



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES**

CIRCULATED SCHEDULE NO. 28/14

Date to Members: 11/07/14

Member's Deadline: 17/07/14 (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 and 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:

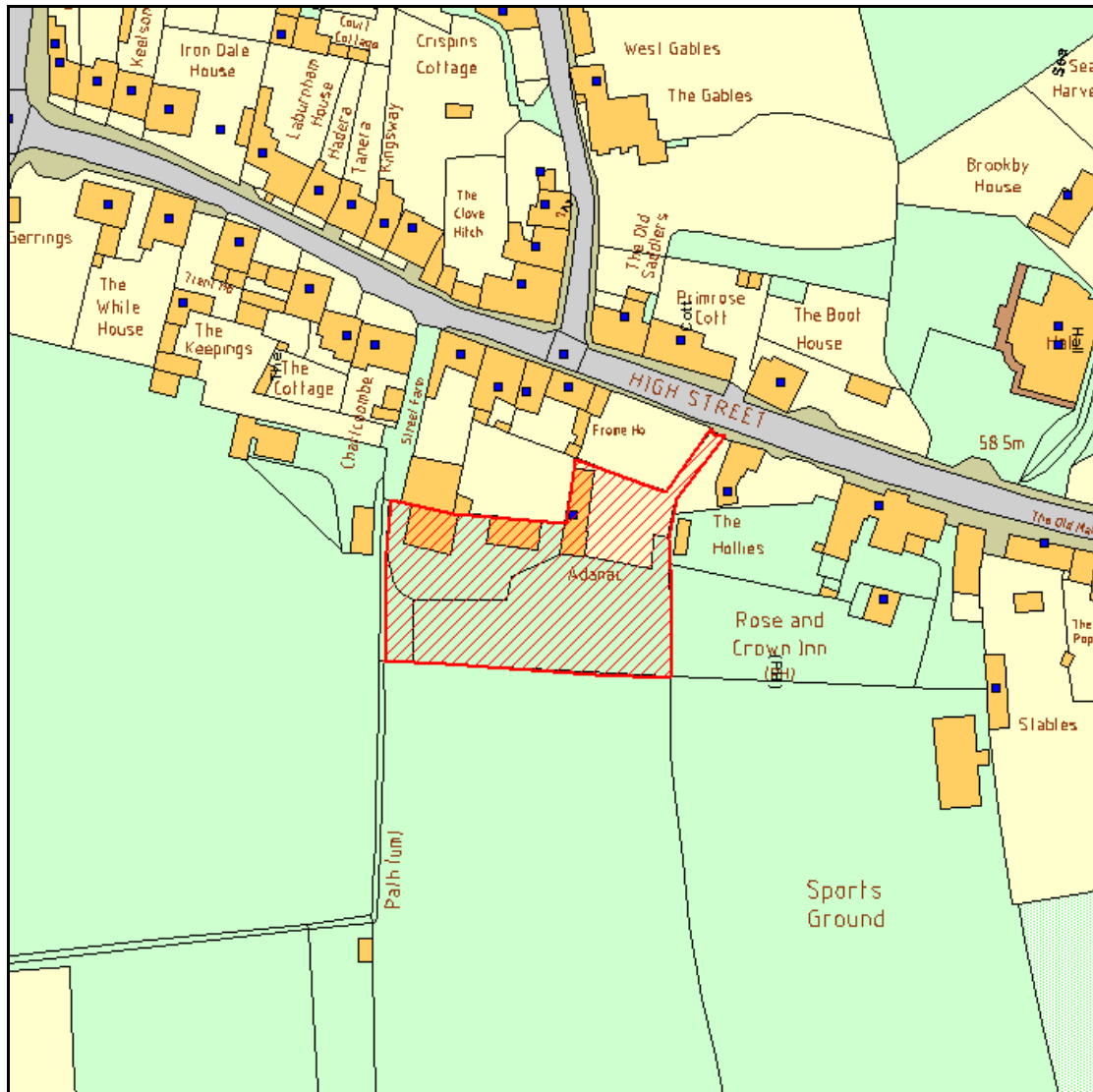
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 Management Technical Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863519, 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 – 11 JULY 2014

| ITEM NO. | APPLICATION NO | RECOMMENDATION | LOCATION | WARD | PARISH |
|-----------------|-----------------------|-------------------------|---|-----------------------|--|
| 1 | PK14/1837/F | Approve with Conditions | Adanac High Street Iron Acton South Gloucestershire BS37 9UQ | Frampton Cotterell | Iron Acton Parish Council |
| 2 | PK14/1875/F | Approve with Conditions | 69 The Meadows Hanham South Gloucestershire BS15 3PB | Hanham | Hanham Abbots Parish Council |
| 3 | PK14/2071/PD | Approve with Conditions | 147 Bredon Yate South Gloucestershire BS37 8TF | Dodington | Dodington Parish Council |
| 4 | PK14/2096/CLP | Approve with Conditions | 16 Woodside Road Downend South Gloucestershire | Downend | Downend And Bromley Heath Parish Council |
| 5 | PT14/0037/F | Approve with Conditions | Huntingford House Swinhay Lane Charfield Wotton Under Edge South Gloucestershire GL12 8EX | Charfield | Charfield Parish Council |

CIRCULATED SCHEDULE NO. 28/14 – 11 JULY 2014

| | | | |
|----------------------------------|--|-------------------------|------------------------------|
| App No.: | PK14/1837/F | Applicant: | Mr Martin Gadsby |
| Site: | Adanac High Street Iron Acton South Gloucestershire BS37 9UQ | Date Reg: | 27th May 2014 |
| Proposal: | Demolition of existing garage to facilitate erection of two storey rear extension and garage block | Parish: | Iron Acton Parish Council |
| Map Ref: | 367791 183544 | Ward: | Frampton Cotterell |
| Application Category: | Householder | Target Date: | 11th July 2014 |



© South Gloucestershire Council 2007. all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

PK14/1837/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule to take into account the comments made by neighbours.

1. THE PROPOSAL

- 1.1 This application seeks planning application seeks permission for the demolition of the existing garage block and the erection of a two-storey rear extension and replacement garage at a property in Iron Acton.
- 1.2 The property sits on the edge of the village facing into open countryside. The application site, and the fields beside, is within the conservation area for the village and therefore the site plays an important role in distinguishing the extent of the village and its historic setting.
- 1.3 The application as submitted has been informed by discussions that took place during the course of planning application PK12/3644/CA and PK12/3624/F.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

- L1 Landscape
- L12 Conservation Areas
- T12 Transportation
- H4 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
 - (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Development in the Green Belt (Adopted) June 2006
 - (c) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/3644/CA Withdrawn 18/12/2012
Demolition of derelict garage block
- 3.2 PK12/3624/F Withdrawn 18/12/2012
Erection of two storey and single storey rear extensions to provide additional living accommodation and garage block

- 3.3 PK03/0425/F Approve with Conditions 26/03/2003
Erection of front porch and single storey front extension. Detached 3 no. garage block to side.
- 3.4 N5369/1 Approve with Conditions 23/07/1981
Erection of extension to dwelling to provide lounge and bedroom.

4. CONSULTATION RESPONSES

- 4.1 Iron Acton Parish Council
None received
- 4.2 Archaeology Officer
No objection
- 4.3 Conservation Officer
Seeks revision to roof pitch. This have been received. Suggested conditions.
- 4.4 Drainage
No comment
- 4.5 Public Rights of Way
Unlikely to affect PROW. Request informative

Other Representations

- 4.6 Local Residents
Two letters of objection from one local resident have been received raising objection to the proposed development for the following reasons:
- Skyline will be affected
 - Development is beyond the village boundary
 - New boiler is shown on the plans; flumes would drift over neighbouring properties causing a public health issue

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for an extension and garage block at a property in Iron Acton.
- 5.2 Principle of Development
Development within existing residential curtilages is managed through policy H4 of the Local Plan. This policy allows for extensions and alterations subject to an assessment of design, amenity and transport. As the site is within the green belt, any extension must be proportionate to the size of the original dwelling. Additional consideration should also be given to heritage matters due to the site's location within the conservation area. Therefore, the proposal is acceptable in principle subject to the analysis set out below.

5.3 Green Belt

- Iron Acton is washed over by the Bristol and Bath Green Belt. Guidance in the NPPF states that extensions to existing buildings are permissible provided that they do not result in a disproportionate addition over and above the original building.
- 5.4 Further guidance on what is disproportionate is set out in the Development in the Green Belt SPD. This states that extensions of up to 50% may be proportional on certain circumstances.
- 5.5 With regard to the green belt, planning permission PK03/0425/F is a material planning consideration and is given significant weight as it has been implemented, but only in part. Once a planning application has been implemented, the permission does not expire.
- 5.6 The front extension element of PK03/0425/F has been constructed but the rear extension and garage has not. It would be possible for the applicant to complete PK03/0425/F without the need for further planning permission.
- 5.7 The proposed extension has a lower volume than that permitted under PK03/0425/F and, if implemented, would prevent the completion of PK03/0425/F. Therefore, whilst the proposal is likely to result in a disproportionate addition over and above the size of the original building the current planning application is less harmful to the openness of the green belt than the extant permission.
- 5.8 It is therefore not considered to cause harm to the openness of the green belt and no objection is raised on this basis.
- ### 5.9 Heritage and Design
- Adanac is a twentieth century building which is positioned to the rear of the buildings lining the High Street. It is, therefore, relatively obscured when viewed from the road side. It is, however, more prominent when viewed from the public rights of way that cross the open fields to the south.
- 5.10 These fields are an important part of the setting and context of the conservation area, and the impact of modern structures, outbuildings and domestic/equestrian clutter is beginning to have a detrimental impact on the quality of the historic environment.
- 5.11 Adanac can be seen from the footpaths that run to the west and the south of the site. It is one of a number of modern structures that are gradually creeping away from the historic core of the village and out into the open field systems to the south that contribute to the rural character of the settlement.
- 5.12 To the west of the house, a single storey monopitch structure provides storage/garaging. The use of low-quality materials give this structure a temporary, makeshift appearance that, in conjunction with the other similar structures in the vicinity, detract from the traditional and historic character of the village.

- 5.13 The current proposal has been revised since 2012. The development is now subordinate in character and scale to the host building and is considered to be an appropriate addition within the historic environment.
- 5.14 A revision to the pitch of the proposed garage roof has been sought and provided. A steeper pitched roof is more traditional than the shallow pitch first proposed. A condition will be attached that secures that the development matches the existing materials.
- 5.15 Amenity and Environment
Development should not prejudice residential amenity. Amenity considerations should cover the impact on the application site and all nearby occupiers.
- 5.16 The application site is located on the edge of the settlement and has an open outlook. The proposed extension is located on land currently occupied by a dilapidated garage. It is not considered that the proposed extension would have a harmful impact on the level of amenity currently enjoyed by the application site.
- 5.17 The proposed extension is located approximately 25 metres from the nearest properties that face onto High Street. Due to the distance of separation, the development is not considered to prejudice the amenity of nearby occupiers or lead to a loss of outlook.
- 5.18 Concern has been raised about the installation of an oil fired boiler flue and the impact that this would have on the environment and amenity.
- 5.19 Any new boiler should be installed to comply with Building Regulations Approved Document J which contains the minimum separation distances for flues from certain openings to allow safe and adequate dilution and dispersal of flue gasses. A new oil boiler should also be more efficient than on older model which is being replaced.
- 5.20 The Council would not be in position to object to any boiler that was installed in compliance with the above requirements with regard to the environmental impact. The applicant should be aware that notwithstanding compliance with the above document, if the discharge were to cause a Nuisance to the occupiers of neighbouring properties (Environmental Protection Act 1990) the Council would still have powers to take action to require them to abate the nuisance. It is therefore in the applicant's interest to ensure that the new flue discharge complies with Building Regulations, and is not positioned in such a way that it could cause an nuisance to neighbours. However, this is not a material planning consideration as it is covered by separate environmental and building regulations.
- 5.21 Transport and Parking
With householder development, considerations about transport and parking relate mainly to the provision of adequate off-street parking. The property is accessed by a track than runs from Street Farm. The site is large enough to

accommodate a large number of parked vehicles and enable all movements to and from the highway to be undertaken in a forward gear.

5.22 As adequate parking and access arrangements are in place, there is no objection to the proposal on transport or parking issues.

5.23 Extent of Application Site

Adnac is accessed on foot from a path between The Hollies and Frome House. The path leads to the 'front' garden. Vehicular access to the site is gained from Street Farm which leads to a large barn structure, the garage block to be demolished, a parking forecourt, and a large 'side' garden.

5.24 The red line defining the application site has been drawn around the pedestrian access, the front garden and the side garden. The garden is large and a post and rail fence divides the property from the open countryside. From the site visit, it is clear that the land contained within the red line is used for residential purposes, but it is not clear that the red line denotes the curtilage of the property. The curtilage would be the original land associated with the dwelling. An informative will be attached to the decision notice to this extent.

6. CONCLUSION

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

6.2 The proposed development has been assessed against the policies listed above. It is considered that the development is acceptable in the green belt as it causes less harm than the planning permission on the site; it is considered that an acceptable design is proposed; it is not considered that the proposal would have a prejudicial impact on residential amenity, highway safety, or the provision of adequate off-street parking.

6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that planning permission be GRANTED subject to the conditions listed below.

Contact Officer: Griffith Bunce
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).

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 CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

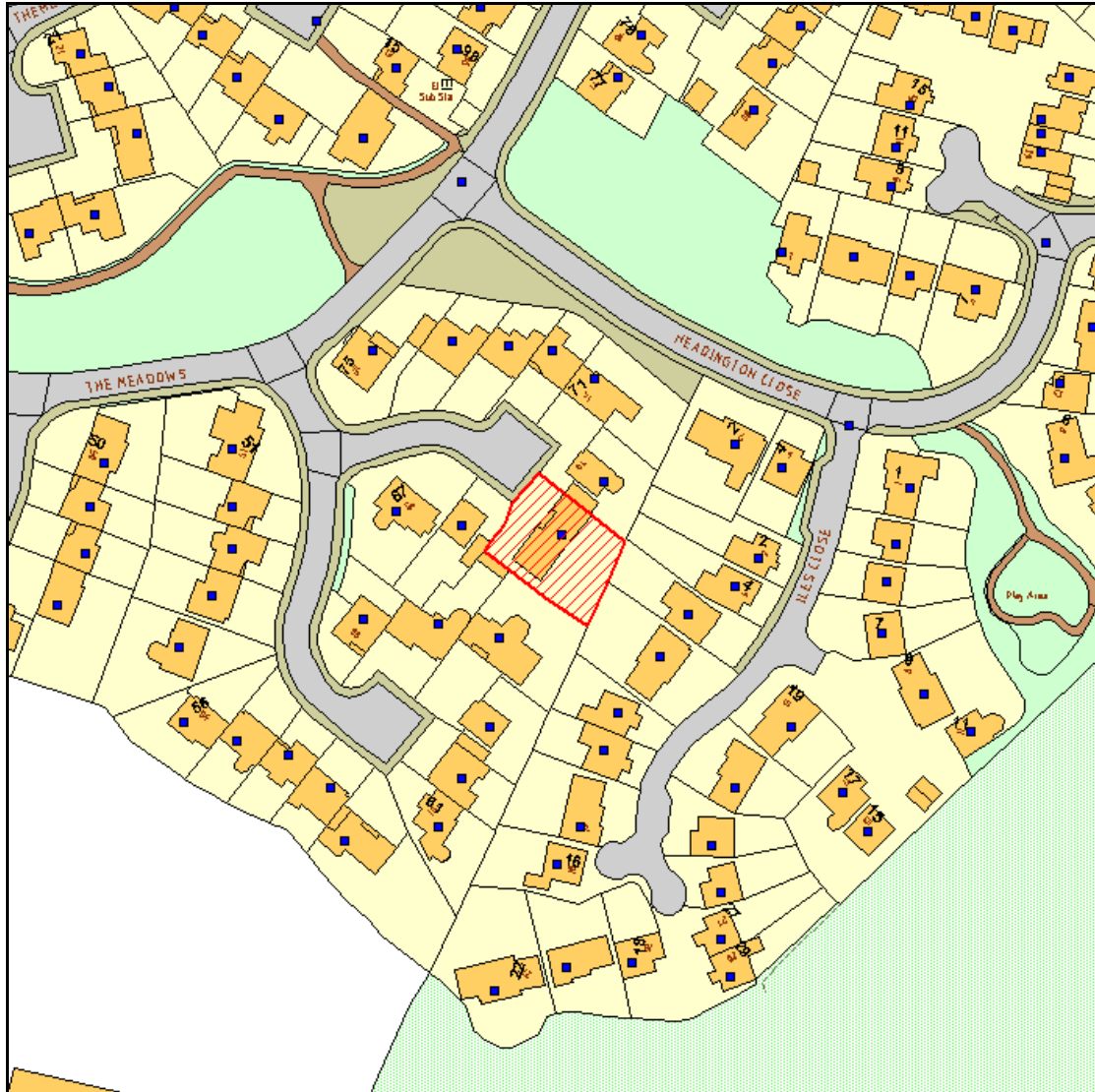
3. Notwithstanding the submitted details, the ridge of the proposed extension should run on a roughly west-east alignment as shown on the proposed elevations and not on a north-south alignment as shown on the block plan.

Reason

In the interests of clarity and proper planning and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 28/14 – 11 JULY 2014

| | | | |
|------------------------------|--|---------------------|------------------------------|
| App No.: | PK14/1875/F | Applicant: | Mrs Jenny Warren |
| Site: | 69 The Meadows Hanham Bristol South Gloucestershire BS15 3PB | Date Reg: | 2nd June 2014 |
| Proposal: | Erection of two-storey side extension to form additional living accommodation. | Parish: | Hanham Abbots Parish Council |
| Map Ref: | 364766 171773 | Ward: | Hanham |
| Application Category: | Householder | Target Date: | 17th July 2014 |



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK14/1875/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule to take into account the comments received from a nearby occupier which could be construed as an objection.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side extension. The majority of this extension would compromise a first floor side extension over the existing single storey garage; however, the existing single storey element of the dwelling will be extended at the rear so that it sits flush with the rear elevation of the dwellinghouse. Therefore, the development is best described as a two-storey extension.
- 1.2 The site is located in a mid 1970s housing estate, but benefits from a corner position at the head of a cul-de-sac and a larger than average plot size.
- 1.3 The site is within the existing urban area and an area that has historically been used for mine workings. No further statutory or non-statutory designations cover the site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

- T12 Transportation
- H4 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
 - (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 K7096 Approval of Full Planning 24/01/1992
Conversion of existing garage to residential use. Erection of attached double garage
- 3.2 K913/2 Approval 13/07/1976
Erection of 101 dwelling houses on approx.11.8 acres . Construction of estate roads and footpaths and estate road junction

- 3.3 K913/1 Approval 11/12/1975
Layout and plotting plan for the erection of 101 dwellinghouses on approx. 11.8 acres. Construction of estate roads and footpaths and estate road junction
- 3.4 K913 Refusal 14/08/1975
Layout and plotting plan for 128 dwelling houses on approx. 11.8 acres. Construction of new vehicular and pedestrian accesses

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No objection
- 4.2 Drainage
No comment
- 4.3 Transport
No objection

Other Representations

- 4.4 Local Residents
One comment from a nearby occupier has been received that states that the French style first floor windows would impact on privacy.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of an extension to an existing dwelling in Hanham.
- 5.2 Principle of Development
Extensions to existing dwellings are supported by policy H4 of the Local Plan subject to an assessment of design, amenity and transport. Therefore, the proposed development is acceptable subject to the analysis set out below.
- 5.3 Design
The proposed extension, when viewed from the front of the property, would create an additional part of the dwelling over the converted dining room. At present, the dining room and garage appear as a long and low addition to the dwelling and do not relate well to the existing form or massing of the building. The proposed extension would increase the mass of the main building and therefore help to integrate the existing garage into the building form.
- 5.4 The extended dwelling would certainly be a large building. However, it is located in a secluded position at the head of a cul-de-sac and is not highly visible from the public realm. It is considered that the proposed extension would improve the overall massing of the building and therefore an acceptable standard of design that respects the character of the building has been proposed.

- 5.5 Amenity
Development should not prejudice residential amenity. This should be considered in terms of the impact on the amenity levels enjoyed by the application site and all nearby occupiers.
- 5.6 The proposed extension would only marginally increase the footprint of the existing building by approximately 2 square metres. This is not considered significant or to result in the retention of inadequate private amenity space. Therefore, the levels of amenity enjoyed by the existing dwelling are preserved.
- 5.7 Two new first floor windows would be created as a result of the proposal; one in the front elevation and a pair of French windows in the rear elevation.
- 5.8 No conditions attached to previous planning permissions have restricted the insertion of new windows in this dwelling. It would therefore be possible to replace any of the existing first floor windows with French windows without planning permission. The principle of a French window at first floor level is therefore acceptable.
- 5.9 Located in a relatively suburban estate, there is an existing degree of overlooking between properties. The proposed new windows would not materially alter the level of overlooking to the extent where this would result in a loss of privacy.
- 5.10 It is not therefore considered that the development would have a prejudicial impact on the levels of residential amenity in the vicinity of the application site and is the proposal is acceptable.
- 5.11 Transport and Parking
With householder extensions, transport considerations mainly relate to the provision of adequate off-street parking. Parking standards are set in the Residential Parking Standard.
- 5.12 The proposed extension to the dwelling would not result in an increase to the number of bedrooms as internal alterations are being undertaken to create an en-suite. As no new bedrooms are being proposed the parking standard is not engaged.
- 5.13 Notwithstanding this, the maximum minimum requirement for parking is three spaces. The site as existing can accommodate this level of parking provision and there is no objection on transport grounds.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed development has been assessed against the policies listed above. It is considered that an acceptable standard of design is reached; that

the development will not prejudice residential amenity; and that adequate parking is provided on site to meet the needs of the property.

- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended to GRANT permission subject to the conditions listed below.

Contact Officer: Griffith Bunce
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).

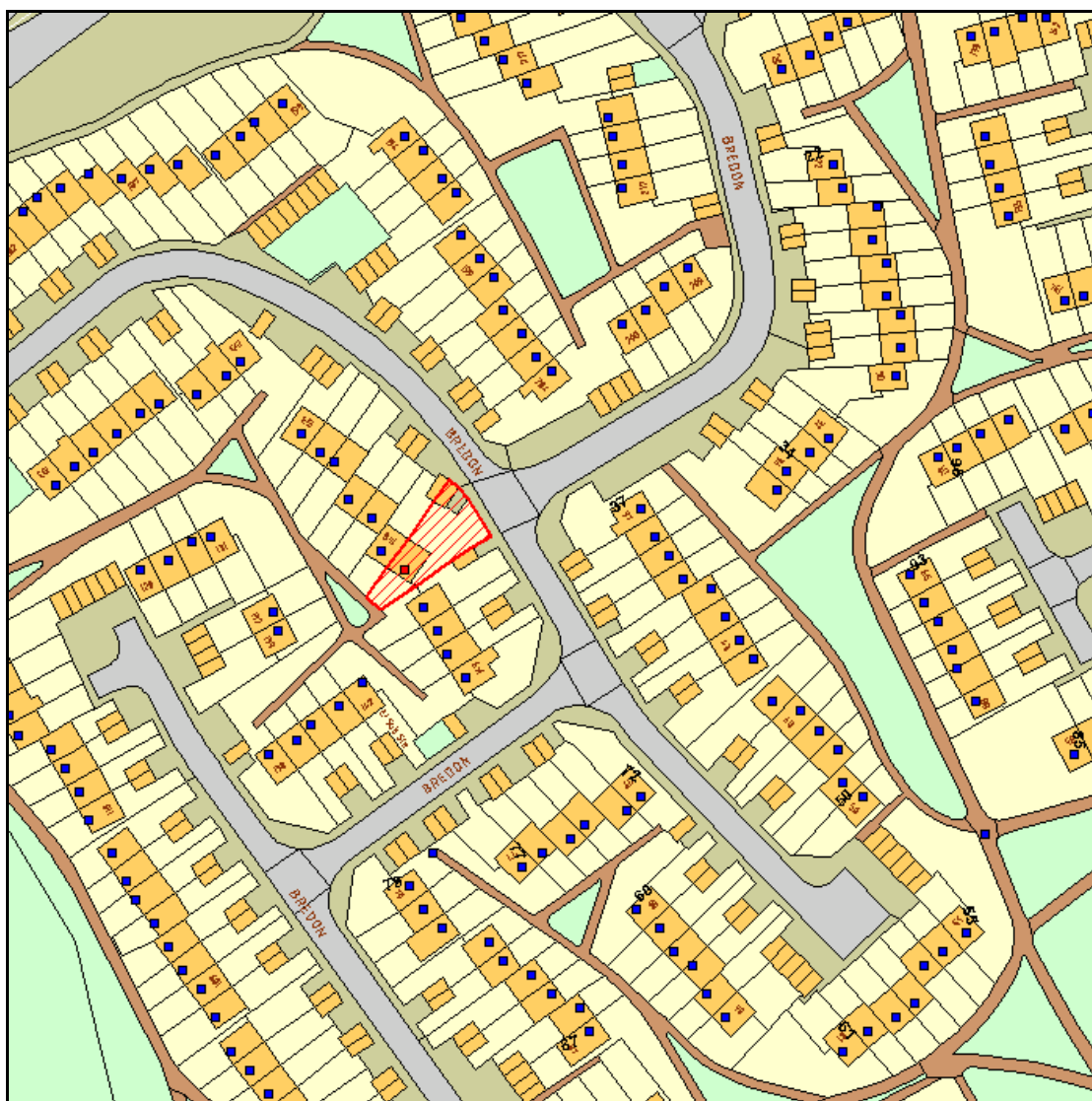
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 28/14 – 11 JULY 2014

| | | | |
|----------------------------------|---|-------------------------|-----------------------------|
| App No.: | PK14/2071/PDR | Applicant: | Mr R Munro |
| Site: | 147 Bredon Yate Bristol South Gloucestershire BS37 8TF | Date Reg: | 5th June 2014 |
| Proposal: | Demolition of existing conservatory to facilitate the erection of a single storey rear extension. | Parish: | Dodington Parish Council |
| Map Ref: | 370925 181126 | Ward: | Dodington |
| Application Category: | Householder | Target Date: | 22nd July 2014 |



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008.

N.T.S.

PK14/2071/PDR

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

The report has been submitted the Council's Circulated Schedule process, following an objection which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for a single storey rear extension to form additional living accommodation at an end terrace property in Yate.
- 1.2 Amendments were requested by the Officer to reduce the size of the extension, but new plans were not received.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

T12 Transportation
H4 Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
- (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|-------------|--|------------|
| 3.1 | PK02/0932/F | Approve with conditions Erection of rear conservatory | 24/04/2002 |
| 3.2 | PK01/0755/F | Approved Retention of 1.8 metre high boundary wall | 28/08/2001 |

4. CONSULTATION RESPONSES

4.1 Dodington Parish Council
No objection.

4.2 Other Consultees

Highway Drainage
No comment received.

Other Representations

4.3 Local Residents

One objection letter has been received from a neighbour. The main points of the letter are summarised below:

- The proposed extension would block sunlight to our garden
- The wall which starts at 2.2 metres high sloping up to 3 metres high at the pitch top would be very intrusive.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013 states that all development will only be permitted where the highest possible standards of design and site planning are achieved. Proposals will be required to demonstrate that they respect and enhance the character, distinctiveness and amenity of the site and its context; is well integrated with existing and connected to the wider network of transport links; safeguards existing landscape/nature/heritage features; and contributes to relevant strategic objectives. Saved 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, and also that there is safe and adequate parking provision and no negative effects on transportation.

Therefore, the proposal is acceptable in principle but should be determined against the analysis set out below.

5.2 Design

The application site sits within a Radburn style estate in an established residential area of Yate, with the principal elevation of the properties being accessed primarily by footpaths, and the parking and highway to the rear of the dwellings. The property in question is an end terrace property within a terrace of eight, all of which are very similar in design. The applicant's property features a gable tiled roof, and is finished externally in red brickwork and white hanging panels. The principal elevation has an iron canopy over the front door and solar panels on the forward facing gable. The property shares a detached double garage block with no. 148 Bredon to the rear, adjacent to the highway, and the rear conservatory is to be demolished to facilitate this proposal.

5.3 A very simple extension is proposed. It will be located to the north-east of the dwelling where the existing rear conservatory is situated. It will be single storey, with a pitched roof which slopes away from the neighbours, and externally the walls and roof will be finished in materials that match those used in the existing dwelling. Overall the proposed design is considered to be in keeping with the existing character of the dwelling and the locality. Appropriate materials have been selected and the layout of the development is suitable to the site and the density of the surrounding area, and it is in accordance with policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013.

5.4 Residential Amenity

Residential amenity should not be harmed as a result of development. Amenity should be considered in terms of the application site and all nearby occupiers. The proposed development will have little impact on the amenity of the application site. The area on which the extension is proposed already houses a conservatory of a small footprint, and as the property is an end terrace it benefits from a larger amount of good quality private amenity space than some similar sized dwellings in the locality.

5.5 Five openings are proposed on the extension. Two large windows are to be installed on the north east elevation, facing into the rear garden, with indirect views of the neighbouring properties being obstructed by fences of varying heights and a brick garage to the rear of no. 148. Two rooflights are proposed on the south-east facing roof slope, but due to their height and angle they are not considered to cause overlooking. The fifth opening is a south-east facing set of glazed double patio doors which face the rear garden on no. 146 Bredon. Once again, the 1.8 metre fence and the garage wall shields any direct views, and no 146 is slightly angled away from no. 147.

5.6 Loss of light was the main concern raised by the objection received, who lives at the attached property, no. 148 Bredon. The proposal is to extend 5 metres beyond the rear elevation of the property, which is a rather large extension, and that coupled with the fact that no. 149 Bredon is set further back in its plot raised concerns that residents at no. 148 may feel slightly tunnelled in. To address this, amendments were sought reducing the length of the extension from 5 metres to 4 metres, in an attempt to reduce the impact, but none were submitted by the applicant. This is unfortunate, as it would have improved the scheme. On balance however, the original 5 metre extension does not cause enough of a detrimental impact to form a refusal reason, due to its single storey height and as only the first 1-2 metres of the neighbouring garden would be affected. It is therefore considered that the proposal is acceptable in residential amenity terms, and complies with saved policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.7 Highways

On the basis that the development does not materially alter either the provision of parking spaces or the needs of the property (i.e. no additional bedrooms are proposed) there is no transportation objection to the proposal.

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended to **GRANT** planning permission subject to the conditions listed on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

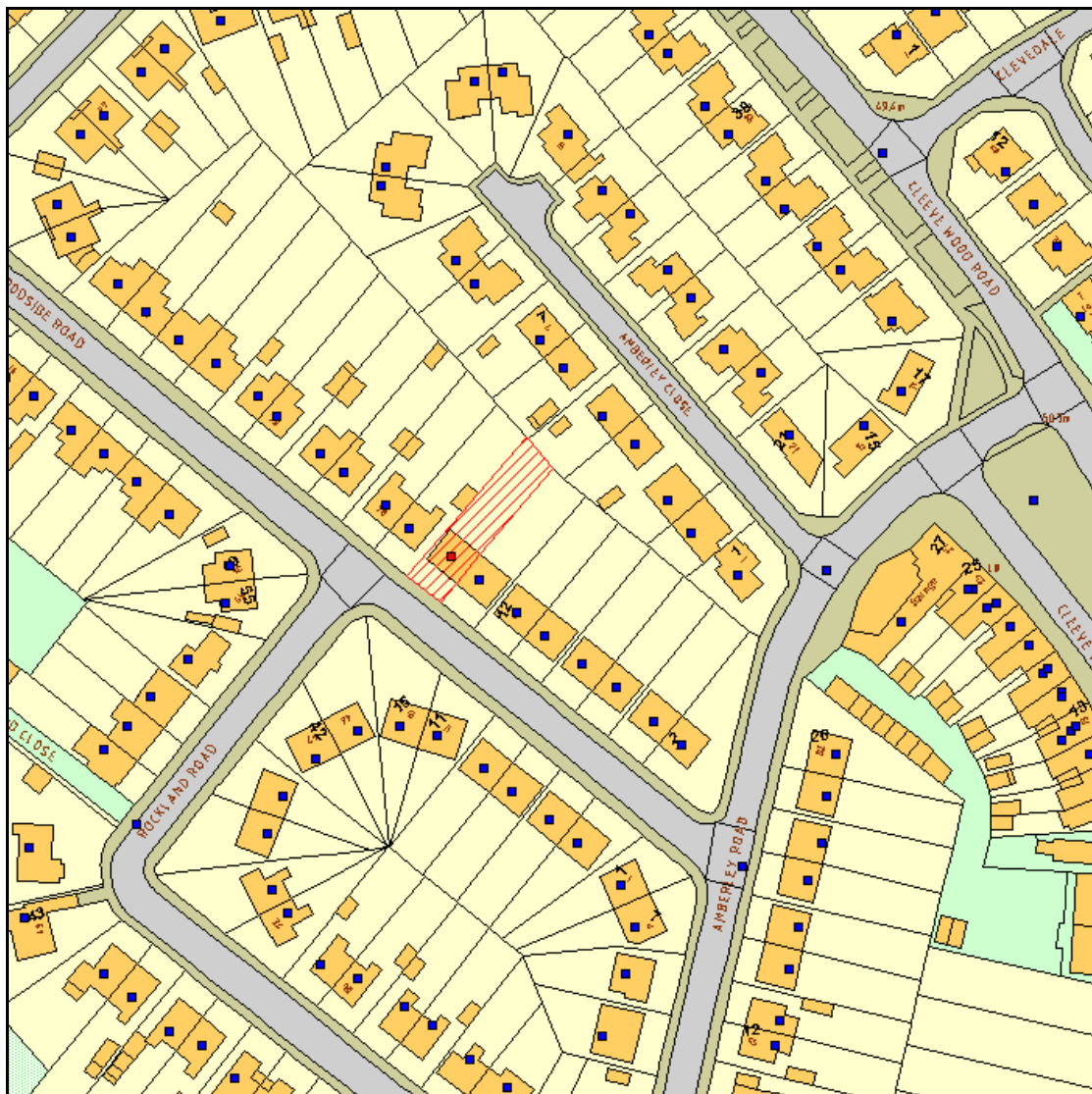
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 11/14 – 11 JULY 2014

| | | | |
|----------------------------------|---|-------------------------|--|
| App No.: | PK14/2096/CLP | Applicant: | Mr And Mrs Clark |
| Site: | 16 Woodside Road Downend Bristol South Gloucestershire BS16 2SN | Date Reg: | 3rd June 2014 |
| Proposal: | Application for certificate of lawfulness for the proposed installation of 2no. velux windows to facilitate loft conversion. | Parish: | Downend And Bromley Heath Parish Council |
| Map Ref: | 364526 177308 | Ward: | Downend |
| Application Category: | Minor | Target Date: | 24th July 2014 |



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

PK14/2096/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed installation of 2 no. velux windows to facilitate a loft conversion at 16 Woodside Road, Downend is lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.
- 1.3 The applicant submitted additional information about the size of the velux windows by email on 8th July 2014 at the Officer's request.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning Act 1990 (As Amended) 1990 section 192
Town and Country Planning (General Procedures) Order 1995 Article 24 Town and Country Planning (General Permitted Development) Order (GPDO) (As Amended) 1995

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/3614/F Approve with conditions 19/01/2004
Erection of single storey rear extension and installation of 1no rear dormer window to form additional living accommodation.
- 3.2 K1457 Approve with conditions 18/08/1976
Two storey extension

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection.
- 4.2 Other Consultees

Councillor
No comment.

Highway Drainage
No comment.

Other Representations

- 4.3 Local Residents
None received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Proposed Loft Conversion (drawing no. 2368/14); Drawing titled 'Section Thru'; Block Plan. All received 29th May 2014. Email from agent received on 08/07/2014.

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit, the application is based on the facts presented. The submission is not a application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

- 6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, of the GPDO (As Amended) 1995.

- 6.3 The proposed development consists of a loft conversion facilitated by a 2 no. velux roof lights. This development would fall under the criteria of *Schedule 2, Part 1, Class C* of the Town and Country Planning (General Permitted Development) Order (as amended) 1995, which permits alterations to the roof. This allows for roof lights subject to the following:

C.1 Development is not permitted by Class C if-

- (a) The alteration would protrude more than 150mm beyond the plane of the slope of the original roof when measure from the perpendicular with the external surface of the original roof**

At the Officer's request, the agent submitted information via email advising that the windows will protrude no more than 120mm beyond the roof slope. The proposal therefore meets this criterion.

- (b) It would result in the highest part of the alteration being higher than the highest part of the roof; or**

The proposal does not exceed the highest part of the original roofline at any point, and therefore meets this criterion.

- (c) It would consist of or include-**

- (i) The installation, alteration or replacement of a chimney, flue or soil and vent pipe;
- (ii) The installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

The proposal does not include any of the above.

C.2 Development is permitted by Class C subject to the condition that any windows on the roof slope forming the side elevation of the dwellinghouse shall be –

- (a) obscure glazed; and**
- (b) non opening, unless the parts of the window which can be opened is more than 1.7 metres above the floor of the room in which it is installed.**

The proposal does not propose any windows on a roof slope forming the side elevation of the dwellinghouse, and therefore this condition does not apply.

7. RECOMMENDATION

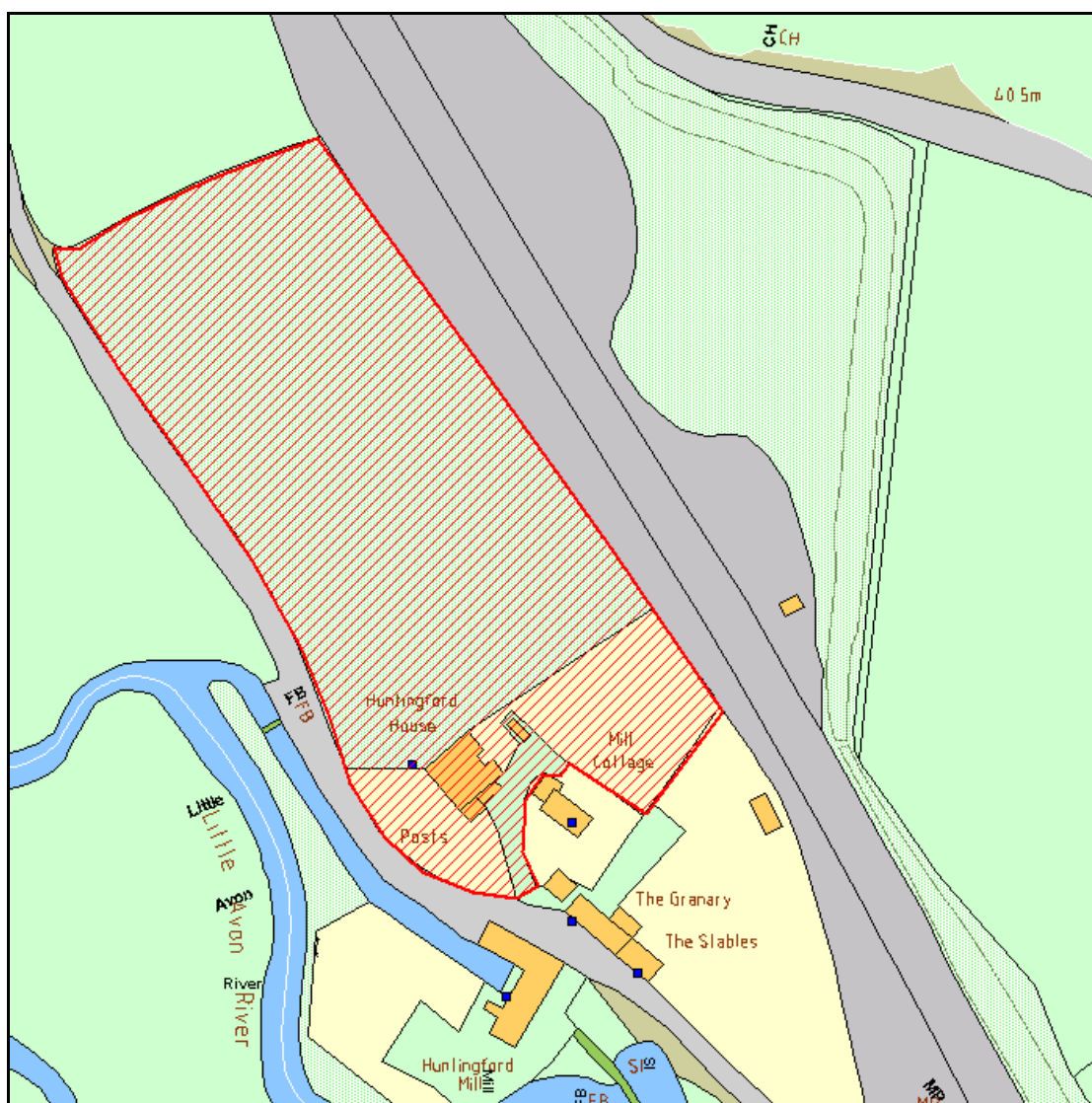
7.1 That a Certificate of Lawfulness for Proposed Development is granted for the following reason;

Evidence has been provided to demonstrate that the development falls within permitted development within the curtilage of the dwellinghouse under Part 1 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Contact Officer: Trudy Gallagher
Tel. No. 01454 262217

CIRCULATED SCHEDULE NO. 28/14 – 11 JULY 2014

| | | | |
|----------------------------------|--|-------------------------|-----------------------------|
| App No.: | PT14/0037/F | Applicant: | Mr And Mrs Greenfield |
| Site: | Huntingford House Swinhay Lane Charfield Wotton Under Edge South Gloucestershire GL12 8EX | Date Reg: | 13th January 2014 |
| Proposal: | Creation of new vehicular access, erection of 2m max high fence and gate and associated works. (Resubmission of PT12/3598/F). | Parish: | Charfield Parish Council |
| Map Ref: | 371654 193605 | Ward: | Charfield |
| Application Category: | Minor | Target Date: | 4th March 2014 |



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

PT14/0037/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as a representation has been made which is contrary to the Officer's recommendation.

Please Note:

A re-consultation period has been undertaken which is due to end on 17th July. Should any additional representations be received within this time which raise additional issues the application will be re-circulated on a later Circulated Schedule.

1. THE PROPOSAL

- 1.1 The application seeks permission for the creation of a new vehicular access and driveway with associated engineering operations, and the erection of a two metre high fence and gate, on Swinhay Lane, Charfield. The proposal would involve the partial removal of an existing hedgerow sited adjacent to the highway.
- 1.2 The proposed access is to serve the agricultural use at Huntingford House. The access and driveway would be to an agricultural field situated to the northwest of Huntingford House. Huntingford House is a locally listed building situated within the open countryside.
- 1.3 The application is a re-submission of a previously refused application ref. PT12/3598/F, dated 7th January 2013. This application was refused for the following reasons:
 - *The proposal, by virtue of limited visibility, would result in a sub-standard access on a classified road in addition to the existing access. As such it is considered that the proposal would prejudice highway safety and is therefore contrary to policy T12 of the South Gloucestershire Local Plan (Adopted) 2006.*
 - *The proposal would result in significant excavations of an existing in tact rural setting, which would have a detrimental impact on the visual amenity of the locality and is therefore contrary to policy L1 of the South Gloucestershire Local Plan (Adopted) 2006.*
- 1.4 During the course of the application revised plans have been submitted to demonstrate a wider visibility splay in response to the Transport Officer's comments. A re-consultation of 14 days was undertaken for these revisions.
- 1.5 Further additional revised plans were also submitted to amend the extent of the development site (red line) in order to add an additional driveway linking the new access to Huntingford House. A re-consultation period of 7 days was undertaken.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing Environment and Heritage
CS34 Rural Areas

South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies)

E9 Agricultural Development
L1 Landscape Protection and Enhancement
L9 Species Protection
L15 Locally Listed Buildings
L16 Protecting the Best Agricultural Land
T12 Transportation DC Policy

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/3598/F - Creation of new vehicular access and erection of gate. Refused 7th January 2013
- The proposal, by virtue of limited visibility, would result in a sub-standard access on a classified road in addition to the existing access. As such it is considered that the proposal would prejudice highway safety and is therefore contrary to policy T12 of the South Gloucestershire Local Plan (Adopted) 2006.
 - The proposal would result in significant excavations of an existing in tact rural setting, which would have a detrimental impact on the visual amenity of the locality and is therefore contrary to policy L1 of the South Gloucestershire Local Plan (Adopted) 2006.

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council
This application was duly considered at meeting of full council on 8th April 2014. After looking at revised plans it was agreed that there were no issues with the proposals.
- 4.2 Ecology Officer
No objection subject to conditions.
- 4.3 Landscape Officer
No objection to revised proposals subject to conditions.
- 4.4 Transportation DC
No objection to revised proposals subject to conditions.

4.5 Highway Drainage

No objection. Informative recommended.

Other Representations

4.6 Local Residents

A total of twenty seven letters of support and two letters of objection have been received from local residents. The comments are summarised as follows:

Support

- Reference to parcels of land rented by the applicants for farming use.
- Content with stewardship of land which is in good heart.
- Need for new access due to problems with access for machinery and tractors.
- Current access is difficult and prevents trailer loading/ offloading away from the road.
- Proposed access safer than the existing
- Existing access is dangerous. Poor visibility.
- Accident at access in July.
- Proposed layout sympathetic to surroundings.
- Full consideration of ecological impacts.
- The proposal is far safer than most found in the countryside.
- Planting will benefit visual amenity of lane.
- New access will make deliveries easier.
- It will enable the business to grow and remain viable.
- Appropriate conditions could ensure adequate drainage, road signs, speed limit, and hedgerow improvement.
- Widespread support for scheme.
- Produce sold to local businesses.
- Applicants look after numerous livestock around Charfield, Tytherington, Leyhill (to name but three sites) and in doing so have to make additional trips with their small trailer – the current access does not allow the use of their other trailer.
- Proposal does not intensify existing use of farm.
- Reduced need for parking in lane.

Objection

- Reasons for refusal on previous application apply equally.
- Poor visibility and narrow lane mean that the access would create a hazard, especially if used by large farm vehicles and machinery.
- Significantly detrimental to the local landscape.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the creation of a new vehicular access and driveway from Swinhay Lane, Charfield to serve Huntingford House, which is an established smallholding. The proposed development would include excavation works to facilitate the access, and the erection of a two metre high fence and gate. A length of hedgerow would need to be removed to facilitate the development. The principle of the development stands to be assessed

against policies CS1, CS9 and CS34 of the Core Strategy, and policies L1, L9, E9 and T12 of the SGLP. The pertinent issues to consider are the impact of the proposed development on highway safety; on the character and appearance of the site, the locality and the landscape; and the impact of the proposed development on local biodiversity.

5.2 Highway safety

The application site consists of part of an agricultural field used in connection with the smallholding at Huntingford House. Huntingford House is currently served by an existing driveway accessed from Swinhay Lane, which is shared with the adjacent property 'Mill Cottage'. The proposal is to create a new access to a field sited to the northwest of Huntingford House. The supporting information provided with the application indicates that the access is proposed to enable modern machinery to access the small holding, to enable the business to expand and remain viable. The information supplied with the application also gives reasons for why the existing access cannot be improved or utilised, which includes legal matters relating to access rights and, the loss of the wall, drainage and front garden which serves Huntingford House.

5.3 As noted within the previously refused application it is acknowledged that the existing access to serve Huntingford House is substandard however this could not justify an additional substandard access as previously proposed. The current revised application has been submitted following extensive discussions with the Transport Officer. The revised plans submitted on 21st March 2014 demonstrate a visibility splay of 2.4 metres by 33 metres, which is considered adequate to secure suitable visibility in both directions in the interests of highway safety, and sufficient turning space for vehicles to enter and exit the field. There are therefore no objections to the revised proposals on grounds of highway safety provided the visibility splay is created and maintained in accordance with the plans submitted.

5.4 Character and Appearance

The application relates to part of an agricultural field which has an old orchard with mature standard fruit trees. A railway runs to the far northern boundary of the field with a country lane along the southern boundary. The field is approximately 2 metres above the country lane with a mixed native hedge row border to the highway side. A couple of semi-mature trees are within this hedge. The site is not highly visible within the surrounding countryside due to the surrounding topography, good network of vegetation, railway corridor and existing buildings. However the existing buildings, orchard and landscape has a high degree of intactness with an unspoilt rural character.

5.5 The previous application was refused on the grounds that the development and associated excavation would have a detrimental impact on the visual amenity of the country lane contrary to policy L1 of the adopted Local Plan. Policy L1 remains saved following the adopted of the Core Strategy and, alongside policy CS1 of the Core Strategy, seeks to conserve the character and amenity of the landscape and the local area.

5.6 The revised application has included a much larger visibility splay and as such a larger section of hedgerow would have to be removed and further excavation

- would need to take place. A small sycamore tree would also need to be removed to facilitate the development. The revised application does however indicate a much greater amount of mitigation and planting in order to reduce the visual impact of the engineering works, and the extent of the excavation is clearer.
- 5.7 The loss of the hedgerow would have an undeniable impact on the visual amenity of the country lane with the engineering operations introducing a harsher hard surfaced area into the intact rural country lane. The impact of the development on visual amenity is however weighed against the benefit of the proposed development for the rural business, for which a large amount of support has been given. This application contains supporting statements which relate to the need of a new access to accommodate larger vehicles to enable the business to grow and remain viable. The NPPF makes it clear the planning policies should support economic growth in rural areas in order to promote a strong rural economy. It is further noted that the visual impact of the development is localised and would not be significantly detrimental to the character of the greater landscape. Therefore on balance of the considerations of the development it is considered that the impact of the development on the character of the immediate locality is outweighed by the benefit of the development to the rural use of the land. This is however only with the provision that a comprehensive mitigation and landscaping scheme is implemented and maintained, details for which will be required prior to the commencement of development.
- 5.8 In terms of the access gate and fence the revised proposal includes a less domestic timber post and rail fence and gate which is considered appropriate to the rural character of the area and reflects the access gate on the opposite side of the lane. The Transport Officer has requested an additional post and rail fence across the whole visibility splay in order to ensure it is constantly maintained. This does however raise concerns for visual amenity. A compromise has been agreed with the applicant that post markers will be installed at regular intervals on the visibility splay to ensure that its line is maintained. Details of this are subject to a condition.
- 5.9 Ecology/ Biodiversity
The revised application is supported by an Ecological Report dated April 2013. The report confirms that the hedgerow to be removed would not qualify as important under the Hedgerow Regulations 1997 and as such its removal is acceptable in principle subject to appropriate mitigation. The Ecological Report provides detail of appropriate mitigation which includes a new native hedgerow similar to a Devon hedge on top of the banks. These details have been identified on the revised plan but final details of plant species and a method statement are not provided. The mitigation proposed is considered acceptable in principle subject to further detail. This forms part of appropriately worded landscaping conditions.
- 5.10 The proposed access and driveway is located a sufficient distance from the orchard trees and the site is not covered by any statutory designations. There are therefore no other concerns in terms of local biodiversity.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application is APPROVED subject to the following conditions:

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (including species, size and times of planting), and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details. All planting shall take place in the first planting season following the first use of the access hereby approved.

Reason

In the interests of the character and appearance of the area to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and saved policy L1 of the South Gloucestershire Local Plan (Adopted) 2006

3. Prior to the commencement of development a schedule of landscape maintenance for a minimum period of five years shall be submitted to the Local Planning Authority for approval. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason

In the interests of the character and appearance of the area to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and saved policy L1 of the South Gloucestershire Local Plan (Adopted) 2006

4. Prior to the commencement of development a detailed method statement for the planting of the proposed hedgerow shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

To ensure that the new hedgerow adequately mitigates against the loss of the existing hedgerow, in the interests of biodiversity and the character and appearance of the area, to accord with Policies CS1 and CS5 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and saved policies L1 and L9 of the South Gloucestershire Local Plan (Adopted) January 2006

5. Prior to the commencement of development full details and a plan for a method of marking the visibility splay shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details and maintained as such thereafter. The marking of the visibility splay shall be completed before the access is first brought into use.

Reason

To ensure that the visibility splay is adequately marked for future maintenance in the interests of highway safety, to accord with saved policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006

6. The access and visibility splays shall be created strictly in accordance with the details contained within plan no. 6277-09 'Proposed Access - Revised' received by the Council on 21st March 2014. The visibility splays shall be maintained as such thereafter. The first five metres of the access and driveway shall be constructed in a permeable and consolidated material and maintained as such thereafter.

Reason

In order to secure adequate visibility in the interests of highway safety, to accord with saved policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006