local Residents

1no. letter of objection was received from the owner of neighbouring no.11 Bences Close. The concerns raised are summarised as follows:

- No objection to the greenhouse in principle.
- Design of the greenhouse is not in-keeping.
- The greenhouse would be too tall.
- Would set a precedent.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

Policies D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and CS1 of the South Gloucestershire Core Strategy Submission Draft Dec. 2010 seek to secure good quality designs in new development. Policy L12 seeks to preserve or enhance the character or appearance of Conservation Areas and likewise Policy L2 seeks to preserve or enhance the natural beauty of the Cotswolds AONB.

- 5.2 Conservation and Design Issues

The application site forms part of a 20th century housing development located within the Marshfield Conservation Area. As part of the design process of this development, care was taken over the use of materials, traditional detailing and proportions to ensure that the scheme respected and enhanced the character and appearance of the conservation area.

- 5.3 The buildings are all two-storey, with rendered elevations and slate roofs. Many have small porches or flat hoods over a central entrance apart from this and the adjacent property. The addition of a porch is acceptable provided that the design and detailing respect the local character and distinctiveness of the locality. The design of the porches of the neighbouring properties should set

- the template for this. The applicant has now confirmed that the proposed porch will match that at neighbouring no. 12 and subject to a condition to secure this, the porch is acceptable.
- 5.4 The application includes reference to the insertion of a rooflight in the garage. Again, the impact on the integrity and coherence of the design of this development needs to be considered to protect it against piecemeal alterations that collectively could harm the character of the locality. The application drawings don't have any elevations but the site block plan indicates that the rooflight would be installed on the west facing roof slope of the garage and thus away from the public realm and officers consider this location to be acceptable. A condition could ensure that the rooflight would be a top-hung conservation design, fitted flush with the roof covering.
- 5.5 The proposed greenhouse would be located to the side of the house behind a 1.8m high wall, which encloses this part of the garden to no.12. The greenhouse would consist of glass panels within a wooden frame. The roof of the greenhouse would be visible above the boundary wall. Officers have noted the concerns raised by the occupant of neighbouring no.11 and concur with the view that the wooden frame should be painted to match the joinery of the main house and not stained. This again can be secured by condition.
- 5.6 Subject to the conditions outlined above, the proposal would adequately preserve the street scene, and character and setting of the Conservation Area. The proposal therefore accords with Policies H4(A) and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, Policy CS1 of the South Gloucestershire Core Strategy Submission Draft (Dec. 2010) and L12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.7 Impact Upon Residential Amenity
The proposals are modest in scale and would not result in any overbearing impact or additional overlooking of neighbouring property. There would therefore be no significant adverse impact on residential amenity. The proposal therefore accords with Policy H4(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.8 Highway Issues
The existing parking and access facilities would not be affected. There are therefore no highway objections to the proposal, which accords with Policies H4(C), T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.9 Landscape Issues
The proposal would not affect any significant vegetation or landscape features. Being located within the village and surrounded by existing buildings, the proposal would not adversely affect the wider visual amenity of the landscape or compromise the natural beauty of the Cotswolds AONB. The proposal is therefore in accordance with Policies L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. CONCLUSION

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

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

1. Consideration has been given to the proposal's scale and design and is considered to accord with Policies D1 and H4(A) of the South Gloucestershire Local Plan (Adopted) 6 Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec 2011.
 2. The scheme is not considered to adversely affect residential amenity in terms of overlooking, loss of privacy, overbearing impact or loss of amenity space and therefore accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 3. The proposal would have no adverse highway implications in accordance with Policy H4(C), T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 4. The proposal would not adversely affect any features of the landscape and accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 5. The proposal would preserve the character and appearance of the Conservation Area in accordance with Policy L12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
 6. The natural beauty of the Cotswolds AONB would not be compromised in accordance with Policy L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 6.2 The recommendation to grant planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

2. The rooflight hereby approved shall be a top-hung Conservation roof-light, fitted flush with the roof elevation.

Reason

To preserve the character and appearance of the Marshfield Conservation Area in accordance with Policy L12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. Notwithstanding the details shown on the submitted plans, the design, colour and materials of the porch hereby approved shall match those of the existing porch at neighbouring no.12 Bences Close.

Reason

To preserve the character and appearance of the Marshfield Conservation Area in accordance with Policy L12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. The wooden framework of the greenhouse hereby approved shall be painted a colour to match that of the woodwork on the host dwelling and maintained as such thereafter.

Reason

To preserve the character and appearance of the Marshfield Conservation Area in accordance with Policy L12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The following report has been recommended for submission to the Circulated Schedule following a letter being received from a local resident.

1. THE PROPOSAL

- 1.1 The application relates to a semi-detached dwelling situated in the residential area of Downend.
- 1.2 Planning permission is sought for the erection for a single storey rear extension and a single storey side extension to facilitate disabled access and use. The property has a single storey rear projection that was built at the same time as the house. The proposed extension will replace this single storey projection. There is a detached garage within the garden, which will be demolished to make way for the proposed patio.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

South Gloucestershire Council Core Strategy (Submission Draft) December 2010
CS1 Good Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 No history.

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection.

Other Representations

- 4.2 Local Residents
1 letter has been received, raising the following points.

- The application form states the external walls are to be rendered in keeping with the surroundings, however the surrounding walls are rendered and pebble dashed.
- As the lean-to roof is to be demolished it will leave the adjoining internal wall exposed.
- The rainwater from the adjoining rear projection currently drains through the application site's down-pipes: what will the new arrangements be?

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design/Visual Amenity

This application seeks planning permission for the erection of a single storey side extension and the erection of a single storey rear extension to replace the existing single storey rear projection. The replacement rear extension will measure 7 metres in depth (4 metres in depth when measured from the original rear wall of the dwelling). The existing width of 3.8 metres will be increased to 4.8 metres. The rear extension will have a flat roof with a height to eaves of be 2.8 metres, with 1no. lantern-style roof light. Although flat roofs are often not the best option in design terms, in this case because of the depth of the extension of 7.0 metres, due to the angle required for tile hanging, it is considered the overall height of a lean-to roof would create an overbearing effect on the occupiers of the adjoining dwelling. Additionally, although not a material consideration, the application is for additional living accommodation for use by a disabled person, therefore the proposed depth of 7.0 metres cannot be reduced if the disabled person's requirements are to be met. Also, the existing flat roofed detached garage will be removed; this can currently be seen from the street. The proposed flat roof structure will be screened from the streetscene by the proposed side extension, thereby reducing any impact on visual amenity created by the flat roof.

5.3 The proposed side extension will span the full depth of the dwelling. It will have a width of 2.6 metres, a height to eaves of 2.5 metres with a lean-to roof that will have an overall height of 3.7 metres. A letter has been received raising concern over the part of the internal wall of the rear projection that will be exposed once the lean-to roof has been demolished. The properties of insulation of the exposed wall will be covered by building regulations. Additionally, work affecting both sides of the party wall cannot be carried out without permission from the homeowner. An informative will be placed on the decision notice informing the applicants of this.

5.4 The dwelling is finished in spar render. The application form states that the extensions will be rendered to match the existing dwelling. A concern has been received stating that the finishes should be pebble-dashed to match the existing. To prevent any confusion, a condition will be attached to requiring the

facing materials used in the proposed extension will match the host dwelling in colour and texture.

5.5 In respect of the design of the proposed extensions, with the chosen construction materials and its location at the rear of the property, it is considered that they are an appropriate addition to the dwelling and the streetscene.

5.6 Overbearing/Privacy analysis

The proposed rear extension is to be sited to the side of the neighbouring existing single storey rear projection. The extension will project beyond this adjoining rear projection by 4.0 metres. Due to the flat roof, it is considered that the occupiers of the adjoining property will not experience an overbearing effect caused by the proposed rear extension. No windows are proposed in the side elevation of the rear extension closest to the adjoining dwelling. The boundary to the rear garden is made up of a 1.8 metre close boarded fence. Due to the design of the rear extension it is not considered to have an overbearing effect on the adjoining properties. The proposed side extension will have a lean-to roof. The adjacent dwelling (No. 4) has no windows at ground floor level. No windows are proposed in the side elevation of the proposed side extension. It is considered that the proposed extensions will not lead to a loss of privacy. The scale and design of the proposed extensions are therefore considered to be acceptable.

5.7 Amenity Space

Whilst the proposed extension does project into the rear garden, sufficient garden space will remain to serve the occupiers of the property.

5.8 Highway Safety Analysis

The property has parking for two off street parking spaces. The development will not impact upon highway safety or impact upon the property's parking arrangements.

5.9 Other Matters

A concern has been raised over the proposed rainwater goods. The existing situation is that the down pipe used by the both the applicant's and the adjoining neighbouring rear projection is sited in the garden of the application property. Both the existing and the revised rainwater good provision within the neighbouring garden is a private legal matter between the owners of the dwellings, and is not covered by planning regulations.

6. CONCLUSION

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

6.2 It has been assessed that the proposed extension has been designed to respect and maintain the materials and design and character of the dwelling

streetscene. The development therefore accords with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.

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

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

7. RECOMMENDATION

- 7.1 That planning permission be **GRANTED** subject to the conditions shown on the decision notice.

Contact Officer: Elizabeth Dowse
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

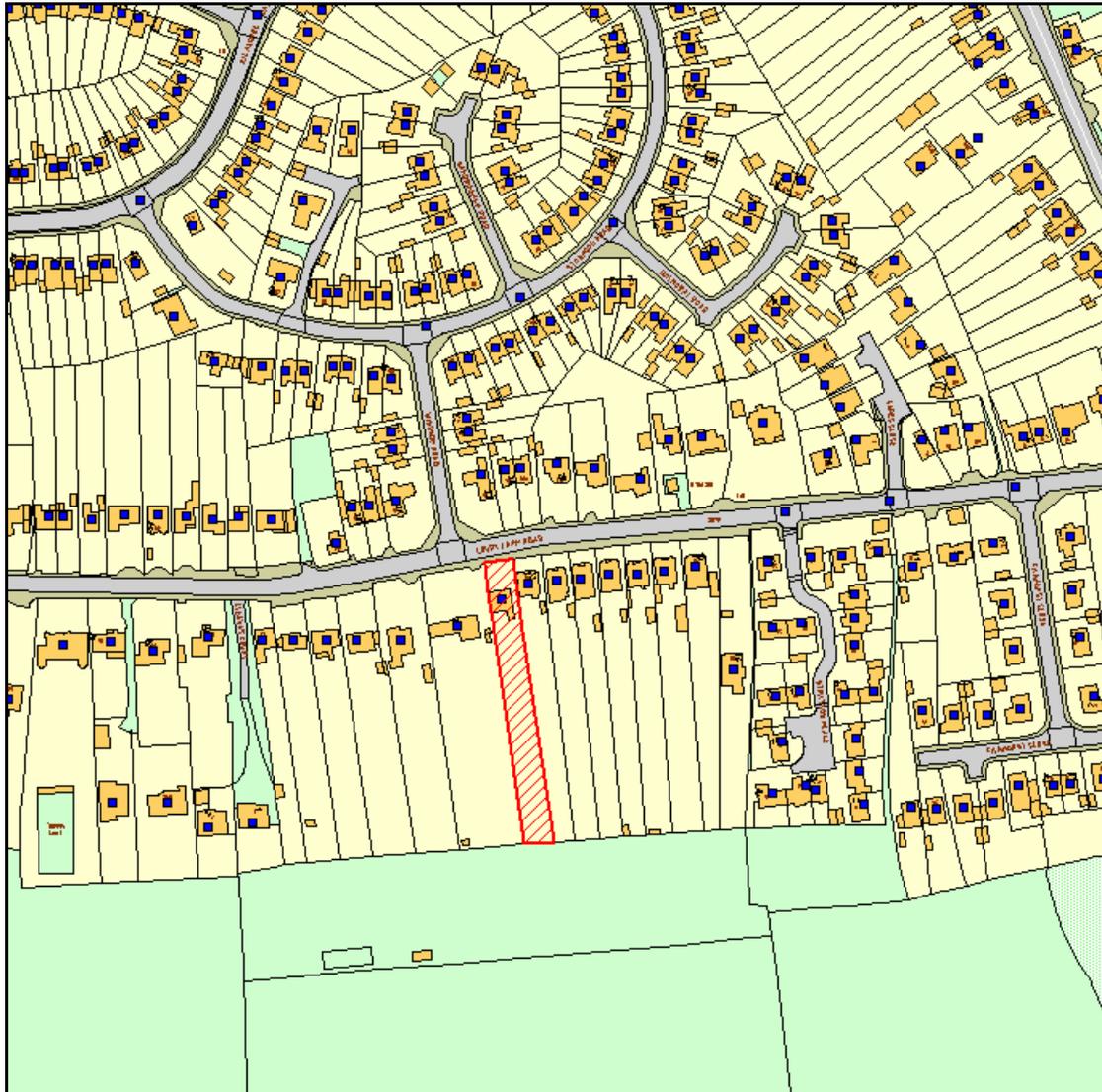
2. The colour, type and texture of the rendered finish to the external walls of the proposed extension shall match that of the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PK11/0658/F	Applicant:	Mr L Kershaw
Site:	35 Court Farm Road Longwell Green Bristol South Gloucestershire BS30 9AA	Date Reg:	4th March 2011
Proposal:	Erection of single storey rear extension to form additional living accommodation.	Parish:	Hanham Abbots Parish Council
Map Ref:	365752 170613	Ward:	Longwell Green
Application Category:	Householder	Target Date:	26th April 2011



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100023410, 2008.

N.T.S.

PK11/0658/F

REASON FOR REPORTING TO COMMITTEE/CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule of applications as a representation has been received raising objection to the development proposal as originally submitted.

1. THE PROPOSAL

1.1 The application site is situated on the southern edge of Longwell Green on the south side of Court Farm Road. The site is bounded by residential development to the east and west with vehicular access onto Court Farm Road to the north and open fields to the south. The site comprises a pre/post war two storey detached dwelling in a long rectangular plot.

The application site is situated within the urban area as defined in the adopted Local Plan. The site abuts the Bristol/Bath Green Belt which runs adjacent to the southern boundary of the site.

1.2 The application proposes erection of single storey rear extension to form additional living accommodation.

The application has been amended following submission to remove a balcony over the flat roofed extension.

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within Existing Residential Curtilages

South Gloucestershire Core Strategy – Submission Draft December 2010

CS1 High Quality Design

2.3 Supplementary Planning Guidance/Documents
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

3.1 P78/4132 Two storey side extension to provide additional bedroom over new garage and enlarged living room with covered area at rear (Previous ID: K2184)
Approved 05.04.1978

3.2 P93/4279 Erection of attached garage and conversion of existing garage to study. (Previous ID: K2184/1)
Approved 01.07.1993

- 3.3 PK03/2790/F Erection of two storey side extension to form garage and additional living accommodation.
Approved 14.10.2003

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council

No objection

4.2 Other Consultees [including internal consultees of the Council]

None

Other Representations

4.3 Local Residents

One letter of objection received from the occupiers of 33 Court Farm Road raising the following concerns:

No objection to single story extension to rear; strongly object to proposed roof terrace; overlooking and completely remove the privacy of that part of our garden close to the house; At present there is a 6ft fence providing much valued privacy; a roof terrace would also cause noise pollution; a roof terrace would have a negative impact on property value.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

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

5.2 Design

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a suburban residential context. The dwelling the

subject of this application is a two storey detached dwelling. The proposed extension would not be visible from public vantage points. The design and materials would be of good quality in keeping with the character of the existing dwelling and would respect the character distinctiveness and amenity of the surrounding area. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.3 Residential Amenity

Following advice from the Case Officer, the roof terrace has been removed from the application.

Adequate rear amenity space to the property would be retained following the erection of the proposed extension. With regard to neighbouring properties, the neighbour to the west (no.37) is set back from the rear elevation of no.35 and has no windows in the side gable facing the proposal. The proposed flat roofed extension would replace a flat roofed addition on the east side of the dwelling which has a similar scale and presence when viewed from the rear garden and patio of no.33 to the east. The single storey extension is modest in scale measuring 3.5m rear projection and 3.2m in height. As such the proposed extension would not prejudice the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development. Additionally, the scheme as amended with removed roof terrace would result in no significant loss of privacy to the adjacent occupiers.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report. A summary of reasons for granting planning permission in accordance with article 22 of the town and country planning (general development procedure) order 1995 (as amended) is given below.
 - a) Due to its scale and position in relation to the adjacent dwellings, the proposed development is considered not to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
 - b) It has been assessed that the proposed extension has been designed to respect and maintain the massing, scale, proportions, materials and overall design and character of the street scene and surrounding area. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.

7. RECOMMENDATION

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

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

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

Reason

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

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

Reason

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

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PK11/0777/F	Applicant:	Mr R Wills
Site:	23 Williams Close Longwell Green Bristol South Gloucestershire BS30 9BS	Date Reg:	17th March 2011
Proposal:	Erection of single storey rear extension to form additional living accommodation.	Parish:	Hanham Abbots Parish Council
Map Ref:	365572 171142	Ward:	Longwell Green
Application Category:	Householder	Target Date:	10th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received which is contrary to the officer recommendation.

1. THE PROPOSAL

1.1 This application seeks planning permission for the erection of a single storey rear extension to a semi detached chalet bungalow of brown brick, brown concrete tiles and hanging tiles on the long dormer at the front. The proposed extension would stand at the rear, alongside the fence dividing the two properties, where the adjoining chalet bungalow already has an extension one metre deeper than the site's rear building line. The nearest room to the boundary next door is a habitable room.

1.2 The existing boundary treatment on the dividing line between the two semis is currently marked by a two metre close boarded fence, while the rear boundary is a 2 metre high wall to the residential home beyond and the northern boundary a lower wall to the next dwelling. The back garden also has a detached garage in it. A late amendment to the plans was made, showing a deeper window in the extension to match that to be lost in the rear wall of the property through the extension being built. Re-consultation was carried out in respect of the amended plans.

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 K658 Garage and store Approved

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council Parish Council
We have no objections to this application. However, it has flagged up a problem that there are rainwater issues with water coming off the Hanham Hills.

4.2 Other Consultees [including internal consultees of the Council]
None

Other Representations

4.3 Local Residents

One reply was received, citing the following concerns:

- Rear gardens flood during periods of high rainfall or snow melting and at these times the proposed soakaway will not be able to cope

- Boundary/ ownership issues over the wall to which the extension would be attached – without permission the flank wall would have to be relocated within the site

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 examined are the design of the proposed extension and its impact upon existing levels of residential amenity.

5.2 Design of Extension

The materials proposed to be used in the extension are indicated on the application form to match those of the existing dwelling, in general terms, but it is not stated specifically that the materials will match. Therefore in the interests of visual amenity, a condition has been recommended below requiring that the materials match those of the host dwelling. The design is an appropriately simple design with an apex roof. Amended plans show a deeper side window, compared to the narrow, high level window originally proposed in the side of the extension facing the garden. Subject to the condition below, it is considered that the proposed extension accords with policy D1 and the relevant part of policy H4 of the adopted Local Plan.

5.3 Effect on Residential Amenity

The proposed extension would be 3.6 metres deep and project 2.3 metres further than the rear extension of the adjoining property. The height of the extension almost up to eaves level would be almost entirely obscured by the existing boundary treatment between the properties and the roof above that would slope away from the boundary. The degree of projection beyond the adjoining extended house is considered to be acceptable and is not considered to result in any significant loss of residential amenity for the adjoining occupiers. The proposal is considered to accord with policy H4 of the adopted Local Plan in this regard.

5.4 Ownership

If approved as recommended, the planning permission would carry an informative explaining that planning permission does not grant the right to develop on land not in the ownership of the applicant, unless the landowner is prepared to give his or her consent. This also covers any trespass such as attaching something to a wall in different ownership, by, for instance, screws projecting into that wall. Ownership disputes are a civil matter outside the ambit of the planning system. In this instance, the agent has signed a declaration that nobody but the applicant owns any of the site.

5.5 Drainage Issues

An objection has been received stating that, due to the proximity of the water table to the surface and the location of the site at the bottom of a hill, at times of high rainfall etc. the proposed soakaway will not be able to cope with the water which lands on the roof of the extension. It is considered that the impact of an extension covering approximately 12 square metres is de minimis, especially as it has been acknowledged that the flooding only occurs at times of high rainfall.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed development would result in enlarged family accommodation for the host dwelling, without having any significant impact on the residential amenity of adjoining occupiers, or visual amenity generally. It accords with policies D1 and H4 of the adopted South Gloucestershire Local Plan.
- 6.2 The recommendation to approve permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission is approved, subject to the condition 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PT11/0649/R3F	Applicant:	South Gloucestershire Council
Site:	Area Of Land Between Long Down Avenue And The MoD Cycle Path Stoke Gifford Bristol South Gloucestershire BS16 1FT	Date Reg:	15th March 2011
Proposal:	Construction of 20m (approx) shared use path for cyclists and pedestrians - linking the existing adopted shared use path at the MoD, Abbey Wood with Long Down Avenue and the Cheswick housing development	Parish:	Stoke Gifford Parish Council
Map Ref:	361232 178079	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	5th May 2011



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule because the applicant is South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 This full application seeks planning permission for the formation of a 3 metre wide shared use path for cyclists and pedestrians approximately 20 metres in length linking the existing adopted shared use path skirting the MoD site at Abbey Wood with Long Down Avenue. Long Down Avenue principally serves the new Cheswick housing estate and UWE.
- 1.2 This shared link is required as currently the only suitable alternative route involves a rather convoluted route some 1.2km long and via three roundabouts and would be likely to deter some journeys being undertaken by foot or cycle.
- 1.3 The proposed path is to be of a standard design and construction – tarmac surface bound by concrete edgings. It is also to be enclosed by 1.1m high green continuous bar fencing. A 5metre span, 3metre wide hardwood foot/cycle bridge with non-slip surfacing and 1.4metre high parapets is also proposed to span a ditch.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG13 Transport
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H1 Proposed sites for new residential development (site no.9)
T6 Cycle Routes and Pedestrian Routes
T12 Transportation Development Control Policy for New Development
LC12 Recreational Routes
- 2.3 South Gloucestershire Council Core Strategy Proposed Changes Version (December 2010).
Policy CS1 High Quality Design
Policy CS7 Strategic Transport Infrastructure
Policy CS8 Improving Accessibility

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council

No objection.

Other Representations

4.2 Local Residents
No response received.

4.3 Public Rights of Way
No response received.

4.4 Sustainable Transport
No objection.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

5.2 The proposed shared use path is required to will improve both pedestrian and cycle permeability between the MoD, UWE, Long Down Avenue and the Cheswick housing estate. At present the only suitable alternative route for users is a route some 1.2km long involving three roundabouts. The proposed share use path enhances sustainable modes of transport which accords with the key aim of local and national transport policy. Cycling and walking are integral elements of South Gloucestershire's transport strategy. The proposed link would improve and encourage more sustainable modes of transport that are also safe and convenient to use. This is in accordance with policies D1, T6 and T12 of the adopted local plan as well as core strategy policies CS7 and CS8 along with the objectives of national guidance in terms of promoting and making provision for sustainable modes of transport. The application is therefore acceptable.

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 shared use path will encourage more sustainable patterns of transport by facilitating greater pedestrian and cycle links. . The proposed scheme is therefore in accordance with Policy D1, T6 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

- 7.1 Planning permission to be granted subject to the conditions set out in the report.

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).

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PT11/0700/F	Applicant:	Mr P Bermingham
Site:	102 Jellicoe Avenue Stoke Gifford Bristol South Gloucestershire BS16 1WJ	Date Reg:	9th March 2011
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362083 177605	Ward:	Frenchay And Stoke Park
Application Category:	Householder	Target Date:	2nd May 2011



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This application is being circulated to Members because the officer's recommendation is contrary to a written representation received from the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension. The proposal would measure approximately 8.6 metres in length, 3.8 metres in width with a ridge height of circa 7.8 metres falling to approximately 4.6 metres at the eaves. According to the submitted plans the front gable would extend approximately 0.3 metres across the front elevation of the existing dwelling (see plan 'Proposed Elevations and Site Plan' Drg .No. JEL102/11/05 received by South Gloucestershire Council on 7 March 2011). The materials would match existing.
- 1.2 The application site relates to a two storey semi-detached dwelling located on a corner plot where Jellicoe Avenue meets Hawksmoor Lane in the well-established residential area of Stoke Gifford within the Settlement Boundary.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Objection on the following grounds:
a) keeping of the surrounding area;
b) size in proportion to the property itself.
c) Potential parking issues
d) potential adverse effect on neighbouring properties (what is the aim of the development etc)

These concerns will either be addressed in the relevant section in the main body of the report or looked at in a section entitled “Other Matters” towards the end of the report.

- 4.2 Tree Officer
No objection.

Other Representations

- 4.3 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposed development consists of an extension to a dwelling within an existing residential curtilage. Policy H4 of the Local Plan permits this type of development in principle subject to the following considerations.

5.2 Residential Amenity

The proposed development would be extended at two-storey level on the east elevation of the existing dwelling to sit on the corner plot adjacent to Hawksmoor Lane. It would run the length of the dwelling and the proposed east elevation would be windowless. The rear elevation would have a ground floor and first floor window inserted measuring approximately 1 metre in height and 0.9 metres in width, the same as the other existing windows. The proposal also includes inserting glazed French doors on the rear elevation at ground floor level which would measure 4 metres in width and approximately 2 metres in height. To the rear of the property is a private garden and driveway associated with the property and the proposed windows would look out over other driveways and Hawksmoor Lane. On the front elevation there would be a gable end including 4 windows. The opposite property is located some 20 metres away on the other side of the road. As such it is considered that the proposal would not result in overlooking, inter-visibility between principal rooms or loss of privacy. Given the orientation of the property and relatively small scale nature of the development it is not considered to result in loss of light.

By virtue of the proposal being located on a corner plot and the closest neighbouring occupiers sharing the other half of the semi-detached property on the opposite side of the dwelling to the proposed development in conjunction with the proposal being set back from the footpath of Hawksmoor Lane and Jellicoe Avenue by at least a metre, it is considered that the proposal would not be overbearing on neighbouring occupiers. Sufficient space would be retained and it is not considered to raise any highway issues.

Concern was raised by the Parish Council about the impact of the proposal on neighbouring properties it is considered that there would be no material harm to existing levels of residential amenity of neighbouring occupiers resulting from the development. In terms of what the aim of the development is, it is considered that this is sufficiently clarified in the description of development for the application.

Accordingly the proposed extension is considered to meet criteria contained in policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.3 Design/Visual Amenity

The existing property is a semi-detached modern two-storey dwelling located on a corner plot. It has a hipped roof and is constructed of red facing brick and brown concrete roof tiles finished with white upvc windows and doors.

The proposed development would include the addition of a gable end to the front elevation. Whilst this could be seen as unbalancing the symmetry of the semi-detached property duo, there are many other examples of such gables in close proximity to the application site. Indeed the properties opposite have gabled ends of a similar style. Moreover the properties in the vicinity of the application do not demonstrate one particular style instead there is an eclectic mixture of materials, housing types and architectural styles. As such on balance, this style is acceptable and is not considered out of keeping with the surrounding area.

The depth and ridge and eaves height would be the same as the existing property with the front gable end of the proposal extending forwards approximately 0.4 metres. The windows would remain uniform and in light of the above, on balance it is not considered that the scale and massing would be disproportionate to the existing property or the design out of character with the host dwelling.

Whilst the design could be improved it is not in this instance a reason for refusal of this application. As such it is considered to meet criteria contained in policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.

5.3 Trees

The South Gloucestershire Council Arboriculturalist was consulted. There are no significant trees that will be affected by the proposed development.

There are two young trees which appear to be part of the original planting scheme for the development situated at the side of the property adjacent to the public footpath. These trees are small and offer little visual amenity to the area and therefore should not be a constraint to the development

If these trees are to be removed it would be desirable for replacement tree to be planted to mitigate the loss and retain the number of trees in the area. A condition to this effect is recommended.

5.4 Other Matters

Concern was raised by the Parish Council regarding the proposed development raising parking issues. No alteration of the parking provision has been submitted with the application. From the Officer's site visit and submitted plans it is clear that the proposed development will not be encroaching on any parking spaces and as such parking provision would remain unaffected. The proposal raises no issues in terms of transportation or highway safety.

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 Given the location and orientation of the proposal and relatively small scale nature of the development it is considered that the proposed extension is considered to meet criteria contained in policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 On balance it is considered that the scale and massing would respect the existing property and the design would remain in keeping with the original dwelling and surrounding locality. As such it is considered to meet criteria contained in policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.4 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be **GRANTED** subject to the following conditions.

Contact Officer: Genevieve Tuffnell
Tel. No. 01454 863438

CONDITIONS

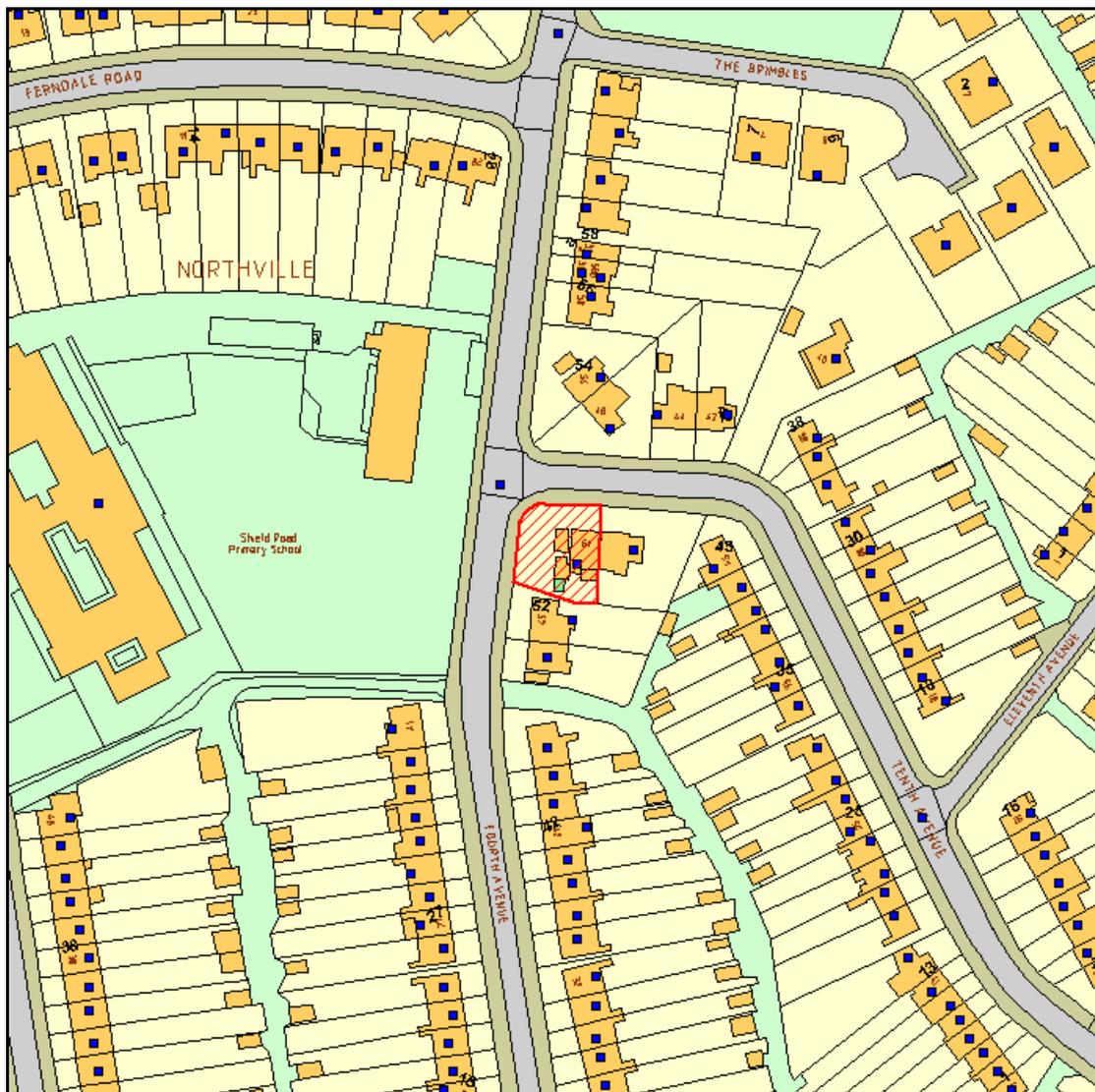
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 15/11 – 14 APRIL 2011

App No.:	PT11/0800/F	Applicant:	Mr A Mealing
Site:	49 Tenth Avenue Filton Bristol South Gloucestershire BS7 0QJ	Date Reg:	17th March 2011
Proposal:	Erection of two storey side extension to existing dwelling to form 1no. three bed dwelling with new vehicular access and associated works.	Parish:	Filton Town Council
Map Ref:	360492 178465	Ward:	Filton
Application Category:	Minor	Target Date:	10th May 2011



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REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to 2 letters of objection received from local residents.

1. THE PROPOSAL

- 1.1 This full application relates to the erection of a two storey side extension to form 1 no. three bed dwelling with new vehicular access at 49 Tenth Avenue, Filton.
- 1.2 The application site is a semi detached dwelling located on a fair-sized corner plot measuring 0.03 hectares, at the junction of Fourth Avenue with Tenth Avenue. Vehicular access is currently off Tenth Avenue and it is proposed to provide a further access off Tenth Avenue to serve the new dwelling. Two off-street parking spaces are also provided to the front of the existing and proposed dwelling. The dwelling has been extended by a single storey side and rear extension. The side extension will be demolished to make way for the proposal.
- 1.3 The application site is located within the urban area of Filton in what is primarily a residential area. The site is enclosed along the western boundary adjacent to Fourth Avenue by a low brick wall and mature 2m hedge. Many two storey side extensions are evident within the immediate locality.

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
H2	Proposals for Residential Development within the Existing Urban Areas and Defined Settlement Boundaries
H4	Development Within Existing Residential Curtilages, Including Extensions and New Dwellings
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

South Gloucestershire Core Strategy -Submission Draft (December 2010)

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
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)

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Filton Parish Council
No response received.

- 4.2 Other Consultees
Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents
2 letters have been received objecting to the proposal on the following grounds:-
a) new dwelling proposed;
b) noise/dust generated whilst works carried out;
c) likely to be student let;
d) overcrowded roads;
e) reduced garden;
f) devaluation of property by making our property an end-terrace.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
This full application seeks planning permission for the erection of a two storey side extension to form one detached dwelling within the side garden of the property. The main issues to consider in the assessment of this application are the principle of development, design/visual amenity, residential amenity and transportation.
- 5.2 Principle of Development
The site lies within the urban area of Filton in a residential area. Advice contained within PPS3 and policies H2 and H4 of the adopted Local Plan allow for new residential development within settlement boundaries and the curtilages of dwellings, subject to certain criteria, and as such the proposed development would be acceptable in principle.
- 5.3 PPS3 requires housing schemes to make the most effective use of sites by achieving the maximum density compatible with the site's accessibility, environmental constraints and the character of its surroundings. This is reflected in Policy H2 of the Local Plan where all housing developments are expected to achieve a minimum density of 30 dwellings per hectare. However, this advice has now been superseded. In June 2010 the Coalition Government

issued a Ministerial Statement entitled '*New Powers for Local Authorities to Stop 'Garden Grabbing'*'. This statement made the following changes to PPS3 : Housing.

- 1) The definition of 'previously developed land' has been amended to exclude private residential gardens;
 - 2) The national indicative minimum density target of 30 dwellings per hectare for new housing development has been removed.
- 5.4 These changes have been introduced to reflect the concerns regarding over-development of neighbourhoods, loss of green space and the impact upon local character. PPS3 is a material consideration in relation to planning applications for housing development and as such these amendments are material to the determination of this application.
- 5.5 Policies H2 and H4 of the South Gloucestershire Local Plan allow for residential development on sites that are within the defined settlement boundaries or urban areas, without reference to whether or not such land is brownfield or previously developed land. As such, it is not considered that the change to the definition of 'previously developed land' would make a significant difference to the approach that the Council take in considering applications for residential development, and thus the proposed development is regarded as acceptable in principle.
- 5.6 Nevertheless 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 over-development of neighbourhoods, the loss of green space, and does not adversely detract from the local character of the area. These matters can be reasonably assessed on the basis of existing policies (D1, H2, and H4) of the South Gloucestershire Local Plan.
- 5.7 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).
- 5.8 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 dwellings 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)

5.9 On this basis 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.

5.10 Design/Visual Amenity

The design and size of the proposed extension replicates the existing pair of semi-detached dwellings which are characterised by their hipped roofs and projecting bay windows at ground and first floor level. The window proportions, materials and scale of the proposal also match the existing development. The extension forms a satisfactory continuation of the existing development, forming a small terrace that is not out of place within the overall context of the site, which is characterised by terraced and semi-detached dwellings. In design terms therefore the application is acceptable.

5.11 Although it is recognised that the site is a corner plot, the proposed extension does not impinge upon the established building line of Fourth Avenue to the west of the site. The side elevation of the extension is set back some 0.5m from the front building line of the semi-detached properties of 50 and 52 Fourth Avenue which lie immediately to the rear (south) of the site. The proposal can therefore be satisfactorily integrated within the street scene and reflects the grain of surrounding development. In visual terms the proposal is therefore acceptable.

5.12 The site has an area of approximately 0.03 hectares, including the existing dwelling. It has a maximum depth of 20m and a maximum width of 17.5m. The resulting housing density equates to 67 dwellings per hectare. Although this appears high density, the size of the plot is adequate to accommodate the proposal. The development would not be out of keeping with the character of the area or look cramped in appearance. The development can be satisfactorily incorporated within the street scene and would not be visually intrusive.

5.14 Residential Amenity

The location of the extension is such that the rear of the dwelling faces directly onto the side elevation of 52 Fourth Avenue, which has been extended by a two-storey side extension, located approximately 7m away. However, one of the first floor bedroom windows does not directly face onto this blank elevation and the other bedroom also has a window located to the side elevation. On balance it is considered that sufficient distance exists between the two dwellings without resulting in any undue overbearing impact upon the occupiers of the new dwelling. The new dwelling also has an area of garden to the side. In addition, no overbearing impact will result to the occupiers of 52 Fourth Avenue as the side elevation has no windows and the proposed dwelling does not extend beyond the rear building line of this property.

5.15 Loss of Privacy

With regard to loss of privacy, the proposal is also acceptable. The proposed dwelling faces directly onto the side elevation of 52 Fourth Avenue, which has no windows located in this elevation. Furthermore, the siting of the dwelling also ensures that only limited, oblique views are afforded over the rear garden of this property, with the existing property of 49 Tenth Avenue having far greater views over the rear garden. No material loss of privacy will therefore result from the new dwelling.

5.16 Garden Area

The proposal will result in the new dwelling having an adequate sized garden, especially as it also has an area of side garden some 5m in width. The depth of the rear garden is also the same as the existing property at some 5m. It is recognised however that the existing property will have its garden area significantly reduced to some 36 square metres.

However, the depth is to remain the same and it is considered to be of adequate size to serve a 3 bed dwelling.

5.17 Transportation

No objection has been raised to the proposal. The existing and proposed level of parking for both dwellings is acceptable.

5.18 Other Issues

With regard to the occupancy of the proposed dwelling, provided the house is used as a dwelling house by no more than 6 people living together as a single house hold, the Local Planning Authority has no control over who occupies the premises. Devaluation of property is also not a material planning consideration. As a final point, any development will result in dust and noise and it would be unreasonable to refuse a development on this basis. Planning conditions and informatives can however be imposed restricting hours of construction.

6. **CONCLUSION**

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

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

6.3 The recommendation to grant permission is for the following reasons:-

1. The proposed extension due to its design and limited size is considered to be acceptable in terms of visual and residential amenity. The proposal would therefore accord with Planning Policies D1, H2 and H4 the South Gloucestershire Local Plan (Adopted) January 2006.

2. The proposal is acceptable in highway safety terms. As such the proposal is considered to be compliant with Planning Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: Vivian Butt
Tel. No. 01454 863427

CONDITIONS

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

Reason

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

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

Reason

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

3. 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 and E), 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.

In view of the size of the plots, any additional extensions will require the further consideration of the Local Planning Authority, in the interests of residential and visual amenity and to accord with policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development, details of proposed storage of cycles and recycling/refuse bins and boxes for both properties shall be submitted to and approved in writing by the Local Planning Authority and the development when carried out shall conform to the details so approved. The facilities shall be provided prior to the occupation of the new dwelling.

In the interests of visual amenity, and to accord with policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The hours of working on site during the period of construction shall be restricted to 08.00 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours 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 minimise disturbance to occupiers of neighbouring dwellings and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The screen fencing shown on the approved plan shall be erected in the position indicated before the dwelling hereby permitted is occupied.

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.

7. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the new dwelling 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.

8. 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, including the proposed paving to the front of the dwelling shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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