



**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. 27/14

Date to Members: 04/07/14

Member's Deadline: 10/07/14 (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:

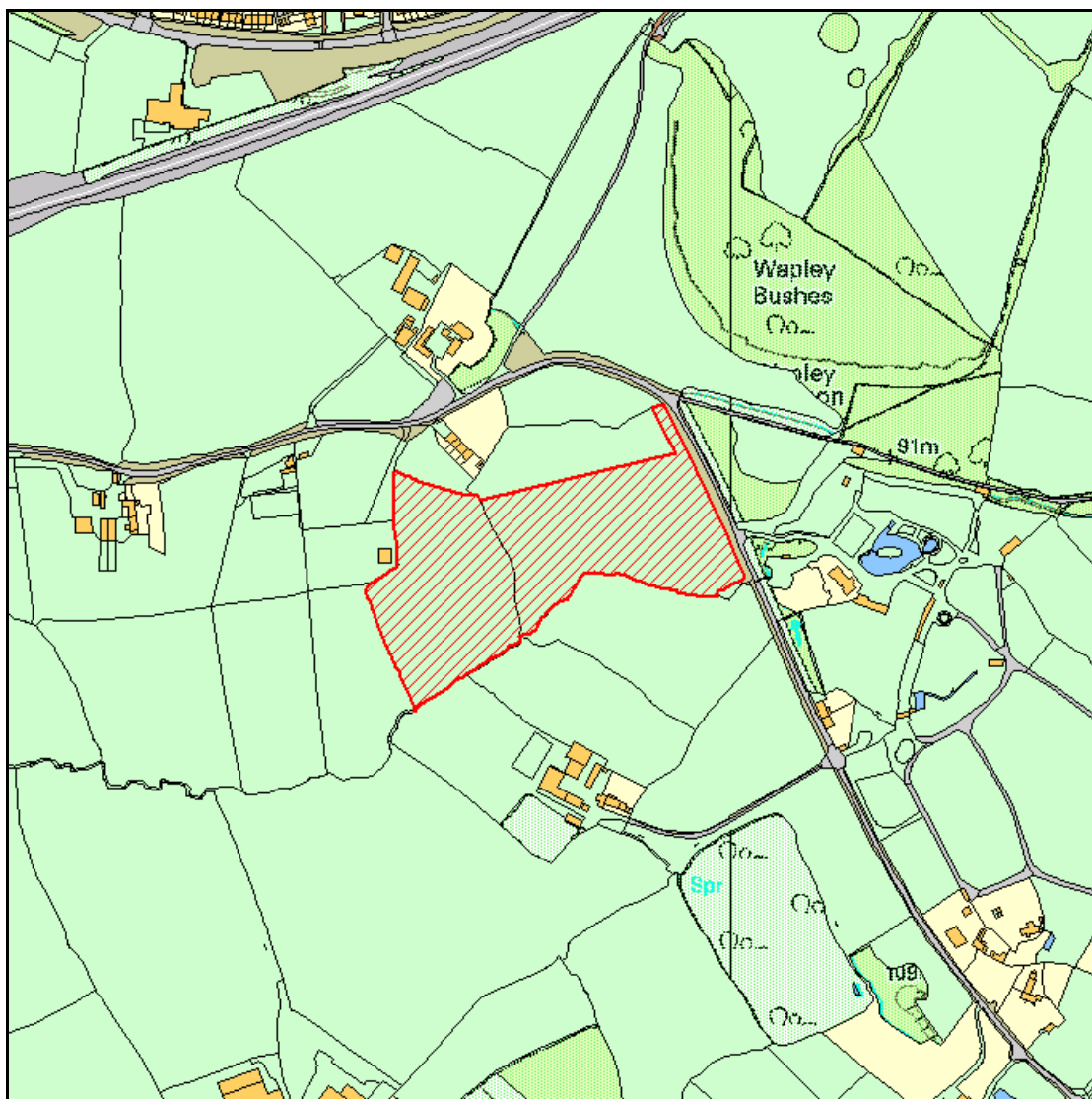
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 you 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 – 4 JULY 2014

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK14/0987/F	Approve with Conditions	Land At Wapley Hil Wapley Westerleigh South Gloucestershire BS37 8RP	Westerleigh	Dodington Parish Council
2	PK14/1187/R3F	Approve with Conditions	Barley Close Primary School Barley Close Mangotsfield South Gloucestershire BS16 9DL	Rodway	None
3	PK14/1400/F	Refusal	70 Westerleigh Road Yate South Gloucestershire BS37 4BN	Yate Central	Yate Town
4	PK14/1883/F	Approve with Conditions	16A Soundwell Road Soundwell South Gloucestershire BS16 4QH	Staple Hill	None
5	PK14/1932/CLP	Approve with Conditions	163 Mount Hill Road Hanham South Gloucestershire	Woodstock	None
6	PT14/1596/F	Approve with Conditions	43 Gloucester Road North Filton South Gloucestershire BS7 0SN	Filton	Filton Town Council
7	PT14/1637/F	Approve with Conditions	80 Cooks Close Bradley Stoke South Gloucestershire BS32 0BB	Bradley Stoke North	Bradley Stoke Town Council
8	PT14/1848/R3F	Deemed Consent	Almondsbury C Of E Primary School Sundays Hill Almondsbury South Gloucestershire	Almondsbury	Almondsbury Parish Council
9	PT14/1880/F	Approve with Conditions	8 Speedwell Close Thornbury South Gloucestershire	Thornbury North	Thornbury Town Council

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PK14/0987/F	Applicant:	Mrs Heidi Stenner
Site:	Land At Wapley Hil Wapley Westerleigh Bristol South Gloucestershire BS37 8RP	Date Reg:	17th April 2014
Proposal:	Change of use of land from agricultural to mixed use of agricultural and land for the keeping of horses. Erection of stable block.	Parish:	Dodington Parish Council
Map Ref:	370777 180207	Ward:	Westerleigh
Application Category:	Major	Target Date:	10th 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. PK14/0987/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule owing to comments made by the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a stable block and the change of use of the land from agricultural to mixed use agricultural and the keeping of horses (sui generis). It is noted that the land is already being used to graze horses but there are no existing stables.
- 1.2 The application relates to approximately 3.6 hectares of agricultural land situated to the South of Besom Lane and to the west of Wapley Hill, Westerleigh. The site is situated within the adopted Bath/Bristol Green Belt and within the open countryside. The land is accessed from an existing shared access on Besom Lane.
- 1.3 During the course of the application additional information has been submitted to identify the location of the access on Besom Lane.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing Environment and Heritage
CS34 Rural Areas

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

E10 Horse Related Development
L1 Landscape Protection and Enhancement
LC12 Major Recreational Route
L16 Protecting the Best Agricultural Land
EP2 Flood Risk and Development
T12 Transportation DC Policy

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) 2007
Landscape Character Assessment (Adopted) 2005

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history

4. **CONSULTATION RESPONSES**

4.1 **Dodington Parish Council**

In terms of the Highway officer's comments, we wish it to be noted that the access gate from Besom Lane enters directly onto Dodington Parish Council allotment land. It is a shared access gate and the applicant has right of access to her land via a 4m corridor next to the hedgeline.

4.2 **Highway Drainage**

No comment

4.3 **Transportation DC**

No objection subject to conditions

Other Representations

4.4 **Local Residents**

No comments received.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The application seeks permission for the erection of a stable block and the change of use of the land from agricultural to mixed use agricultural and the keeping of horses. The application relates to 3.6 hectares of land situated within the adopted Bath/ Bristol Green Belt and within the open countryside. The National Planning Policy Framework 2012 states that new buildings within the Green Belt should be considered inappropriate development in the green belt with the exception of the categories of development identified within paragraphs 89 and 90. Under paragraph 89 amongst others the following development is considered to be an exception:

'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'

5.2 The proposal for the erection of a stable block is considered to fall within the above exception and as such the principle of the development is considered acceptable. Policy E10 of the SGLP permits proposals for horse related development outside the boundaries of settlements subject to criteria relating too environmental effects, residential amenity, highway safety, access to riding ways, horse welfare, and provided no existing suitable buildings are available which are capable of conversion.

5.3 **Green Belt**

The application relates to a large area of agricultural land falling within the adopted Bath/ Bristol Green Belt. The land is currently entirely open and sited within the open countryside. Adjacent to the land is an allotment.

- 5.4 The proposal is to erect a timber L-shaped stable block which would have a maximum height of 2.9 metres and a length of 17.95. The stable block would accommodate 7no. stables. The proposal is to site the stables adjacent to the far north eastern boundary of the site adjacent to Wapley Hill, which is well screened from the adjacent highway by vegetation. An associated hardstanding parking and turning area would surround the stables. The rest of the land would remain open being used for a mix of agricultural and equestrian purposes.
- 5.5 It is considered that the scale of the building is appropriately modest with a low ridge height. The siting of it is well screened and being sited in the corner of the site would not appear intrusive in the open land beyond. The erection of a stable block is considered reasonably appropriate for the recreational use of the land, and due to its scale and siting would preserve the openness of the Green Belt. The use of the land for mixed agriculture and the keeping of horses would have no material impact on openness provided no additional fences or structures are erected across the land. This is secured by condition. Accordingly it is considered that the proposed development would not conflict with the fundamental aim of the Green Belt policy, which seeks to preserve openness.
- 5.6 Visual Amenity/ Landscape
The application site consists of 3.6 hectares of open agricultural land situated within the open countryside. The land is distinctly open and rural. The proposed use of the land is mixed agricultural and keeping of horses. Correspondence from the applicant confirms that the maximum number of horses to be kept on the land is six.
- 5.7 The land is well screened from the highway by existing mature vegetation but is open to views from the allotments to the north and from higher ground to the south and south west. There are no public right of ways that cross the land however a major recreational route does run within close proximity to the far northeast and east boundary from Besom Lane.
- 5.8 It is considered that the proposed use of the land for mixed use agricultural and keeping of horses would not prejudice the open or the rural character of the land. This is with the provision that no additional field divisions or associated equine paraphernalia are stored on the land. This is subject to a condition attached to the decision notice. The proposal is to keep six horses on the land which is well within the guidance provided by the British Horse Society, which indicates that land of this size should accommodate approximately 7-8 horses. In the interests of visual amenity and to prevent overgrazing and poaching of the land, and given the mixed use of the land, a condition will restrict the number of horses to be kept on the land to 7.
- 5.9 In terms of the building it is considered that it would be largely screened from the adjacent highway due to existing vegetation. It would however be visible from views to the north and south/southwest. There are no other existing buildings within the site that could be utilised. In order to screen the building from these views it is considered necessary for additional planting to be introduced in the form a hedgerow on the northern boundary and native trees to the southwest of the stable. A condition will secure the submission of details of

this planting alongside an additional five year maintenance schedule. The application forms indicate that the building would be wooden which is considered appropriate in principle. Final details have not however been submitted and as such this element will be secured by condition. Subject to the conditions identified above there are no objections to the proposed development on grounds of landscape character or visual amenity

5.10 Highway Safety

During the course of the application additional details have been submitted to identify the position of the existing access to the site from Besom Lane. The proposal is to utilise this access which is shared with the adjacent allotments.

5.11 The necessary visibility splays could be provided if the adjacent highway verges were cut and this has been requested to the Council's Street Care department. It is noted that Besom Lane is narrow with limited passing places and as such is not suitable for any significant increase in traffic. However, it is considered that the proposed seven stables would not generate a significant amount of traffic on condition that they were not used for DIY livery or a riding school. A revised plan submitted by the applicant identifies a rough area for which a hardstanding will be providing for parking and manoeuvring however the details are not entirely clear. There are no objections to the proposed development on grounds of highway safety provided the details of the parking and manoeuvring areas are submitted to the Local Planning Authority prior to the site being brought in to use.

5.12 The site is situated within a rural area and although there no bridleways directly from the site it is considered that it is appropriately located to provide suitable and safe riding.

5.13 Comments from the Parish Council make reference to the shared access to the site with the adjacent allotments. There are no proposed changes to this access and as such it is considered that the use of the allotments would not be prejudiced. Rights of access are not however a planning matter.

5.14 Residential Amenity/ Environmental Effects

The site is located within the open countryside and there are no immediate neighbouring properties adjacent to the site other than nos 1 to 4 Wapley Hill, which are sited to the north of the site but not directly adjoining any of the boundaries. It is considered that the development would not give rise to any material impact on the amenity of the occupiers of these dwellings. It is considered that the proposed development, by virtue of the nature of the use, would not give rise to any unacceptable environmental effects.

5.15 Horse Welfare

The size of the site is considered adequate to comfortably accommodate seven horses whilst maintaining additional space for the agricultural use. The proposed stables are a minimum size of 3.5m by 3.5m which are spacious and suitable to ensure the welfare of the horses.

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 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 details and 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, to protect the rural character of the landscape, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

3. Prior to the commencement of development a scheme of landscaping, which shall include a mixed native hedgerow to the northern boundary and additional tree planting to the southwest of the stable block, shall be submitted to the Local Planning Authority for approval. Details shall include the size, species and location of the proposed planting. Development shall be carried out in accordance with the agreed details and planting shall take place in the first planting season following the implementation of the development hereby approved.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and saved policies L1 and E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. 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 method of maintaining a weed free area around the young plants and method of protecting plants from grazing animals including rabbits and horses. Development shall be carried out in accordance with the approved schedule.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and saved policies L1 and E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of development an area for the turning of vehicles (car and trailer), and parking provision for two vehicles shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the agreed details before the development is first brought in to use, with the turning area kept clear at all times for the manoeuvring of vehicles. The hardstanding shall be constructed in a permeable compacted stone surface.

Reason

In the interests of highway safety, and to accord with saved Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. At no time shall the stables and the associated land be used for livery, riding school or other business purposes whatsoever.

Reason

In the interests of highway safety, and to accord with saved Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The number of horses kept on the site edged in red on the revised site location plan received 5th June 2014 (Lot 4; Wychwell Farm, Wapley Hill) shall not exceed seven.

Reason

In the interests of the welfare of the horses; to prevent overgrazing and poaching of the land in the interests of the character of the landscape and; to accord with saved policies E10 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006, and policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

8. No jumps, fences, gates or other structures for accommodating animals and providing associated storage shall be erected on the land.

Reason

To preserve the rural character of the land and the openness of the Green Belt to accord with saved policies E10 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006, policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, the Development in the Green Belt SPD (Adopted) 2007, and the provisions of the National Planning Policy Framework

9. At no time shall horse boxes, trailers, van bodies and portable buildings or other vehicles be kept on the land other than for the loading and unloading of horses.

Reason

To preserve the rural character of the land and the openness of the Green Belt to accord with saved policies E10 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006, policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, the Development in the Green Belt SPD (Adopted) 2007, and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PK14/1187/R3F	Applicant:	South Gloucestershire Council
Site:	Barley Close Primary School Barley Close Mangotsfield Bristol South Gloucestershire BS16 9DL	Date Reg:	16th April 2014
Proposal:	Erection of new classroom block with landscaping and associated works.	Parish:	None
Map Ref:	366161 176730	Ward:	Rodway
Application Category:	Minor	Target Date:	6th June 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.** **PK14/1187/R3F**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule in accordance with the Councils Scheme of Delegation as the applicant is South Gloucestershire Council itself. Public comment have also been received contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is situated within the residential suburb of Mangotsfield. The site comprises a primary school with associated school buildings and large playing field. A separate nursery and sure start centre are also located within the site. The site is bounded by residential development on all sides with rear gardens facing into the site. The site is accessed via Barley Close, a residential cul de sac, which is subject of traffic control measures to prevent school traffic from using the road. A designated off street parents parking area is situated in the south east corner of the site.
- 1.2 The application proposes erection of a permanent classroom block measuring approximately 27 metres by 20 metres. The building would be located to the Northeast of the main school building and to the East of the swimming pool building. The building would provide 4 new classrooms, staff accommodation and ancillary accommodation. Access to the classroom would utilise the existing access arrangements in the school grounds. Vehicular access would continue to be from Barley Close. It is not proposed to add any further parking within the site or to create a new access to the school as part of this development proposal.
- 1.3 The development would allow a further 105 school places (currently 315 rising to 420) and an additional 57 staff places.
- 1.4 The development will also include an extension to the existing hard playground area to the East of the main school building, and would introduce new landscaping around the northern area of the built school complex. As part of this landscaping it is also proposed to install a reinforced grass track to allow for access by a fire engine.
- 1.5 This development proposal represents the final stage of three phase development project at this school. Previous planning consents (as detailed in section 3 of this report) have allowed the provision of a permanent prefabricated Elliot Building to provide a classroom and a modular prefabricated building to provide a nursery classroom. Whilst the nursery classroom is temporary, it is allowed to remain in place until it is no longer needed and is not subject to a specific time period. These buildings are not proposed to be removed as part of this development proposal. The application is supported by a Travel Plan which has been developed from the current travel plan to account for the additional school places and staffing requirements.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

- T12 Transportation Development Control Policy for New Development
- T8 Parking Standards (non-residential)
- LC4 Proposals for Educational and Community Facilities within Existing Urban Areas
- L1 Landscape Protection and Enhancement

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS23 Community Facilities and Cultural Heritage

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK03/2022/R3F Erection of new nursery unit, 3 no. classrooms, office and amenities with car parking and associated works.

Approved (29th September 2003)

- 3.2 PK10/1383/R3F Erection of single storey front extension to form additional sure-start facilities.

Approved (16th July 2010)

- 3.3 PK11/1557/R3F Erection of single storey Elliott Classroom Block with associated works. Construction of tarmac play area.

Approved (22nd July 2011)

- 3.4 PK12/4208/R3F Erection of stand alone Nursery Classroom

Approved (22nd March 2013)

4. **CONSULTATION RESPONSES**

4.1 Mangotsfield Rural Parish Council

No objection. However, the Parish Council comment that the development should include more car parking spaces for the extra teachers / classroom assistants; and to, encourage more children to walk to school a series of safer crossings should be constructed en route.

Other Representations

4.2 Local Residents

One letter has been received from a neighbouring resident objecting to the application on the basis that;

At school start/finish times parents park inappropriately on Barley Close making access to the rear of Greenside difficult and sometimes dangerous. Frequently children are dropped off and run out of their parents' vehicles across the entrance to the rear access with no regard to vehicles coming out of it.

The 'no vehicular access' (restriction) is broken and frequently not adhered to.

The rear access is full of potholes due to it being used by parents as a dropping off point/turning area.

The fact that 73% of staff drive to school is setting a poor example.

All of this will worsen with 100+ more pupils.

4.3 Coal Authority

No Objection. The CA requests that informatives are added to any approval of this application.

4.4 Landscape Officer

No objection in principle subject to a condition requiring a detailed planting and landscaping plan.

4.5 Drainage Engineer

No Objection in principle subject to the use of Sustainable Drainage Measures (SuDS)

4.6 Sustainable Transport Team

No Objection in principle subject to a condition requiring continued evolution of the submitted School Travel Plan.

4.7 Crime Prevention Design Advisor (Police Authority)

No Objection. The CPDA advises that doors and windows are police approved Secured by Design standard (PAS 24 or LPS1175 SR2)

5. ANALYSIS OF PROPOSAL

5.1 The proposed development details the provision of a new school classroom within the grounds of an established primary school. The school is within the Bristol East Fringe Urban Area.

5.2 Principle of Development

Saved policy LC4 of the South Gloucestershire Local Plan (adopted) January 2006 indicates that the proposed development is acceptable in principle, subject to the following considerations.

The main issues to consider are the appearance/form of the proposal and the effect on the visual amenity of the area; the transportation effects, including whether the site is accessible by non-car modes of travel, and the off street parking effects; the effect in terms of residential amenity; and the environmental effects.

5.3 Demand for Primary School Places/Economic Considerations

The proposed development is the final stage of a three stage development programme at this school. Two previous consents have been given that allow the development of an 'Elliot' building and modular buildings to provide classroom space at the school. This development would not facilitate the removal of those buildings. Indeed the building subject of this application would be required in addition to those buildings. The development is in response to an increased demand for primary school places and Barley Close School has been identified in the South Gloucestershire Council's 'Commissioning of Places Strategy' for expansion in order to deliver necessary primary school places in the Mangotsfield Area.

5.4 Officers consider that this is a material consideration in this planning application. As such this should be afforded significant weight in any decision made. In this instance, officers consider that the provision of new class rooms at this school would make a positive contribution to the needs of the local community and the development would act in the public interest. Furthermore, it is acknowledged that improvements to existing schools can bring about positive economic benefits to the local community.

5.5 Retention of Sports Pitches

The development would be constructed on an open area of grass to the North of the hard playground area. This area is currently accessible to the school for outdoor activities. The grounds are marked out with a playing pitch, however, the proposed building would not be within the marked area. Notwithstanding this, the school grounds are substantial and the proposed development does allow the retention of sufficient space to accommodate a formal playing pitch to a standard suitable for Primary School Level including run-off areas. It is also noted that there are formal pitches laid out on land immediately to the South of the school that are publicly available. On this basis, it is considered that the development would not result in the loss of sports pitch facilities and on this basis, officers have not sought to consult with Sport England.

5.6 Design and Visual Appearance Considerations

The proposed building is single storey and relatively modest in scale. The design is of a contemporary style with corresponding mono-pitched roof. The requirement to make the building highly efficient and effective as a teaching space has informed the design of the building which is functional but well detailed and uses appropriate materials. The building is typical of modern school building architecture and is considered to be well designed.

5.7 The development also includes specific landscaping close to the building and to the Northern flank of the site in general. It is considered that the landscaping would provide a positive enhancement to the site generally although it is not considered that landscaping is required to hide the building from view.

Nonetheless, the planting scheme is relatively basic and would benefit from further enhancements such as further fruit tree planting and wildlife verges; and to ensure that appropriate plants are used that are compatible with young children. On this basis, it is appropriate to obtain more detailed planting proposals and this can be secured by condition in the event that this application is approved

5.8 Residential Amenity

The proposed building is located centrally within the school grounds. Residential development is located around the school. In this instance, the existing school buildings are positioned between the proposed development and the residential area associated with Barley Close and Royal Road. Similarly, residential development to the South is separated from the development by existing structures as well as substantial open ground used as community sports pitches/amenity space. There would be a direct line of sight to the development from Stockwell Drive, Stockwell Avenue and The Laurels (to the North and East). However, the boundaries of those properties are a considerable distance from the proposed classroom building, the closest being at Stockwell Avenue at 35 metres. Clearly there would be new activities, additional pupils and staff associated with this building however, these would take place within or immediately around the proposed building. Given that the extent of the existing school grounds would not change, it is considered that the introduction of additional pupils would not materially alter the impact of the school in terms of noise; and in any case, there would not be noise generated from the school during anti-social hours as a result of schooling activities.

5.9 However, given the proximity of dwellings to the school it is considered appropriate to ensure that the timing of the building works during construction is controlled in the interests of amenity. This can be secured by way of planning condition.

5.10 Drainage

The South Gloucestershire Council Drainage Engineer has considered the proposed development in the context of surface and foul water drainage. Whilst foul water systems would connect to existing systems within the site, it is considered appropriate that sustainable means of draining surface water should be installed as part of this development. It is considered that such a measure would be achievable and as such a condition can be applied to any approval of this application to that effect. Subject to the condition, officers consider that the development is acceptable in drainage terms.

5.11 Ecology

The site is an open school field with very limited scope for providing valuable ecological habitat. On this basis, it is considered that the proposed development would not have any material impact in respect of ecology. However, improvements to the landscaping plan (as suggested earlier in this report) as part of a landscaping condition would provide the opportunity to improve the ecological value of the site; and this can also be of educational value of the outdoor areas of the school.

5.12 Crime Prevention

The Police Crime Prevention Design Adviser has considered the proposal and raises no objection. The CPDO advises that the windows and doors should be design to specific Secured by Design standards. An informative to this effect can be added to any approval of this planning application.

5.13 Transportation, Highway Safety and Amenity

The application is supported by Travel Plan and Design and Access Statement which specifically address the impact of the development on the amenity of the surrounding highway network. Officers consider that existing measures for mitigation in the form of physical traffic regulation orders and the current Travel Plan at the school are acceptable; and that the existing Travel Plan can be linked to and improved in order to mitigate against further impacts related to the increase of school places and staff at the school as a result of the development. Officers consider that the submitted Travel Plan is a sound basis by which to formulate an effective mitigation against the impacts of the proposed development and consider that the Travel Plan should evolve in the first year following the first occupation of the development paying particular attention to and include the following measures;

- i) Cycle parking monitoring plan with the aim of increasing parking provision as demand increases following cycle proficiency and other marketing tools;
- ii) Car Park monitoring plan to establish staff, visitor and parent drop off parking rates;
- ii) Regular meetings with Area Forum representatives of the highway Authority to establish potential highway improvements and focus for investment.

5.14 It is considered that any approval of the proposed development can be conditioned in order to secure further improvements to the Travel Plan detailed above.

5.15 Officers have considered the proposed development in respect of the impact that it would have on parking and drop off facilities in the locality. It is noted that there are improved parking and drop-off facilities located off The Laurels which effectively serve the existing school. Officer are satisfied that the proposed development would continue to comply with the parking standards in saved policy T8 of the South Gloucestershire Local Plan and that combined with the measures set out in the school Travel Plan will act to mitigate against the highway impact of the proposed development.

5.16 Concluding Analysis

It is considered that there is a positive community benefit in bringing comprehensive improvements to Barley Close Primary School. The development of this school would make a positive contribution to the wellbeing of the local community and the development is in the greater public interest. Officers have applied significant weight to this benefit in considering this

planning application. It is acknowledged that there would be an increase in the numbers of pupils attending the school and that there would be a corresponding increase in the numbers of staff attending the school. This would inevitably lead to increased demand on the highway network and parking in the locality. However, officers are satisfied that there is adequate mitigation against the impact of the development on the amenity and safety of the highway through the Travel Plan to be implemented by the school. Indeed, it is considered that the travel plan would actively encourage sustainable methods for getting to the school. In all other respects officers consider that the development is acceptable and that the positive benefits of the proposed development outweigh the limited negative impacts.

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 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Simon Penketh
Tel. No. 01454 863433

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. Travel Plan

Within 12 months of the first occupation of the development hereby approved, a revised School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be operated in accordance with the agreed School Travel Plan. For the avoidance of doubt, the School Travel Plan shall incorporate a full scheme of annual monitoring for all travel movements and behaviours and shall include detailed analysis of cycle and car parking occupancy with the adoption of aims, objectives and targets to create modal shift away from car born travel. The School Travel Plan shall thereafter be updated annually for a period

of five years with all approved measures implemented and monitored for submission to the Local Planning Authority.

Reason

To promote sustainable modes of travel to the school in the interests of highway safety and amenity and to accord with saved policy T12 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS8 and CS23 of the South Gloucestershire Local Plan; Core Strategy (adopted) December 2013.

3. Landscape/Planting Plan

Notwithstanding the submitted details, a detailed landscaping and planting plan shall be submitted to the Local Planning Authority within 6 months of the date of this planning permission. The agreed landscaping and planting shall be implemented in the first planting season following completion of the development hereby approved and thereafter retained and maintained as such. Any planting that dies, becomes diseased or is removed for any other reason within the first three years shall be reinstated in the next available planting season.

Reason

In the interests of the character and visual amenity of the site and the surrounding locality and to encourage high quality development in accordance with saved policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 and policies CS1 and CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013.

4. SuDS

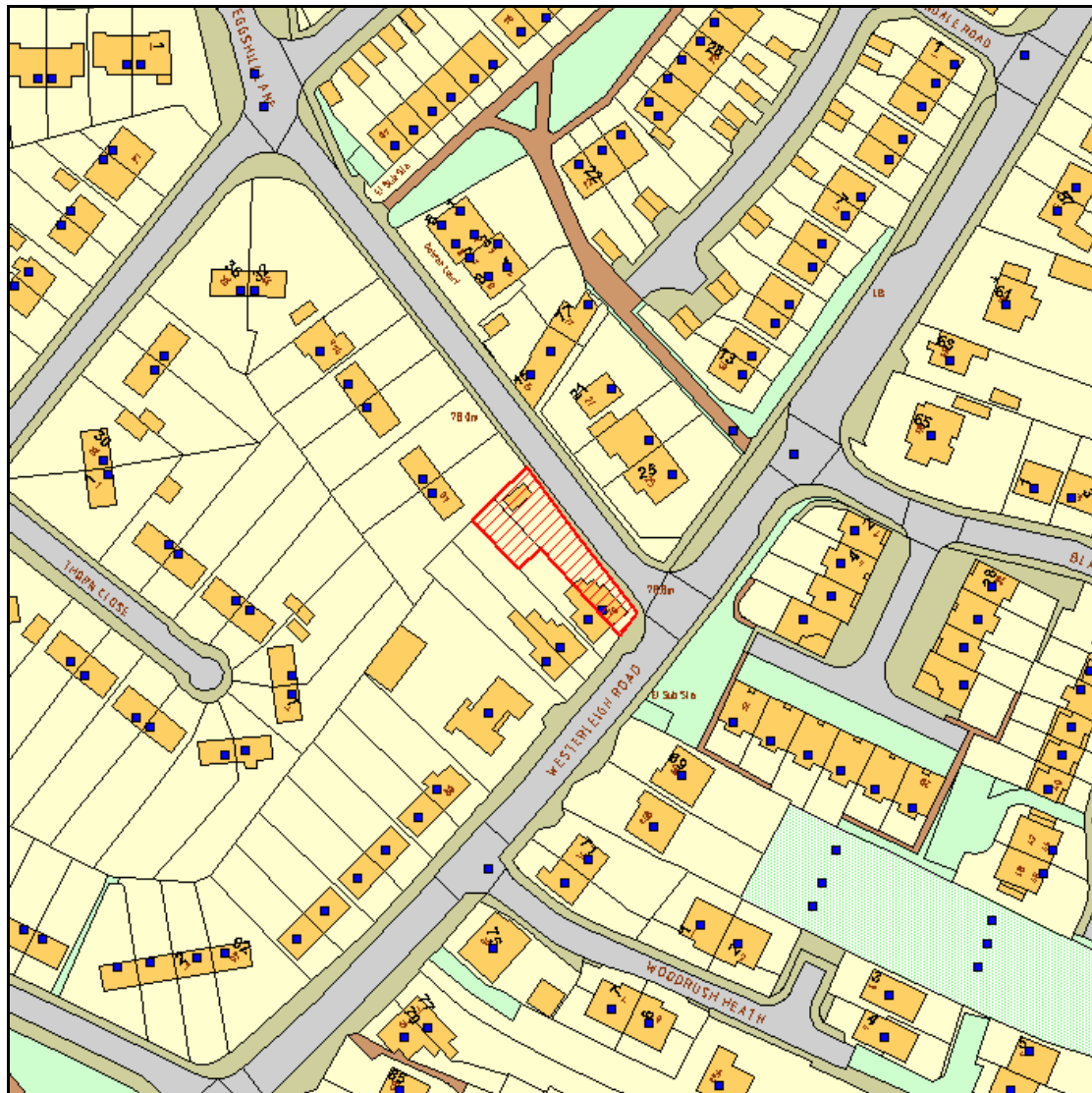
Prior to the commencement of development drainage detail proposals incorporating Sustainable Drainage Systems SUDS and confirmation of hydrological conditions e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning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

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policies CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PK14/1400/F	Applicant:	Mr Mark Fisher
Site:	70 Westerleigh Road Yate Bristol South Gloucestershire BS37 4BN	Date Reg:	13th May 2014
Proposal:	Demolition of existing garage and erection of 1no. detached dwelling with access and associated works. (Resubmission of PK13/1928/F).	Parish:	Yate Town Council
Map Ref:	370852 182219	Ward:	Yate Central
Application Category:	Minor	Target Date:	3rd 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.** **PK14/1400/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following a comment received from neighbour in support of the application contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the demolition of an existing garage and the erection of one bed detached dwelling with new access and associated works. The application is a resubmission of PK13/1928/F. This application was withdrawn. This proposal is similar in that part of the rear garden of the adjacent property No. 72 Westerleigh Road has been incorporated into the site, thus supplying a larger garden for the proposed dwelling. However, this application proposes a slightly smaller footprint but compensates by having a room in the roof space.
- 1.2 The application site relates to a semi-detached two-storey dwellinghouse situated within the established residential area of Yate. The house is rubble stone with brick quoin detailing of Victorian type and faces in a south-easterly direction. To north-west of the dwelling is the property's garden which contains a large garage to be demolished to facilitate this proposed development. Access to this garage is off Eggshill Lane which runs along the north-eastern edge of the site. The proposed new dwelling would face in a north-easterly direction.

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
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS24	Open Space Standards

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

H4	Development within Existing Residential Curtilages, Extensions and New Dwellings	Including
T12	Transportation Development Control	

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-------------|--|
| 3.1 | PK04/0127/O | Erection of 1 No. detached 2 bed dwelling (Outline) with siting and design to be determined. All other matters are reserved. |
| | Refused | 24.2.04 |
| 3.2 | PK04/2880/F | Erection of 1no. detached 2 bed dwelling. |
| | Refused | 29.9.04 |
| 3.3 | PK07/0457/F | Erection of detached double garage. |
| | Refused | 4.4.07 |
| 3.4 | PK07/2234/F | Erection of detached double garage. (Resubmission of PK07/0457/F). |
| | Approved | 14.8.07 |
| 3.5 | PK13/1928/F | Erection of extension to detached garage to facilitate conversion to 1no. dwelling with associated works. |
| | Withdrawn | 14.8.13 |

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection:

Additional detached dwelling would be in front of the building line, it would front onto the road and is south easterly of the sitting room window of the adjoining house, so would interfere with their amenity.

4.2 Other Consultees

Coal Authority:

Objection:

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report as part of this application, prepared by a suitably qualified person. Without such a risk assessment, The Coal Authority does not consider that the LPA has sufficient information to determine this planning application and therefore objects to this proposal

Sustainable Transport:

No objection subject to conditions

Highway Drainage:

No objection subject to conditions and informatives

Environmental Protection:

No objection subject to informatives

Highway Structures

No objection

Other Representations

4.3 Local Residents

Two letters of objection have been received and one letter of support:

Support comment:

- I currently live next door to number 70 and feel that the erection of this secondary building would not damage the parking facilities or the look of the properties. We all have a lot of privacy within the vicinity of our back gardens and looking at the plans this would not differ in anyway

Objection comments:

- Traffic calming measures on Westerleigh Road mean that the residents of 70 -76 Westerleigh Road, and 15-17 Eggshill Lane currently rely on the limited street parking on Eggshill Lane for visitor parking, and daily use. Plans include an additional two off street parking spaces for 70 Westerleigh Road plus one parking space for the new dwelling as well as additional pedestrian access. In order for the parking spaces/ access to be accommodated a substantial length of roadside currently providing street parking for many users would disappear, together with the old stone walling currently bordering the traditional existing building. This resubmission now including 3 parking bays will certainly provide parking for 70 Westerleigh Road and a New build on Eggshill Lane, but will leave existing residents of 76-74 Westerleigh Road together with 15-17 Eggshill lane with very little
- Although the Design and Access Statement states that the proposed building is single storey it is clear from the plan that it is in fact two storey as it extends over a ground and first floor. The height of the proposed development has been omitted throughout the architectural drawings presented for this application. It can only be assumed that the lack of these critical dimensions is a deliberate attempt to disguise the impact of the development from reviewers of the planning application
- failure to provide any dimensions of the proposed parking within the architectural drawings means that the true extent and feasibility of the parking spaces is unknown. Critically, the need to keep access to the three proposed on-site, off-road parking spaces will simultaneously remove three parking spaces from the on-street public parking available on Eggshill Lane. As the development itself has only one parking space, all visitors to the proposed development will require on-street parking, increasing demand. Additionally the large commercial vehicle (with a total length of 6945mm according to the manufacturers specification) belonging to No. 70 Westerleigh Road is unlikely to fit into any of the proposed off-road parking spaces, which means that it will also still be parked on the roadside in Eggshill Lane.
- Although repeatedly referred to in the Design and Access statement as a double garage it does not classify as such by South Gloucestershire Council's Residential Parking Standards, which state that a double garage has internal dimensions of 6m x 5.6m

- The utility and bathroom of the proposed south-east aspect will be directly overlooked by the rear aspect and garden of Nos 70-76 Westerleigh Road from close quarters. The proximity of the proposed development to Nos 70, 72 and 74 Westerleigh Road will have a serious impact on the privacy of all the properties concerned, including the proposed development. This lack of privacy will be compounded for No's 74 and 76 by the dormer windows in the proposed rear (south-west) aspect.
- The plan provided has insufficient dimensions to clarify the proximity of the proposed building to the adjacent property boundaries. This is contrary to the planning application requirements which states that plans should accurately show the proposed development in relation to the site boundaries and other existing buildings on the site, and adjacent properties with written dimensions including those to the boundaries. It is noted that there appears to be hard standing between the southern elevation of the proposed development and the property boundary with no. 74 Westerleigh Road, but no dimensions for this (or the total width of the plot) are given. It is estimated that the total plot for development has a width of c.15m. With a standard car parking space requirement of 4.8m and a proposed building length of 7.73m, the south elevation will be at least 12.53m from the Eggshill Lane street frontage. This still leaves the potential for the proposed building to be very close to the southern property boundary. This could lead to access issues for maintenance of the property, in addition to the close proximity of an (effectively) two storey building seriously overshadowing up to 1/4 of the adjacent garden of no74 Westerleigh Road, which would significantly reduce the outlook. We currently have no properties this close to our boundaries and building elevation walls immediately adjacent to the property perimeter is not typical of, or in keeping with, residential buildings in the locality.
- Even Nos 70-76 Westerleigh Road are good examples of the Victorian suburban architecture and planning of Yate at the inception of its growth from a sleepy village to a bustling railway town. This original non-urban setting included long-plot gardens of an appropriate scale, bounded by a traditional stone-built wall. It would be a shame to lose character from the vicinity by increasing the density of buildings.
- Application states that there are no trees or hedges on the proposed site. There is a large and established apple tree within the proposed development which is visible from Westerleigh Road and Eggshill Lane. Additionally the location of this tree is omitted from the architectural drawing submitted in support of this planning application, in contravention of the South Gloucestershire planning application requirements which states that plans should accurately show the position and canopy spread of all trees and mature hedges on the site and those on adjacent land that could influence or be affected by the development and identify trees to be felled

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be considered against the above listed policies along with all other material considerations. Of particular importance would be the design of the proposed structure and its effect on the character of an area (CS1); the impact on the residential amenity of neighbours and future occupiers

(H4); the impact on highway safety or residential parking standards (H12 and SPD: Residential Parking Standards).

The proposed new dwelling is considered to raise several concerns which lead Officers to recommend refusal. These are examined in more detail below.

5.2 Design and Visual Amenity

The existing dwellinghouse is a modest semi-detached two-storey cottage occupying a prominent corner position. This host property fronts the busy Westerleigh Road in Yate, but as the proposed dwelling would be within the rear garden, it would be more readily associated with Eggshill Lane. Roads in this area of Yate show examples of many different aged properties and those along Eggshill Lane are particularly varied with examples of 1970 style houses immediately opposite the proposed site entrance and a row of much older historic cottages further to the north east. Closest properties to the north west on the same side of Eggshill Lane as the application area are of the post war semi-detached type. Typically these have large front gardens and are set back from the highway by some distance.

5.3 It is acknowledged that in terms of design the immediate area lacks an homogenous style, however, it is very clear that what exists is two-storey. The proposed dwelling would in external appearance be single storey, but would provide accommodation in the roof space to serve as a bedroom. The 'L' shaped structure would have a footprint measuring approximately 8 metres by 7.8 metres. Openings would be located in the front (east) elevation comprising a door, a window serving the utility room and a window serving the lounge. Further openings would be in the south elevation comprising a side door and obscure glazed window to the bathroom. A single window in the west elevation would serve the kitchen and 3no. roof lights would supply light into the bedroom above. Given the existing boundary treatments it is assumed the site would be enclosed by fencing of approximately 1.8 metres in height.

5.4 Given its single storey design, it is considered that the proposal would be significantly out of character with the existing street scene in terms of its scale. It is however, worth noting that a previous application for a two-storey dwelling on the same site attracted a refusal - it was felt that the proposal was too large for the site. Officers would therefore not recommend that a two-storey proposal be submitted. It is acknowledged that the proposal replaces a large garage, but this application is for a dwellinghouse and therefore the assessment emphasis is different for something with a residential use rather than one with an ancillary use.

5.5 Properties directly to the north of the site at No. 40-34 Eggshill Road are set back from the highway by their large and relatively open front gardens. These properties are characterised by their spacious and open frontages which form a distinct street pattern in this location. This building line is clearly a very strong feature and has also been continued by the addition of a new house at the end of this row No. 34a. As mentioned above the proposed new dwelling would be read as being part of the street scene of Eggshill Road and not of the host dwelling which faces out onto Westerleigh Road. This is because the long garden of the application site, along with the front garden of the adjacent

- property, forms a visual separation between these post war properties and the older, Victorian style application site and its attached neighbour. As such it is considered that the introduction of a dwellinghouse at this location would compromise the setting and detract from the existing character and appearance of the street scene to the detriment of visual amenity here.
- 5.6 It is acknowledged that the existing double garage is forward of the building line, but as a building ancillary to and associated with the host dwelling this is considered acceptable. An independent dwellinghouse would be a totally separate entity to be judged on its own merits. By not sharing a building line the proposed dwelling would not relate to the dwellings on either side and appear an incongruous, isolated structure which unconnected to the surrounding pattern of development on this side of Eggshill Lane. For this reason the proposed structure would be an incompatible addition at odds with the street scene and to the detriment of visual amenity.
- 5.7 Residential Amenity
The existing garage which has an approximately footprint of 5metres by 5 metres and a height to ridge of 4 metres would be demolished to accommodate the proposed new dwelling. This is currently positioned further to the east of the site and thereby further away from neighbours to the north at No. 40 Eggshill Road. The proposed dwelling would be positioned further to the west and much closer to this neighbour. It would be higher than the garage at approximately 5.1 metres to ridge and occupy a larger footprint than the garage. As mentioned above the buildings will have a different function and the impact of an independent dwelling house would be greater than that of a garage associated with an existing property.
- 5.8 Given the position of the proposed structure forward of the established building line formed by the properties to the north it is considered that the proposed dwelling would be an impact on primary living space of these neighbours. The proposed dwelling is considered to have an intrusive, overbearing and overshadowing impact to the detriment of these neighbours due to its position and proximity.
- 5.9 Concern has been expressed regarding potential overlooking issues for neighbouring properties at Nos. 74 and 76 Westerleigh Road and overshadowing for No. 74. However, the identified windows in the proposed new dwelling would be approximately 23 and 25 metres respectively away from these properties. Furthermore, these window would be a ground floor level and a 1.8 metre high fence would screen the properties. No dormer windows are proposed. As such it is considered there would be no adverse overlooking for these properties if a new dwelling were to be acceptable in this location.
- 5.10 With regard to the residential amenity of the proposed dwelling, the close proximity of the fencing to the single kitchen window is considered to be indicative of the cramped design and would have an unacceptable adverse impact on the amenity of future occupiers. In addition the first floor bedroom would only be served by 3no. footlights and there would be no outlook from this room. It is considered that this design feature would create an oppressive environment and be to the detriment of future occupiers of the dwelling.

5.11 The proposed dwelling is considered to have been contrived to fit the space and as such fails to comply with good design principles which in turn adversely impact on the residential amenity of both future occupiers and neighbours.

5.12 The proposed garden space is comprised of two elements: a front garden and a side garden. Looking at the site in its entirety it can be seen that part of the existing garden of the neighbouring property No. 72 and part of No. 70 Westerleigh Road have been given over to the proposed dwelling. It is Officer opinion that the remaining garden space for No. 72 would be rather small given that this would be a larger property. In these terms there are concerns that the outside amenity space allocated for the new dwelling is not proportional to its size to the detriment of existing dwellings.

5.13 Sustainable Transport

The proposed dwelling would provide a single off street parking space to serve the property (measuring approximately 4 metres by 5.8 metres). In addition 2no. off street parking spaces are to be provided for the existing property No. 70 (both measuring approximately 3 metres by 6 metres).. It is considered that these parking provisions would supply a safe and suitable access and sufficient parking to accommodate the demand from the new dwelling and the existing house. Letters of objection are noted which refer to the loss of on-street parking. The proposed parking space for the new dwelling is at the location of the existing garage and as such does not result in any loss of on-street parking. The two car spaces proposed for the existing house would result in the loss of one on-street space. Given that most of the neighbouring dwellings have off-street parking and that there are on-street parking opportunities on Eggshell Lane and Westerleigh Road the proposal would not have a material impact on highway safety. As a result, no highway/transport objection is raised. If the proposal were to be acceptable, conditions would be attached, however, it is understood that other objections have been cited above which cannot be outweighed by this highway assessment.

5.14 Coal Authority

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically in an area of surface coal resources.

The applicant has submitted some coal mining information to accompany the planning application; however, The Coal Authority does not consider this adequately addresses the impact of coal mining legacy on the proposed development. The Coal Authority therefore objects to this planning application.

Should the application be recommended for approval the applicant would be required to submit a Coal Mining Risk Assessment Report, or equivalent, for consideration.

5.15 Other matters

Comments have been received regarding the felling of an apple tree within the application site. This tree is not covered by a Tree Preservation Order and as such there would be no objection to its removal.

With regards to problems with access for maintenance this would be a civil matter to be decided between the relevant parties and not something that can be covered under the remit of a planning report.

6. CONCLUSION

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

Contact Officer: Anne Joseph
Tel. No. 01454 863788

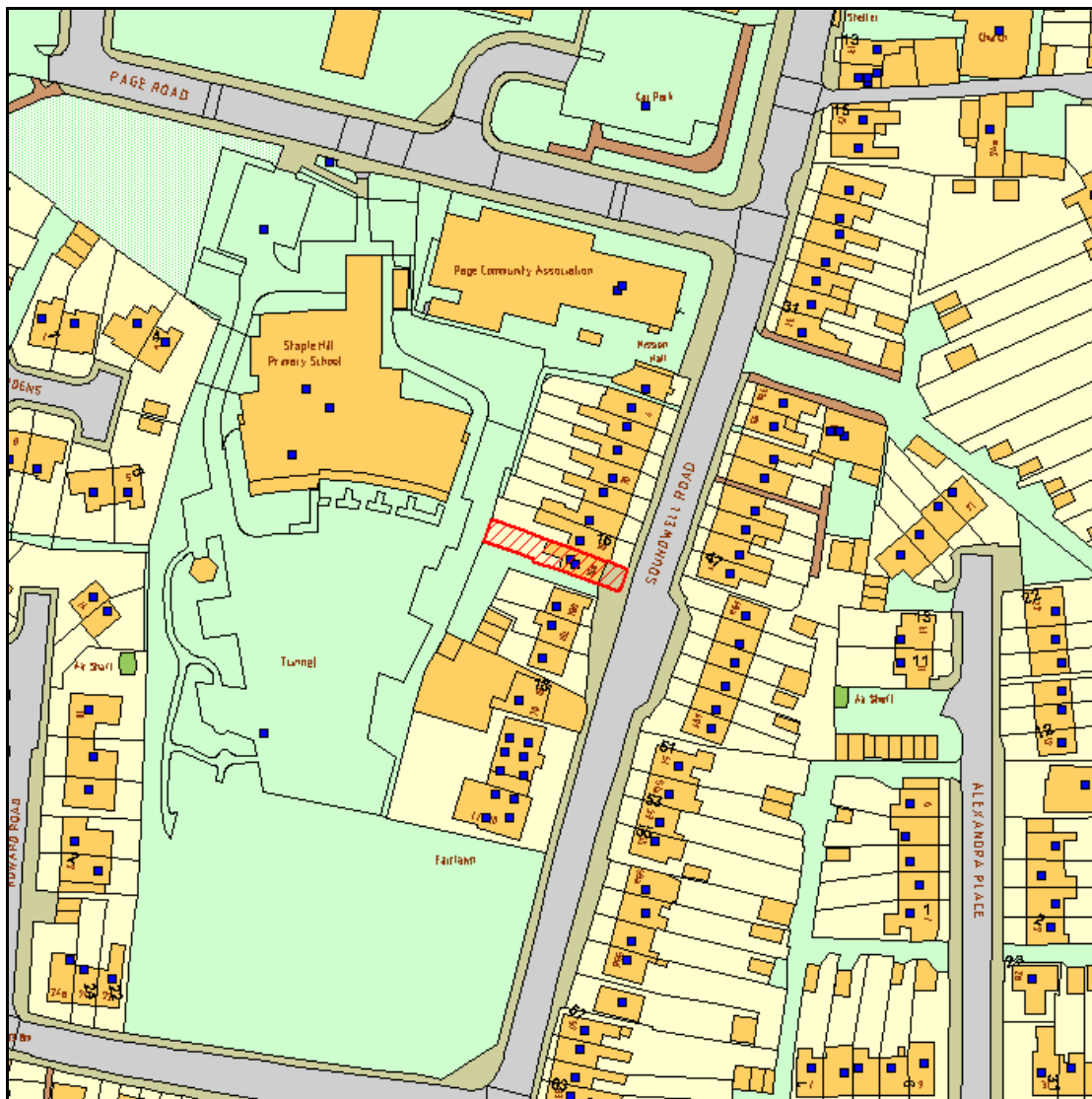
REASONS FOR REFUSAL

1. The proposed new dwelling by reason of its overall bulk, size, massing and position would result in a cramped form of development that would not reflect the character of the immediate surrounding area to the detriment of visual amenity and would represent over development of the site. The proposal is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.
2. The proposed dwelling house by reason of its position, proximity, mass and height would have an overbearing and overshadowing effect on the occupiers of the adjoining property No. 40 Eggshill Road which would be to the detriment of residential amenity. Furthermore the contrived and cramped design means the primary window serving the kitchen of the proposed dwelling positioned very close to the fence would also be to the detriment of future occupiers and both would be contrary to saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 and CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2006.

3. The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically in an area of surface coal resources. The applicant has submitted some coal mining information to accompany the planning application; however, The Coal Authority does not consider this adequately addresses the impact of coal mining legacy on the proposed development. As such the proposal fails to accord with the principles set out in Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PK14/1883/F	Applicant:	Ms H Green
Site:	16A Soundwell Road Soundwell Bristol South Gloucestershire BS16 4QH	Date Reg:	27th May 2014
Proposal:	Erection of single storey rear extension to provide additional kitchen space	Parish:	None
Map Ref:	364844 175716	Ward:	Staple Hill
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.** **PK14/1883/F**

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of a single storey rear extension to provide additional kitchen space. The proposed extension will measure approximately 2.3 metres wide and 3.4 metres deep, with a height of 2.7 metres.
- 1.2 The property is a two-storey end of terrace dwelling which was granted planning permission in 1989 for the change of use from a shop (A1) to an office/preparation area (B1). The property is currently arranged as a catering preparation business on the ground and a self-contained flat at the first floor. The existing ground floor space comprises three rooms for food preparation, cooking and storage.
- 1.3 The premises are located on Soundwell Road, a principal classified road. The property currently has a hardstanding parking area to the front of the property. There is a private access lane which runs between No. 16A and No.16B, which serves the rear of properties No. 16C - D.
- 1.4 The property is located in a residential area of Soundwell. To the rear of the property is Staple Hill Primary School, which was built in 2011.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
T12 Transportation Development Control

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist 2007

3. RELEVANT PLANNING HISTORY

- 3.1 K6109 Change of use from Shop A1 to Office/Preparation Area B1
Approved 16.02.1989

4. CONSULTATION RESPONSES

4.1 Environmental Protection
No objection

4.2 Transportation
No highway/transport objections

4.3 Wessex Water
No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Wessex Water. Applicant to contact the Sewer Protection Team to discuss.

Other Representations

4.4 Local Residents

One objection has been received from a local resident:

- Inadequate drainage system which frequently blocks;
- Previous access issues concerning the private lane which serves No. 16B – D;
- The access lane is in constant daily use by residents; building works would have a huge impact on this usage;

One local resident has made neutral comments:

- Kitchen extractor will be located close to bedroom and bathroom windows and level with back garden which may cause cooking smells to enter house
- Drainage system often has blockages. Concerned that the drains will be unable to cope.
- AHM Catering Experience does not own the access lane shown on the plans.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework (NPPF) is a large condensed version of previous national guidance. It places more emphasis on positive planning and achieving sustainable economic growth. There is a presumption in favour of sustainable development and all applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.2 CS1 of the Core Strategy specifies that development will only be permitted where the highest possible standards of design and site planning are achieved. Development proposal will be required to demonstrate that siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.

5.3 Design and Visual Amenity

The proposal is for a single storey rear extension to facilitate the expansion of the existing catering business' food preparation, cooking and storage area. The proposed extension will be a single storey in-fill extension to the south of the existing kitchen and will extend as far as the existing kitchen extension along the northern boundary. The proposed extension will effectively double the kitchen area space provided within the building. There will be a small gap between the rear wall and the proposed extension for the storage of two wheelie bins.

5.4 The proposal is considered to be simple in design and modest in scale. The proposal is located on the rear of the property and would not be visible from the highway. The proposal would appear in keeping with the scale of the surrounding properties. As such, the extension is considered to be acceptable in respect of design and visual amenity.

5.5 Residential Amenity

The proposal is to extend at the rear of the premises. There will be no additional windows on the side elevation, only 1no. on the rear elevation along with a fire exit door. The private access lane separates No.'s 16A and 16B. As such, by virtue of the modest scale and location of the proposal, there would be no impact on the residential amenity or privacy of surrounding occupiers.

5.6 The proposed extraction system will not discharge as shown on the plans (coming out of the side wall), but will remain in its current location on the rear wall of the property. This will be conditioned to ensure that the extraction will remain on the rear elevation and not the side elevation of the proposed new extension. The Environmental Protection Officer considers the current location of the extraction, given the low level of odour produced from the cooking, will not require additional odour abatement. As such, it is considered that the proposal will have little impact on residential amenity as the existing extraction and use remain the same and there will be no material intensification.

5.7 Highway Safety

The issue to be addressed is whether or not the proposed development would have a detrimental impact upon highway safety and amenity. There is a hardstanding area to the front of the premises which has historically been used for the parking of up to 2no. vehicles. However, the Transportation Officer considers the parking area to the front of the premises to be of a sub-standard length. Given that this is an existing situation, on balance it is considered that the 8m² kitchen extension would not have any significant impact on the current parking situation or highway safety. As such, the extension would not have a material impact in terms of highway safety and there are no highway objections to the proposal.

5.8 Drainage

The Drainage Officer has confirmed that the public sewer may be affected by the proposed layout of the rear extension. However, the footprint of the extension is relatively small and on this basis, the Council would not have any objections to the location of the proposal.

- 5.9 Local residents have raised concerns about the additional extension having an impact on the foul drainage system and the potential for more frequent blockages. The foul drainage system is controlled and managed by Wessex Water, therefore any blockages or issues should be referred to them for rectification. The Drainage Officer has no concerns about the proposed extension causing additional issues on the drainage system in the locality.
- 5.10 Wessex Water has confirmed that there is a public sewer within the curtilage of the property, which will be affected by the proposed extension. The applicants should seek Wessex Water's permission before building over the existing mains/public sewer without their prior agreement. Any issues relating to the drainage system should be raised with Wessex Water directly.
- 5.11 Other Matters
Local residents have raised issues concerning the private access lane to the side of No's 16A and 16B. As this is a private access lane, this is a civil issue involving the respective landowners and is not a planning concern.

6. CONCLUSION

- 6.1 In accordance with the 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 That planning permission is approved subject to the conditions written on the decision notice.

Contact Officer: Katie Saunders
Tel. No. 01454 863436

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 extraction shall not discharge, as shown on the plan (Ref. B11762 dated 16 May 2014), on the south elevation of the approved extension. The extraction shall be positioned on the rear (west) elevation of the extension hereby approved.

Reason

To protect the residential amenity of neighbouring occupiers and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PK14/1932/CLP	Applicant:	MPK Loft Conversions And Construction
Site:	163 Mount Hill Road Hanham Bristol South Gloucestershire BS15 9SX	Date Reg:	30th May 2014
Proposal:	Application for a certificate of lawfulness for the proposed installation of a rear dormer to facilitate loft conversion.	Parish:	None
Map Ref:	365149 172703	Ward:	Woodstock
Application Category:	Minor	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.** **PK14/1932/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 a rear dormer window, a hip to gable alteration and the installation of 2 no. roof lights to facilitate a loft conversion at 163 Mount Hill Road would be 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.

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 There is no relevant planning history for this site.

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
No objection.

- 4.2 Other Consultees

Councillor
No comment received.

Highway Drainage
No comment.

Other Representations

- 4.3 Local Residents
None received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Ordnance Survey Site Location Plan, Existing Plans (Drawing no 4009.ap.ab), Proposed Plans (Drawing no 4009.ap.ab), all received on 16th May 2014. Volume calculations received on 27th June 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 dormer window in the rear roof slope of the property, a hip to gable roof alteration and the installation of 2 no. roof lights in the forward facing roof slope. This development would fall under the criteria of *Schedule 2, Part 1, Class B and C* of the Town and Country Planning (General Permitted Development) Order (as amended) 1995, which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. This allows for dormer windows subject to the following:

B.1 **Development is not permitted by Class B if –**

- (a) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;**

The hip to gable alteration is the tallest part of the proposal, and it would be at the same height as the highest part of the existing roofline. The development therefore meets this criterion.

- (b) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principle elevation of the dwellinghouse and fronts a highway;**

For the purpose of this application, it is considered that the principle elevation of the property is the elevation facing onto Mount Hill Road, which is the south elevation. The alterations to the roofline do not extend forward of the existing front elevation roof slope. The two roof lights proposed on the forward facing slope are to be considered against Class C of Part 1 of the GPDO.

(c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than-

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

The property is on the end of a terrace. The rear dormer adds 19.72 cubic metres to the resulting roof space, whilst the hip to gable enlargement adds an additional 14.563 cubic metres. This is a volume increase of 34.303 cubic metres in total, and the proposal therefore meets this criterion.

(d) It would consist of or include-

(i) The construction or provision of a veranda, balcony or raised platform, or

The proposal does not include the construction of any of the above.

(ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe;

The proposal does not include any alterations to the chimney, or the installation of a flue or soil and vent pipe.

(e) The dwellinghouse is on article 1 (5) land.

The dwellinghouse is not on article 1 (5) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions

–

(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The applicant has stated in the application form that the materials will match those used on the exterior of the existing dwellinghouse. The proposal therefore meets this condition.

(b) Other than in the case of a hip to gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20cm from the eaves of the original roof; and

This condition does not apply, as the proposal involves a hip to gable enlargement. The dormer window element of the proposal is stated to be not less than 20cm from the eaves of the original roof. The proposal therefore meets this condition.

(c) Any window inserted on a wall or roof slope forming the side elevation of a dwellinghouse shall be-

(i) Obscure glazed; and

- (ii) **Non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.**

No side windows are proposed and therefore this condition does not apply to this case.

Class C relates to any other alteration to the roof of the dwellinghouse such as the proposed rooflights, and is considered below.

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**

The rooflights protrude approximately 100mm beyond the plane of the slope of the original roof, and therefore the proposal 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.

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 862217

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PT14/1596/F	Applicant:	Mr Hassan Nematpour
Site:	43 Gloucester Road North Filton South Gloucestershire BS7 0SN	Date Reg:	20th May 2014
Proposal:	Change of use from a former GP Surgery (Class D1) to a large house in multiple occupation (sui-generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (Resubmission of PT13/3233/F).	Parish:	Filton Town Council
Map Ref:	359907 178384	Ward:	Filton
Application Category:	Minor	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.** **PT14/1596/F**

1. THE PROPOSAL

- 1.1 This application seeks planning permission to change a former doctor's surgery to a House in Multiple Occupation (HMO). The development is not listed as Class use C4 (house in multiple occupation) as this only relates to 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.' In this case the house is proposed to be occupied by ten unrelated individuals. It is clear from the plans that there are two bathrooms and a communal kitchen. As such this is a sui-generis use (a use which does not fall into any class in The Town and Country Planning (Use Classes) Order 1987 (as amended)).
- 1.2 The proposal does not show any alterations to the external appearance of the building although it is noted that only part of the rear garden area is included within the application. A bin store measuring 2.6m wide by 0.85m deep and 1.275m high is shown to be located in the rear garden area. This is proposed to be finished in render to the sides and have a shallow tiled roof. This is shown to accommodate three wheelie bins and four recycling boxes. Additionally an open sided timber bike store showing capacity for ten bicycles is shown to be provided in the rear garden and the space on the properties frontage can accommodate two car parking spaces.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

H5 Residential conversions, houses in multiple occupation and reuse of buildings for residential purposes.

T7 Cycle parking

T8 Parking Standards

T12 Transportation Development Control Policy for New Development

EP4 Noise sensitive development

South Gloucestershire Local Plan Core Strategy adopted Dec 2013

CS1 High Quality Design

CS17 Housing Diversity

2.3 Supplementary Planning Guidance

Residential Parking Standards Supplementary Planning Document- adopted Dec 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/3233/F Change of use from a former GP Surgery (Class D1) to a large house in multiple occupation (sui-generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Refused 23.10.2013. The following reasons for refusal relating to whether there was adequate provision and/or information in relation to car and cycle parking; bin storage and noise protection.
- 3.2 PT01/3283/F Construction of ramp access and erection of extension to provide disabled toilet. Approve with Conditions 16.01.2002
- 3.3 P91/1597 Re-Construction of two-storey front bay window; widening of vehicular access Approved 19/6/1991
- 3.4 P91/1278 Alterations and extension to ground floor surgery; change of use of first and second floors from residential to surgery; construction of access ramp and steps to rear curtilage at side. (In accordance with amended plans received by the council on 11TH April 1991) Approved subject to conditions on 11.04.1991. Relevant conditions read as follows:
- (1) The surgery accommodation hereby authorised shall be used wholly in accordance with the details shown on the approved drawing (No. 5331/W1), incorporating a maximum of 2 doctors consulting rooms and shall not be otherwise used without the prior written consent of the Council. Reason: Any alternative use of this limited site will require the further consideration of the Council.
 - (2) Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, and the Town & Country Planning (General Permitted Development) Order 1988 (as amended) the premises shall not be used for any purpose other than that hereby authorised without the prior written consent of the Council. Reason: The use of the building for any other purpose will require further consideration.
- 3.5 P89/2696 Erection of doctors surgery and 13 elderly persons flats in a four storey block. Construction of vehicular and pedestrian access and 12 car parking spaces. Withdrawn
- 3.6 The neighbouring property at 41 Gloucester Road is in use as a residential care home for 7 young adults with learning disabilities. Planning permission for this was granted under PT01/3278/F. A condition was attached to this approval stating that four spaces and manoeuvring space were to be retained as shown on their submission.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Object. This application should be classified as it will become an HMO.
Query over the parking, we don't feel there is enough for how many people could potentially be living in the house.

Query also over the facilities inside, toilets etc. we don't feel there is enough for all the bedrooms.

4.2 Other Consultees

4.3 Sustainable transport

Further to the supporting details found in this application and transportation statement - No objection subject to better cycle parking and adequate bin storage facilities.

4.4 Highway drainage

No comment

4.5 Environmental Protection

No objection

4.6 Private sector housing

The dwelling meets the HMO licensing requirements and an HMO licence was issued under the Housing Act 2004 on 23rd December 2013.

According to the HMO minimum room sizes and facilities standards, the property is to be occupied by no more than 10 persons and accordingly each bedroom is only suitable for 1 person.

I can also confirm that the dwelling has fire precaution facilities and equipment to reduce fire risk and to ensure the safety of the occupants in the premises and that there is adequate means of escape in the event of a fire.

The property now seems to have sufficient provision of bins/recycling boxes for waste disposal although Waste Management may need to confirm this. The property would benefit from the provision of a dedicated bin storage area so that the refuse is contained in a discrete area.

4.7 Refuse Team

No response received.

Other Representations

4.8 Local Residents

One neighbour has objected to the proposal for the following reasons:

- (a) The house is not big enough for ten bedrooms. The partitions between bedrooms 1 and 2 and 5 and 6 have not been constructed as shown on the plans.
- (b) The kitchen/lounge and bathroom facilities are inadequate to cater for the needs of ten residents – suggests that no more than six is appropriate if to be granted.

- (c) The bin store is too big and too close to the writers own bedroom window (only three feet away).
- (d) A fence is shown to be erected which bisects the garden, leaving the far end landlocked and unmanageable. Concern that access remains for maintenance.
- (e) There have been problems with accumulation of rubbish outside on the drive.
- (f) There is insufficient car parking which will lead to residents parking in neighbouring streets where these streets are already overcrowded.
- (g) One Bronkse Road is also a HMO, is 50% larger in floor area and has the required number of parking spaces.
- (h) Comments on the Transport Statement provided
 - for twenty years the doctors was largely a one man practice. Small and local so most visitors would have walked. At least six different cars have been seen at the premises which suggests that four have been parked in Bronkse Road on a regular basis. He has only ever seen three cycles.
 - The applicant can not inherit the doctors parking spaces in Bronkse Road.
 - The times of surveys is inappropriate and the new Morrisons will cause more traffic congestion. A pending application at 41 Bronkse Road will also reduce car parking on the road.
 - The writer does not see a change in the traffic information which was available in the last application which was turned down.
- (i) Any noise mitigation needs to be installed prior to occupation.
- (j) Concern that Building Control legislation may not have been complied with.
- (k) The cycle and bin store are too big under the writers windows and should be moved to the bottom of the garden.
- (l) The writer is concerned that the unauthorised route about which the applicants have travelled to get to this position has been unpleasant for him – no planning permission, no HMO Licence initially, on-going rubbish problems, no garden maintenance, damage to own property, deliveries blocking own drive and use of own property to carry out works.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF sets a presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved and where relevant policies are absent, silent or out-of-date, permission should be granted unless – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the NPPF taken as a whole. This site is located within the urban area of Filton and located directly on a major road/ bus route, close to local shops and schooling. As such the location is sustainable and the presumption in favour of development stands to be tested further in relation to the policies of the local plan.

5.2 The re-use of buildings for residential purposes is dealt with under policy H5 of the Local plan which indicates that permission will be permitted provided that they:-

- A. would not prejudice the character of the surrounding area; and
- B. Would not prejudice the amenities of the nearby occupiers; and
- C. would identify an acceptable level of off-street parking; and
- D. would provide adequate amenity space.
- E. the property is located within the existing urban areas and the boundaries of settlements, as defined on the proposals map.

5.3 With respect to criterion E the site is located within the established urban area and in respect of D a rear garden of some 130m² is proposed with the application. This is considered to be sufficient for the needs of the property and can accommodate a range of storage facilities for cycle and bins although the quality of such facilities is addressed later in the report. Matters of visual and residential amenity, and transportation are considered below.

5.4 Transportation

There is concern in relation to the impact of this proposal on parking in the vicinity and compliance with the Council's Residential Parking Policy. This is then balanced against the previous use of the site.

5.5 It is noted that the GP surgery was restricted to 2 GP's, both of whom had dedicated on-street parking on Bronkse Road, which could now be available for general parking. In terms of a parking requirement it would have generated a regular short term necessity during surgeries opening hours for patient use. On site there would appear to be 2 off-street parking spaces, although it is not clear if they were for ancillary staff supporting the GP Practice such as receptionists/nurses and office staff. In all likelihood it would appear therefore that the parking for the staff was accommodated by the 2 on-site parking spaces and the 2 dedicated on-street spaces for doctors with patients either walking or utilizing spaces on street that are available. In relation to this current application the Council's standards state that parking should be on its merits for homes in multiple occupation. In this instance the proposal is for 10 units of accommodation, with 2 off-street car parking spaces.

- 5.6 As part of this revised application the applicant has submitted a Transportation Statement to support the proposal.

The proposed House in Multiple Occupation (HMO) does have different requirements to the extant use of the site as a GP Surgery (use class D1). It is noted that there is debate as to the number of doctors/consulting rooms that were in operation historically; officers have therefore assessed the application on the basis of the submitted information from the applicant, with the acknowledgement that this property would be able to change without the need for planning permission into an alternative use within the D1 use class such as a day such as nursery, non-residential education, training centre etc. had it not been for a condition restricting use to Doctors surgery in 1991. Other uses for this large building would also be likely to have a higher parking requirement than the two spaces available. A single household using the upper floor rooms as bedrooms for example would, under the adopted Residential parking Standards need at least three parking spaces. Whilst the authority have new minimum residential parking standards, in terms of HMO there is no definitive amount of car parking that is required, with each site having to be assessed on its own merits. In assessing HMO's officers have therefore got to be mindful of the potential alternative uses of the site, existing on-site parking, on street parking, parking restrictions in the vicinity and public transport provision.

- 5.7 The applicant states that the site has the benefit of 4 parking spaces, but he erroneously states that the 2 on street doctor parking spaces would also be available to the applicant to use for his proposal. These doctor spaces are not available exclusively for the HMO to utilise, and are available for the general public to use, it is acknowledged that the removal of the doctor only spaces does however free up more spaces on street. Although there is no opportunity to park vehicles on the A38, officers are mindful that there is scope on the adjacent roads to allow additional parking without creating a safety hazard, the site is also well located with public transport both into/out of Bristol and further afield. As a consequence in this instance the amount of parking available on site is considered acceptable for the proposal.
- 5.8 The application indicates cycle parking for the development in accordance with our standards, however, the design of the storage spaces is not considered suitable for long term residential cycle parking, and rather it is more applicable to an office or school cycle parking. The facilities are open to the elements on one side, and also lacking in security measures. The cycle storage therefore needs further work to be considered acceptable, although this can be conditioned.
- 5.9 Each parking provision for a HMO has to be taken individually given the lack of definitive policy in this regard. Whilst it is acknowledged that another ten bedroom HMO at 1 Bronksea Road was able to provide five parking spaces on its frontage, this site can not and is likely to have utilized the surrounding streets for parking in the past to serve the scale of original building. There is no extension proposed to the building in this application and on balance the lack of on street parking spaces can be balanced against the lack of congestion in

Bronksea Road, the public bus service at this local centre and provision of good 1:1 cycle parking provision.

5.10 Character of area

The site is located in the urban area of Filton close to the district centre and fronts directly onto Gloucester Road North. The site is one of a number of large houses on this side of the road which are in use for uses other than simple C3 dwelling houses. The change of use of dwellings to non dwelling uses can affect the character of an area but in this case the house/building was previously a doctors surgery and as such no loss of a dwelling would occur as part of this application. Two parking spaces would be retained at the premises and no works are proposed to be carried out to the property externally, save the insertion of storage facilities on the rear garden. The change therefore of the building to a large house in multiple occupation would not cause harm to the character of the busy urban area nor to the visual amenities of the site subject to refuse and transport considerations being acceptably dealt with. It will add to the mix of housing types in the vicinity.

5.11 Residential amenity

This proposed residential site is located between two other residential uses and prior to being a doctors surgery was in residential use which is appropriate on this site. It appears from the objection comments that the non adjoined building has a ground floor bedroom window at the rear of No 43a. The neighbour is concerned that the bin store is only three foot from his bedroom window and too big. It would not be unreasonable for the occupants of the house to erect a six foot fence (1.8m) along the boundary and as such the scale of the bin store at that point, being only 1.275m high and 2.65m long is not considered to be harmful to the neighbour as a result of its scale. Similarly assuming that an adequate bin storage facility is provided such that bin lids can be closed, it is not considered that the bins should cause a smell nuisance. However this site would appear to need more bin provision than is catered for in the drawings provided (set out later in the report) and a more accessible location for the bins would be directly below the applicants own kitchen window. This would overcome the neighbours concern about location of the bin store although the store is likely to increase in scale. The attached neighbouring property has a blank walled extension at the suggested location and would similarly suffer no material harm to the amenity of the residents. Overall therefore, whilst an unauthorised use has occurred and there has been neighbourly problems with access and bin care, the proposed use is not anticipated to cause a material harm to the residential amenity of the neighbouring occupiers.

5.12 Noise

The layout chosen for the bedrooms means that seven of the ten bedrooms have windows facing the busy Gloucester Road North. This application is supported by an Environmental Noise Assessment, following previous concerns regarding noise to bedrooms, to determine noise levels incident on the building and assess the acoustic performance of the existing glazing. The existing glazing is adequate to control noise levels to appropriate internal noise limit with windows closed. However ventilation is required via an acoustically attenuated path. The Environmental Noise Assessment offers options for

achieving this but without specific information. Environmental Protection raise no objection to this report and as such it is considered that the bedrooms can be adequately mitigated from road noise but that further specific details of the solution need to be agreed by condition.

5.13 Refuse

A short section of ramp is likely to be required at the rear corner of the property to facilitate easy access from the rear to the front of the property in order that bins (and cycles) can be wheeled easily to their storage locations. Their storage in the rear garden is acceptable subject to the access around the rear corner of the property is resolved.

There were problems at this site with regards the majority of the frontage being taken up by builders waste materials, furniture packaging waste, and general waste/recycling in the early days of this unauthorised use. On going problems ensued but the situation appears to be under control now with an additional commercial refuse bin and addition other vessels being brought in to supplement normal provision. These vessels are now understood to be as follows and need to be accounted for on plan:

- 1 x black bin (240l)
- 1 x black bin (140l)
- 1 x commercial Biffa bin (240l)
- 1 x green bin (240l)
- 1 x recycling box
- 1 x food waste caddy
- 1 x plastic bottle sack
- 2 x cardboard sacks

The proposed bin storage provision shows three 140l bins rather than three 240l bins and a further 140l bin. The two tier recycling box spaces within the bin store also look modest. This can be adequately dealt with by a condition requiring a more appropriately sized bin store in the rear garden. At the same time the bin store should be relocated directly below the kitchen doors and alongside the adjoined neighbours blank wall as it would be more accessible than walking around a low spreading tree in the garden.

5.14 Other matters

The neighbour has queried whether the site is building control compliant. This is not a material consideration in a planning application but an application for the change of use of the building has been submitted to the Council's Building Control Team.

The concerns raised by the 2013 application have been expressly considered, and have either now been adequately addressed or can be appropriately addressed through a planning condition.

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 planning permission is granted subject to the conditions set out below.

Informatives

I011 - Land not within ownership

I012 - Land ownership - consent required

U17068 - Plans

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

1. Within three months of this consent a scheme of acoustically attenuated ventilation as suggested in the submitted Environmental Noise Assessment for protecting the proposal from noise from Gloucester Road North; shall be submitted in detail and approved in writing by the Local Planning Authority; all works which form part of the approved scheme shall then be completed within three months of the approval of those details and maintained as such thereafter.

Reason

To protect the residential amenity of the inhabitants and to accord with Policy EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. Within one month of this consent a scheme of fully secure and enclosed cycle spaces at a rate of one per bedroom shall be submitted in writing to the Local Planning Authority for approval; all works which form part of the approved scheme shall then be completed within three months of the approval of those details and maintained as such thereafter.

Reason

To mitigate for and encourage means of transportation other than the private car, to accord with Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Within one month of this consent a scheme of bin storage for the following South Gloucestershire or private commercial vessels (1 x black bin (240l)
1 x black bin (140l)
1 x commercial Biffa bin (240l)
1 x green bin (240l)
1 x recycling box
1 x food waste caddy
1 x plastic bottle sack
2 x cardboard sacks
shall be submitted in writing to the Local Planning Authority for approval; all works which form part of the approved scheme shall then be completed within three months of the approval of those details and maintained as such thereafter.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy adopted Dec 2013 and policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The existing off-street parking facilities shown on the plan hereby approved shall be retained permanently as parking spaces for vehicles of residents at the site.

Reason

To ensure the maximum provision of parking facilities is maintained at the site and in the interest of highway safety and the amenity of the area, and to accord with Policies H5 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.: PT14/1637/F
Site: 80 Cooks Close Bradley Stoke Bristol
 South Gloucestershire BS32 0BB

Applicant: Mr John Miller
Date Reg: 29th April 2014

Proposal: Erection of single storey extension to existing garage to facilitate conversion to residential annexe ancillary to main dwelling

Parish: Bradley Stoke Town Council

Map Ref: 361603 183122
Application Category: Householder

Ward: Bradley Stoke North
Target Date: 19th June 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.** **PT14/1637/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.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a single storey front extension to the existing detached garage to facilitate the conversion of it to a residential annexe ancillary to the main dwelling.
- 1.2 The application relates to a detached dwelling situated on the end of a hammerhead within an established residential cul de sac in Bradley Stoke.

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objection on the following grounds:
 - Overdevelopment of the site
 - Out of keeping with the street scene
 - Detrimental to the residential amenityIf planning consent is given, councillors would request that a condition is added to the permission to ensure that the new dwelling always remains part of the main dwelling/site and is not sold off independently.
- 4.2 Other Consultees
None received

Other Representations

4.3 Local Residents

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

- No objection but concern that such developments are carried out at weekend. It might be appropriate to condition hours of work.
- The use of the building is ancillary and should not be used as a separate dwelling.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission to extend and convert the existing garage to form an ancillary annexe. Saved policy H4 of the SGLP permits this type of development in principle subject to the following detailed assessment:

5.2 Residential Amenity

The application relates to a detached dwelling situated on the northern side of a hammerhead on an established residential cul de sac in Bradley Stoke. The building to be converted is a detached double garage situated in the northwest corner of the site. The building marks part of the rear mutual boundary to no.76 Cooks Close and the side mutual boundary with no. 79 Cooks Close.

5.3 The proposal is to erect a single storey flat roof extension to the front of the detached garage, which would have a depth of 1.4 metres, a width of 3.8 metres, and a height of 2.5 metres. The extension would not go beyond the front elevation of no.79 and would not be directly adjacent to any other neighbouring properties. It is therefore considered that the scale and siting of the extension is such that it would not prejudice the amenity of any of the neighbouring occupiers by virtue of overbearing impact, loss of outlook or loss of light.

5.4 In terms of privacy the only proposed windows are to the front elevation and to the side (east) elevation facing into the garden of the host dwelling. As the proposed development is for an ancillary annexe there are no concerns in terms of mutual privacy for the proposed side window. No windows are proposed in the north or west elevations of the buildings, the walls of which mark the mutual boundary/ party wall with the neighbouring sites. It is essential that no windows are installed in these elevations in order to protect the privacy of these neighbouring occupiers and as such a suitably worded condition will be used to secure this. Subject to this condition, and provided the building is used entirely for ancillary purposes there are no concerns in terms of saved policy H4.

5.5 It is noted that during the construction phase of the development in an established residential area disruption can occur from building operations and moving vehicles within the site. Therefore, in order to reduce disruption to neighbouring occupiers a condition is attached in order to control the hours of working on site.

5.6 Design

The application seeks permission for the erection of a small flat roof single storey extension to the front of the detached garage and the conversion of it to form an ancillary annexe. The garage is sited to the far northern side of an established residential cul de sac in Bradley Stoke. The building is set back from the front elevations of no.s 79, which is sited to the west of the building. The building is not highly visible in the street scene on the approach to the site from the west. The locality is characterised by detached dwellings finished in reconstituted stone and render with pitched tiled roofs.

- 5.7 The proposed flat roof extension would be on the front of the garage and although it would remain set back from the front elevation of no.79 it would be visible in the street scene at head of the cul de sac albeit in an inconspicuous location. The comments made by the Parish Council in relation to the design of the extension are noted and it is agreed that the design of it with a flat roof is contrived. However, on balance, it is considered that the siting and scale of the extension is such that it would not have a detrimental impact on the character of distinctiveness of the locality and as such a refusal on these grounds could not be warranted. Additionally it is not considered that the modest extension would result in overdevelopment of the site to the detriment of the locality. A condition will ensure that materials match the existing building.

5.8 Highway Safety

The application seeks permission to convert the detached garage and erect an extension on an area of hardstanding currently used as parking provision.

- 5.9 The plans submitted with the application indicate that the site is capable of accommodating 3no. off street parking spaces, which includes a slight increase in the hardstanding area at the front of the dwelling. The two spaces directly to the front of the garage are however very cramped with no space next to the building. The host dwelling is understood to be a four bedroom dwelling and as such in accordance with the Council's minimum parking standards, the additional bedroom created within the annexe would warrant the requirement for three off street spaces. Although it is noted that the parking identified is very cramped it is considered that on balance, given the sustainable location of the site, and the ancillary nature of the annexe the parking layout would not warrant a refusal of the application on highway safety grounds. A condition will secure the extension of the hardstanding to allow additional space to park vehicles.

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 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. 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.

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the north (rear) and west (side) elevation of the annexe building.

Reason

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

4. The hours of working on site during the period of construction shall be restricted to 07:30 to 18:00 Mondays to Fridays (inclusive); 08:00 to 13:00 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 reduce disruption and protect the residential amenity of the neighbouring occupiers, and to accord with saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 80 Cooks Close.

Reason

For the avoidance of any doubt, and in the interests of residential amenity and highway safety, to accord with saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

6. The off-street parking facilities shown on the plan (drwg no. RA02) hereby approved shall be provided before the annexe 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 saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006, and the Residential Parking Standards SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PT14/1848/R3F	Applicant:	Almondsbury C Of E Primary School
Site:	Almondsbury C Of E Primary School Sundays Hill Almondsbury Bristol South Gloucestershire BS32 4DS	Date Reg:	27th May 2014
Proposal:	Erection of single storey extension to form Community Arts Room.	Parish:	Almondsbury Parish Council
Map Ref:	360267 183963	Ward:	Almondsbury
Application Category:	Minor	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.** **PT14/1848/R3F**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule in accordance with the Councils Scheme of Delegation as the applicant is South Gloucestershire Council itself.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey extension to the existing school building to form a community arts room.
- 1.2 The application site comprises Almondsbury Primary School on the outskirts of the village accessed from Sunday Hill. The site is located outside of the defined settlement boundary, but is within the conservation area and within the green belt.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
T12 Transportation Development Control Policy for New Development
L1 Landscape Protection and Enhancement

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS9 Managing the Environment and Heritage
CS34 Rural Areas

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT08/3217/R3F Erection of new classroom block and associated works including alterations to car park and new pedestrian access.
Approved February 2009.

4. CONSULTATION RESPONSES

At the time this report appears on the Circulated Schedule, the consultation period has not yet expired – the consultation period does not expire until 7th July 2014. In the event that any new consultation responses are received after the publication of this circulated schedule report raising any new issues not already discussed in this report, the report will be re-circulated to members. In the event that no further responses are received, the decision notice will not be issued until after 7th July 2014.

- 4.1 Almondsbury Parish Council
No comment to make
- 4.2 Landscape Officer
No Objection
- 4.3 Conservation Officer
No Objection

Other Representations

- 4.4 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The site lies in the open countryside and is washed over by the Green Belt. The NPPF allows for the extension or alteration of a building providing it does not result in a disproportionate addition over and above the volume of the original building. The site also lies within the Conservation Area.
- 5.2 Green Belt Assessment
The school has been extended quite extensively in the past – the most recent application being for the erection of a new classroom block approved in 2009. The issue for consideration here is whether the proposed extension is disproportionate and then secondly, whether it will have a detrimental impact on the openness of the green belt.
- 5.3 In comparison to the footprint of the existing building, the proposed extension is very small. Although the school has been extended in the past, the extension proposed as part of this application is not considered to be disproportionate to the original building. The proposed extension has a noticeably lower ridge height than the original building and a largely glazed construction which will help to reduce its visual massing. In terms of impact on the openness of the green belt, the building will be almost entirely surrounded by the existing school building meaning that it will not be readily visible from the surrounding area. The impact on the openness of the greenbelt therefore is negligible.
- 5.4 Appearance/Form and Impact on the Visual Amenity of the Area
The building has been designed with largely glazed elevations and a simple gable end. This is in keeping with the character of the existing school building. The application states that the materials to be used will match the existing. When this is combined with the fact that the extension is surrounded by the existing school buildings, it is not considered that it would have any detrimental impact on the conservation area or the visual amenity of the locality.

5.5 Transportation

The proposed extension will not, on its own, increase the numbers of staff or pupils attending the school. Although the room may be rented out after school hours, any traffic associated with this community room would not conflict with school traffic. There is no objection to the application because of its impact on highway safety or off street parking provision.

5.6 Residential Amenity

The building is located within an existing school site; therefore, it is not considered that there will be a materially greater impact in terms of noise or disruption to the detriment of neighbouring residential occupiers. There is a separation distance of approximately 70 metres between the proposed building and the closest neighbouring property. This level of separation is considered to be sufficient to ensure that neighbouring occupiers will not be significantly adversely affected through loss of natural light or privacy.

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 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

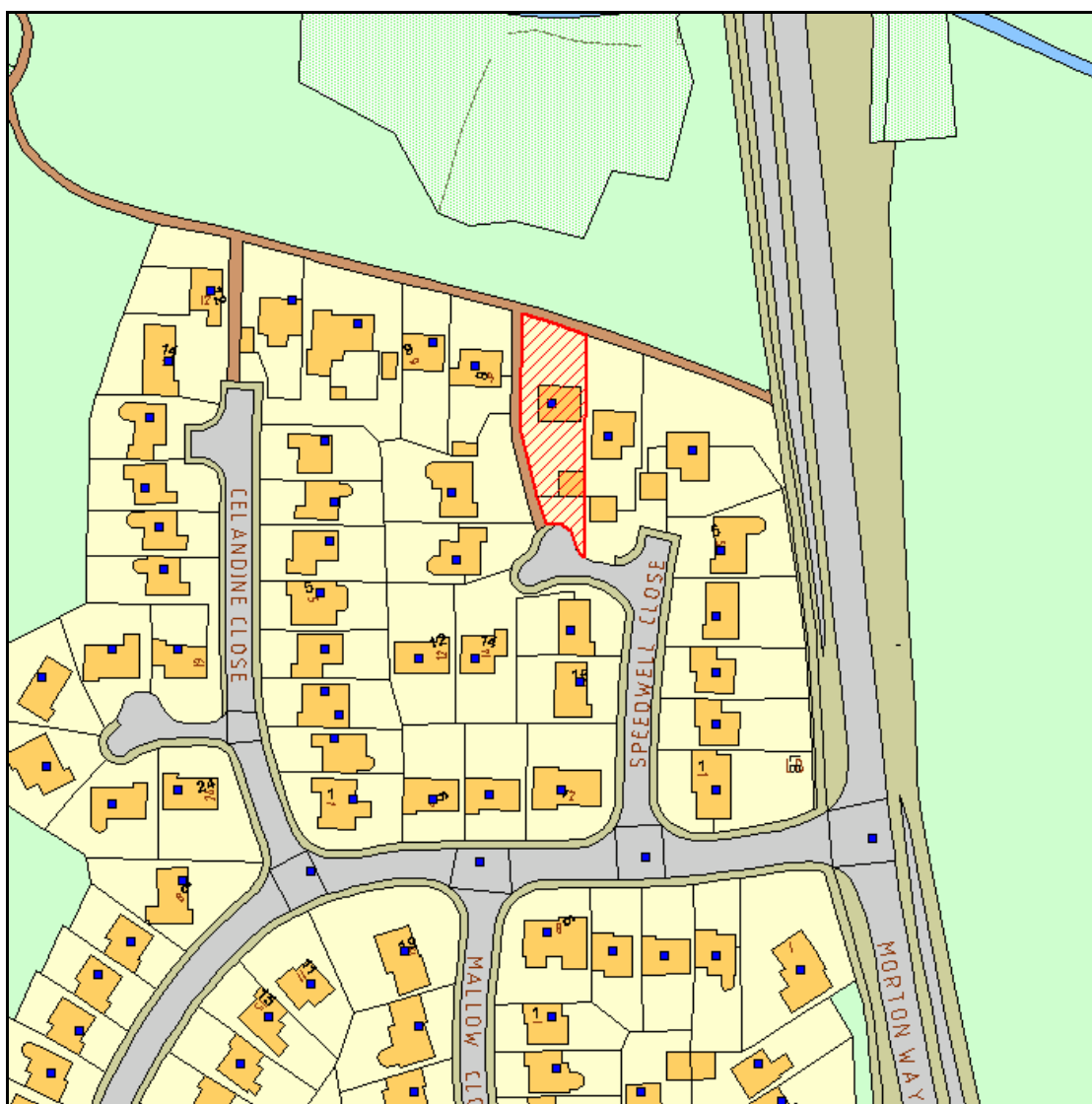
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 27/14 – 4 JULY 2014

App No.:	PT14/1880/F	Applicant:	Mr And Mrs N Kane
Site:	8 Speedwell Close Thornbury Bristol South Gloucestershire BS35 1UD	Date Reg:	20th May 2014
Proposal:	Erection of two storey side extension and single storey rear extension to provide residential annexe and erection of front porch	Parish:	Thornbury Town Council
Map Ref:	364788 190874	Ward:	Thornbury North
Application Category:	Householder	Target Date:	10th 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.** **PT14/1880/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection from a local resident.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two-storey side extension and a single storey front extension to provide residential accommodation.
- 1.2 The application site relates to a modern two-storey detached dwellinghouse situated within the settlement boundary of Thornbury.
- 1.3 During the course of the application, negotiations secured a reduction in the ridge height of the proposed two-storey side extension and the removal of a very large front gable.

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

CS5 Location of Development

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

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

T12 Transportation Development Control

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT04/1856/F Rear conservatory
Approved 24.6.04

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

No response given

4.2 Other Consultees

Highway Drainage

No objection subject to informative

Transport

No objection to the proposed extension to provide a residential annex

Other Representations

4.3 Local Residents

One letter has been received from a local resident with the following comment:

- The changes will result in considerable reduction in daylight due to the overbearing of the building.
- The decrease in separation of the buildings will result in loss of privacy due to the window directly overlooking 9 Speedwell.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposal stands to be assessed against the above listed policies with all material considerations. The assessment will take particular care regarding the overall design, scale and massing and impact on the character of the area (CS1); impact on the residential amenities of existing and future occupiers and that of neighbours will be considered (H4) and the potential impact on highways and parking (T12) will be fully assessed.

5.2 Design and Visual Amenity

The existing dwellinghouse is a large detached property situated with a modern estate in Thornbury. It has the advantage of its front elevation overlooking a large area of public open space to the north. As such the property can be viewed from the main road Morton Way. The property also has a side access footpath adjacent to its western boundary leading from the rear cul-de-sac to this public area.

5.3 The proposed two-storey side extension would infill a gap between the main dwelling and its western side. Negotiations have secured a reduction in the height of the roof and the removal of a very large front gable. A much smaller gable to match an existing front gable has been secured. Although it has not been possible to reduce the overall footprint as the proposed two-storey element still extends out to the front, it is considered that the changes made to the initial proposal have meant the extension can be read as being subservient to the dwelling. A single storey porch would connect to the front two-storey extension to enclose the currently open front entrance. Windows would be positioned in the north and south elevations with the exception of a first floor bathroom window in the west elevation. Full length doors would lead from the extension into the rear garden.

5.4 The proposed extension would be to accommodate elderly relatives and internal changes to the main dwelling would also facilitate these alterations. A single main entrance to the dwelling would be retained thus ensuring that the extension could not be used completely independently of the host property and therefore meets the criteria of being an extension rather than a separate annex.

- 5.5 The overall design, scale and massing is considered acceptable and appropriate to the character of the main dwelling and the area in general. As such the proposal can be recommended for approval.
- 5.6 Residential Amenity
Properties fronting the area of grass are in a stepped formation with those further to the west also being further to the north. As such No. 9 Speedwell stands in front of and to the west of the application site. These neighbouring properties are separated by a footpath bound on either side by a 1.8 metre high brick. This wall runs the full length of the applicant's garden. In the assessment Officers have given consideration to the orientation of the properties, to the fact that the proposed two-storey side extension would for the most part follow the building line of the existing dwelling and that it would have a ridge height slightly lower than the host dwelling. As such it is considered that the proposal would not impact on the levels of daylight currently enjoyed by the neighbouring property over and above the existing situation.
- 5.7 In addition the proposed side window in the east elevation would be to serve a landing and would be obscurely glazed with restricted opening. This would be secured by a condition to ensure the privacy of the neighbouring property is retained. It is considered there would be no overlooking or indivisibility resulting from the proposal.
- 5.8 The application site benefits from a good size rear garden and it is considered that there would be sufficient residential amenity space remaining to serve the property following the proposed extension. The proposal can therefore be supported.
- 5.9 Highway Matters
The proposed extension would be to accommodate other family members with internal alterations to accompany the development. The property is a 4no. bed dwelling which benefits from a double garage to the rear plus 2no. off-street parking spaces. Following the proposal and other alterations the dwelling would still have 4no. bedrooms and is considered to meet the residential parking standards recently adopted in 2013.

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

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to 8:00 to 18:00 Monday to Friday and 8:00 to 13:00 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 nearby occupiers and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window on the west elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'..

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.