



**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. 07/14

Date to Members: 14/02/14

Member's Deadline: 20/02/14 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

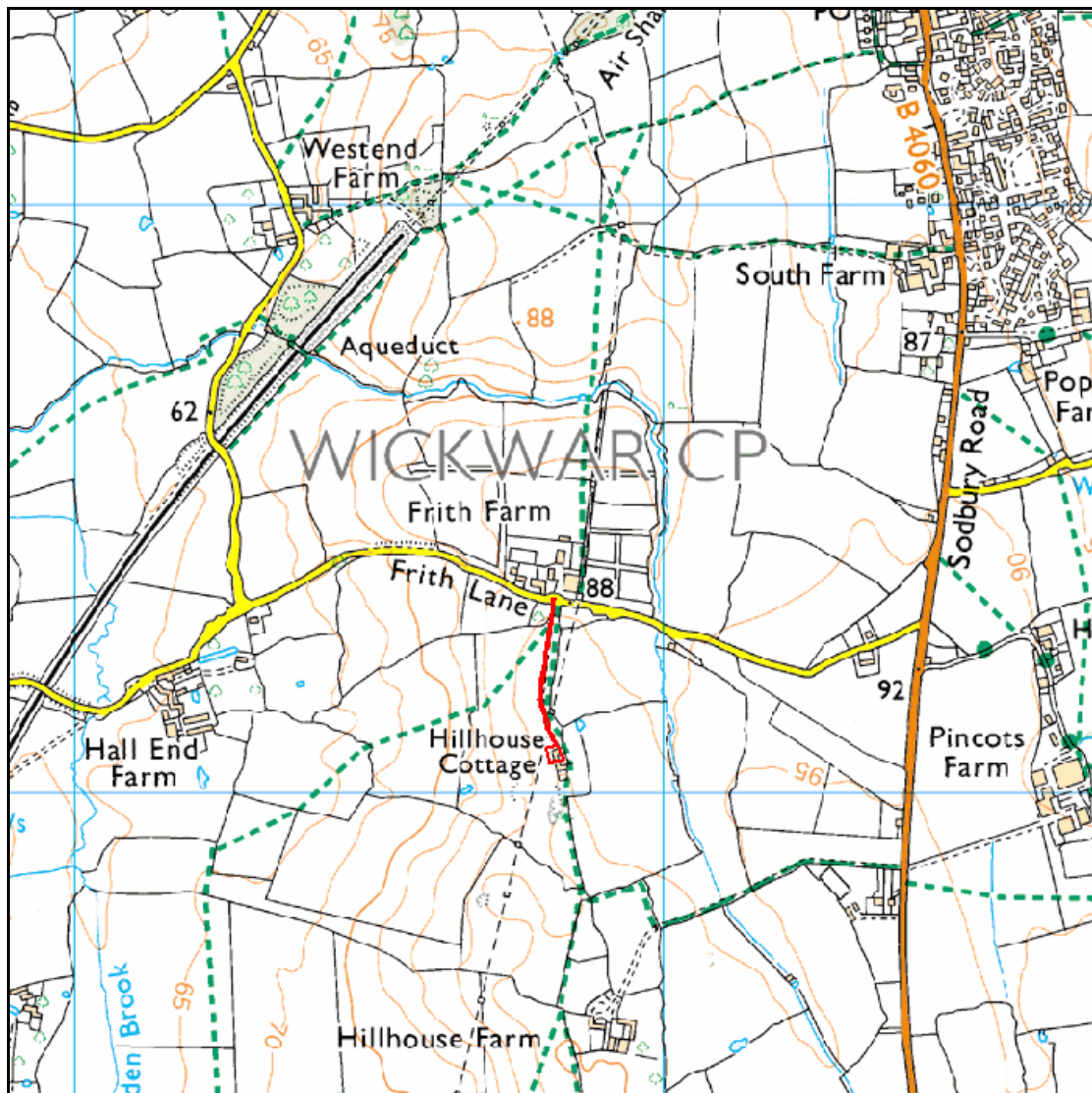
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. **Please do not leave it to the last minute**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE – 14 FEBRUARY 2014

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/4459/F	Approve with Conditions	Hill House Farm Wickwar Road Wickwar Wotton Under Edge South Gloucestershire GL12 8PA	Ladden Brook	Wickwar Parish Council
2	PK13/4594/F	Approve with Conditions	21 Turnpike Gate Wickwar Wotton Under Edge South Gloucestershire GL12 8ND	Ladden Brook	Wickwar Parish Council
3	PK13/4720/F	Approve with Conditions	21 Burgage Close Chipping Sodbury South Gloucestershire BS37 6DZ	Chipping Sodbury	Sodbury Town Council
4	PK14/0015/PD	Approve with Conditions	2 Iles Close Hanham South Gloucestershire BS15 3BN	Hanham	Hanham Abbots Parish Council
5	PT13/4599/F	Approve with Conditions	12 Brockley Close Little Stoke South Gloucestershire BS34 6EZ	Stoke Gifford	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 07/14 – 14 FEBRUARY 2014

App No.:	PK13/4459/F	Applicant:	Mr Jason Jones
Site:	Hill House Farm Wickwar Road Wickwar Wotton Under Edge South Gloucestershire GL12 8PA	Date Reg:	5th December 2013
Proposal:	Change of use of barns to facilitate conversion to tourist accommodation (Re Submission of PK13/2948/F)	Parish:	Wickwar Parish Council
Map Ref:	371883 186600	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	27th January 2014



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PK13/4459/F

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the change of use of an existing rural building to provide a holiday let. There would be a single storey extension to the building in order to provide additional accommodation. The application site is located within the open countryside, but outside the Bristol / Bath Green Belt.
- 1.2 The proposed extension would be approximately 4.9 metres wide by 4 metres deep (max) and 3.8 metres high to its ridge. It should be noted that there is a large section of stone wall adjoin the existing stone building, and this stone wall will form part of the proposed extension.
- 1.3 To support the proposal, the applicant submitted a copy of structural report, an ecological appraisal and marketing information.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (27 March 2012)

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

L1	Landscape Protection and Enhancement
L9	Species Protection
H10	Conversion and Reuse of Rural Buildings for Residential Purposes
T8	Parking Standards
T12	Transportation Development Control Policy for New Development

South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS9	Managing the Environment and Heritage
CS17	Housing Diversity
CS34	Rural Areas

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

Residential parking standards (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/2060/F Restoration of derelict cottage to form 1no. dwelling with erection of double garage and associated works. Refused on 21 August 2007 for the following reasons:

1. Any residential use that it is claimed may once have existed on the site has been abandoned. The proposal is not therefore acceptable as a

replacement dwelling in the countryside and is contrary to the requirements of Policy H11 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. The small section of building and a wall that currently stand are not suitable for conversion because they do not appear to be structurally sound. No evidence has been submitted to demonstrate that a business use on the site is not viable, and the extensions proposed would have a harmful effect on the character of the surrounding area. The application is thus contrary to Policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.
3. The works are tantamount to the erection of a new dwelling in the countryside. The proposed scheme does not comply with the limited criteria when a new dwelling in the open countryside may be considered appropriate. The principle of the proposal is unacceptable and is contrary to the requirements of Policy H3 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. CONSULTATION RESPONSES

4.1 Wickwar Parish Council

This application was considered by Councillors Stimpson and Proffitt. The revised site is larger than before which will have an even greater visual impact within the open land. Access is by way of gravelled existing farm track which will adversely affect the present visual appeal of an open countryside. The pedestrian route shown to the nearest bus stop is a considerable distance which would put off many tourists from using the bus. The existing public footpath close to the proposed gravelled access must not be compromised.

4.2 Other Consultees

Environmental Services: No objections subject to planning condition in relation to contamination lands and informatives relating to the precautionary measures during the construction period.

Technical Services (Drainage): No objection in principle, and advised on the Package Treatment Plan.

Landscape Officer: No objection.

Public Rights of Way Officer: No objection, this development is unlikely to affect the nearest public footpath, ref. LYA12/20 which runs adjacent to the eastern boundary of the property. The applicant is advised of the precautionary measures.

Ecologist: No objection subject to a number of planning conditions attached relating to slowworm, hedgehog, barn owl and the recommendations made in the survey regarding provisions for bats.

Other Representations

4.3 Local Residents

2 letters of support have been received and no objections are received. The residents support the proposal for the following reasons:

- This unusual and interesting old Barn (and site of old cottage) was lived in as recently as 1950's. then fell into serious decay and abandonment by previous owners in the late 20th Century. The present owner (and owner of all the surrounding farm land (Mr.Jason Jones) has spent the last 10 years carefully clearing the overgrown vegetation and trees, discovered the footprint of the original cottage, and repairing and cleaning the remaining barn buildings and walls with particular attention to repairing the dangerous roof and side walls and generally spending a considerable amount of money ensuring the site could be once again be restored to a useful purpose. The access lane (off Frith Lane) has been hard-cored and repaired to facilitate better access to farm machinery /walkers/horse riders, being a popular footpath. The proposed change of use to tourist and holiday accommodation taking in the stunning views to the West over the Severn Vale would be a wonderful project and benefit the economy of area (enhancing the recent regeneration of Wickwar Village.) As the nearest neighbour to the site (over the field) I would welcome this proposal, and fully support the applicant with his interesting and logical plans to save this old barn for the future enjoyment of the growing number of tourists to our lovely County. There are no access or traffic issues (to an already well used country lane) and I urge the Planning Department to approve the application.
- I would very much like to see this historic old Building saved and restored, it would bring new life to the area and would greatly enhance the appearance of the surrounding countryside.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework seeks to support economic growth in rural areas through (in part) the conversion of rural buildings. However, Local Planning Authorities should avoid new isolated dwellings in the countryside unless there are special circumstances such as where the development would re-use redundant/ disused buildings and lead to an enhancement to the immediate setting.

- 5.2 Planning policy H10 advises that proposals for the conversion and reuse of existing buildings for residential purposes outside the existing urban areas and the boundaries of settlements will not be permitted unless all reasonable attempts have been to secure a suitable business reuse or where the scheme forms part of a proposal for a business reuse. The building should also be of permanent construction and capable of conversion without major or complete reconstruction whilst it should be in keeping with its surroundings in terms of its character, form, bulk and overall design. Any alterations, extensions or the creation of a residential curtilage should not have a harmful effect on the

character of the countryside whilst the building should be well related to an existing settlement or other group of buildings.

- 5.3 Planning policy E11 allows proposals for tourist accommodation provide that the development would not cause unacceptable environmental impact, prejudice the amenity of the neighbouring occupiers, and would not cause unacceptable level of traffic on unsuitable local road and access, and prejudice public highway safety. In addition, the conversion of existing rural buildings for holiday accommodation will only be permitted where it can be demonstrated that a business use, including other tourism related activity cannot be achieved. In such cases, the Council will impose conditions restricting occupancy.

5.4 Design/ Visual Amenity

The application site comprises a traditional stone barn with a large stone wall adjoining the west elevation of the barn. The barn has stone elevations to three sides and is open on the south elevation. The large stone wall extends southwards to create a walled yard area. The building is of substantial construction with both corrugated metal sheet and tiled roofing. The stone barn is situated to the south of Frith Lane and is accessed via a stone track from the highway.

The proposal is to convert the stone building and to create a single storey extension to the south of the building. The existing opening would be utilised to form windows and door. The proposed extension would be finished with clay pantiles and natural stone to match the existing stone buildings. Furthermore, the extension would have a lean-to roof and its ridge line would be much lower than the existing ridgelines that would offer a subservient appearance to the host building. The extension would provide a lounge that would allow 2 bedrooms, kitchen, and utility/w.c to be provided within the existing building. Officers consider that the design and proposed materials respect the character and appearance of this traditional rural building and would not cause any harm to the rural character of the building and the locality.

For the above reasons, there is no objection to this application on design/ visual amenity grounds.

5.5 Landscaping

The Council Landscape Officer has considered the proposal. It is considered that the amendments to the previous scheme are an improvement and it has been confirmed that the access track will maintain its agricultural character. It is considered that the proposed development is in accordance with Policies L1 and CS1. A condition is suggested to seek a detailed planting plan and five year maintenance plan to be submitted and approved.

5.6 Requirement for a Business Reuse

The applicant submitted a development and marketing appraisal with the proposal. The report has confirmed that the property has been advertised as available for conversion to a number of alternative uses since November 2011. Advertising has included making the property available on a website and also within the Western Daily Press throughout the marketing period. During the period, the property was viewed on 599 occasions with a pdf being downloaded

for 106 times. However, there was only one viewing of the property requested and the viewing did not result in a request of tenancy.

The marketing agent has considered a number of potential uses of the building, including community uses, employment use including general industrial, storage and distribution, and office. In addition, financial information in terms of conversion cost and rental income have also submitted with the report. The report concluded that the conversion to holiday accommodation is likely to result in the fewest number of traffic movements when compared to a community, office or alternative industrial uses, and is likely to be the least disruptive for surrounded residents and road users.

In addition, officers also noted that the site will only be accessed by vehicles via the entrance at Frith Lane, and it is your case officer's view that the Lane will not be suitable for the regular uses by large vehicles.

Based on the submitted marketing appraisals and the siting of the building, it is considered that the proposed use for the tourist accommodation would be justified and would meet Policy H10A.

5.7 Structural Condition of Building

A structural survey report has been submitted with the application. The proposal would replace the existing corrugated sheeting with clay pantiles. It is concluded that the roof structures are generally in good condition, existing walls and purlins are capable of retention. Additional purlins and rafters will however be required to support a clay pantile roof. The proposed new openings are limited to internal openings and will not present any structural issues. The proposed extension would comprise a timber framed structure with some loads transferred to the buttressed stone wall, which is in good condition. The proposed extension will not adversely affect the wall and would not require major rebuilding of the existing structure. The Surveyor has therefore concluded that the barns are in a structurally sound condition and are capable of conversion without the need to recourse to major reconstruction or significant structural rebuilding works.

Based on the submitted report, it is considered that the proposal would meet Policy H10B of the adopted Local Plan.

5.8 Residential Amenity

The nearest residential properties to the application site are Frith Farm and Frith Cottage. Given the considerable distance between the building and the neighbouring properties, it is not considered there would be significant adverse impact upon the residential amenity of the neighbouring properties.

5.9 Sustainability / Highway Safety

This is a re-submission of the previous application for conversion of the existing redundant barns to holiday lets.

Access to the property will be via the existing agricultural access and track off Frith Lane to the north of the property. Existing access track to the site which also serving the surrounding agricultural land is poorly surface with uneven

levels. It is noted that Parish Council is objecting to the application on the basis of access.

According to "Design and Access" submitted, the applicant would improve the existing access track using a surface dressing of scalping's or similar, to provide a level surface to provide access for both the new holiday lets as well as being used for agricultural use. The applicant has also agreed to provide a bound surfaced site entrance within 7 metres of adjoining the public highway to prevent debris or mud to be transferred onto the public highway. Suitable planning condition would be imposed to secure improvements to the existing access track.

In the "Design and Access" statement, the applicant confirms that the layout of the site has been designed to avoid any disruption or diversion of Public Right of Way (PROW) running along the eastern side of the access track, and it noted that the Public Right Of Way officer does not raise any objection to this current application.

The Wessex Connect number 84 bus service from Yate to Wotton-under-Edge runs along the road (B4060) to the east of the property. There is a north bound and south bound bus stop located at the entrance to Hill House Farm approximately 620m to the east and this can be accessed via from the property via PROW that runs adjacent to the property. In the rural context, the existing bus service and location of the stop is considered acceptable.

On balance given the circumstances, officers considered that this proposal if permitted would not have a material impact on highway safety in the vicinity of the site subject to the following planning conditions:

5.10 Ecology

An ecological survey and report have been submitted with the application. The site itself is not covered by or near any statutory or non-statutory nature conservation designations. The Council Ecologist has considered the proposal and the submitted documents, and raised no ecological objection to the proposal subject to the following planning conditions in relating to the mitigation measures for bats, barn owls, hedgehog and slowworms.

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 Planning Permission be granted subject to the following conditions.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

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

Reason

In the interests of visual amenity and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The holiday accommodation hereby approved shall not be occupied as a person's sole, or main place of residence.

Reason.

To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation, as the site is located in the open countryside, to accord with Policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday let, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason.

To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation, as the site is located in the open countryside, to accord with Policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to first use of the building as holiday lets; the running surface of the existing access track shall be improved by compacted stone to dust or similar material to provide a levelled surface to the development and subsequently maintain this satisfactory thereafter.

Reason

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

6. Prior to first use of the building as holiday lets; a bound surfaced area (vehicular entrance) shall be provided across the whole site entrance and for a length of 7metres when measuring from the edge of carriageway into the site. Prior to the commencement of the development details of the construction and specification shall be submitted to and approved in writing by the Council and the works shall be strictly carried out in accordance with the approved details.

Reason

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

7. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing, and five year maintenance plan shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

To protect the rural and landscape character of the area, and to accord with Policy 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. All development shall be subject to the mitigation measures for bats made in Section 4 ('Implications and Recommendations') of the bat and barn owl addendum by Burrows Ecological dated September 2013 and forming part of the application. All work shall be carried out in accordance with said measures.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the protected species, wildlife and habitats, and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006, Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

9. Prior to the commencement of the development, two barn owl nest boxes shall be erected in two of the trees identified in Section 4 ('Implications and Recommendations') of the bat and barn owl addendum by Burrows Ecological dated September 2013 and forming part of the application.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the protected species, wildlife and habitats, and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006, Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

10. Prior to the commencement of the development, a mitigation strategy for hedgehog and slowworms shall be submitted to and approved in writing by the Local Planning Authority. All works are to be carried out in accordance with said strategy.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the protected species, wildlife and habitats, and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006, Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

11. A) The previous use of the buildings and adjacent land for agricultural purposes may have given rise to contamination. Prior to commencement, an investigation shall be carried out by a suitably qualified person, into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.

Where potential contaminants are identified, prior to the commencement of development, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks the contamination may pose to the development and how any unacceptable risks will be mitigated. A report shall be submitted prior to commencement

B) of the development for the written approval of the Local Planning Authority setting out the findings and what mitigation measures are proposed to address these. Thereafter the development shall proceed in accordance with any agreed mitigation measures.

C) Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

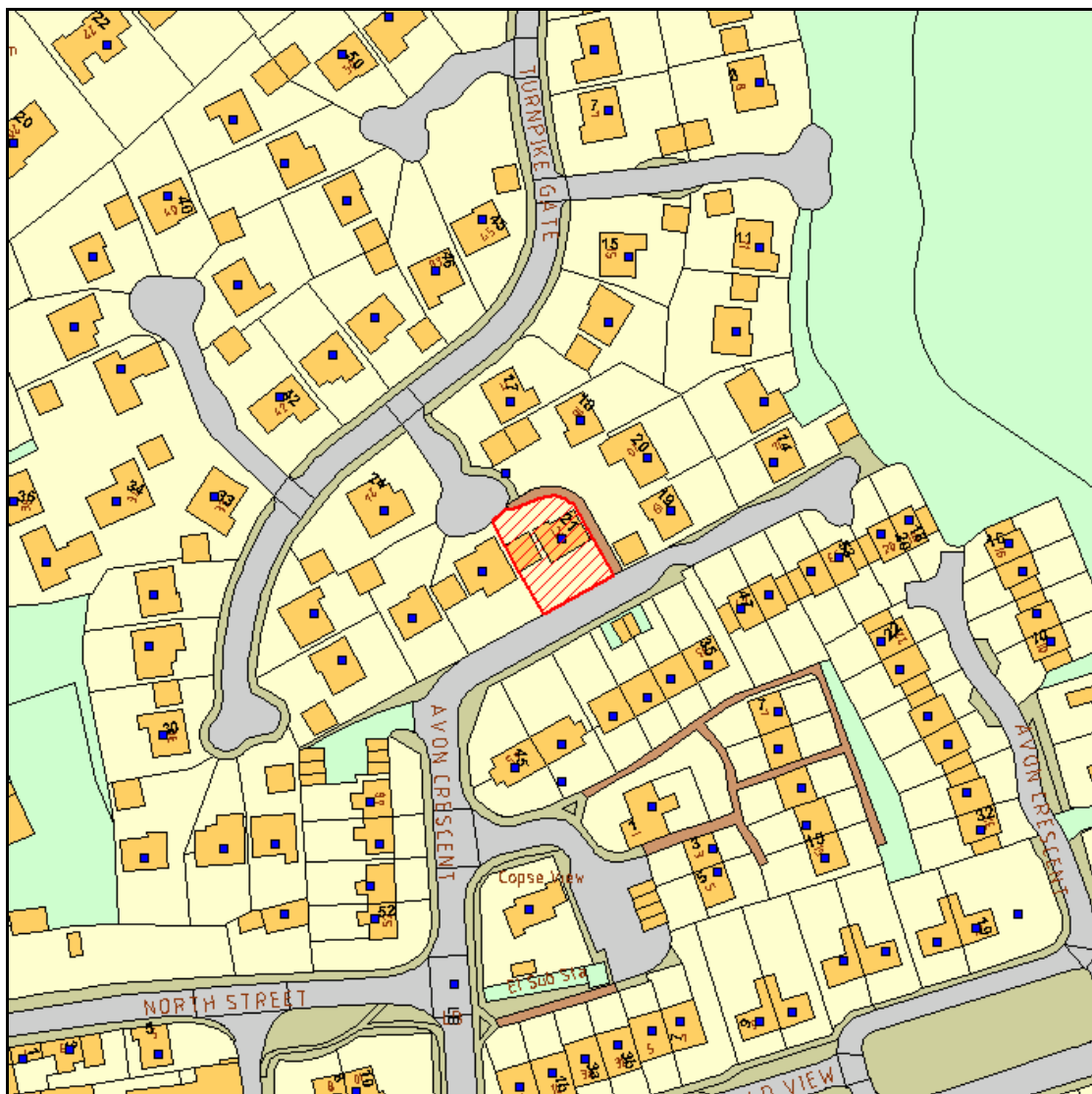
Reason

To ensure that adequate measures have been taken to mitigate against soil contamination / contaminated land to accord with Policy EP6 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan (Adopted December 2013).

ITEM 2

CIRCULATED SCHEDULE NO. 07/14 – 14 FEBRUARY 2014

App No.:	PK13/4594/F	Applicant:	Mrs Claire Price
Site:	21 Turnpike Gate Wickwar Wotton Under Edge South Gloucestershire GL12 8ND	Date Reg:	13th December 2013
Proposal:	Erection of two storey rear extension and single storey front extension to provide additional living accommodation.	Parish:	Wickwar Parish Council
Map Ref:	372535 188671	Ward:	Ladden Brook
Application Category:	Householder	Target Date:	5th February 2014



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PK13/4594/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application appears on the Circulated Schedule as a result of a consultation response received, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the erection of a two storey rear extension and single storey front extension to form additional living accommodation which would replace a previously approved conservatory.
- 1.2 The property is a relatively modern detached dwelling situated on a cul-de-sac containing similar properties, within the residential area of Wickwar.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Residential Parking Standards (Approved for development management purposes 27th March 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 P92/1542 – Erection of rear conservatory. Approved 10th May 1992.

4. CONSULTATION RESPONSES

- 4.1 Wickwar Parish Council
No comments received

Highway Drainage
No comments

Sustainable Transportation

The proposed extension does not increase the number of bedrooms within the dwelling. There are also no changes to the existing parking and access

arrangements currently available. On that basis, there is no transportation objection to the proposed development.

Trading Standards & Licensing Service

Reference is made to the proximity of the site to the 18 tonnes heavy commercial vehicle 'except for loading' environmental weight restriction on the B4060 High Street, Wickwar and that developers should be aware of these restrictions.

Other Representations

4.2 Local Residents

Objections from one local resident has been received. These are summarised below: (Full details are available on the Council's website)

- The proposal would bring the rear windows 4 metres nearer to the rear boundary and the properties beyond in Avon Crescent, the second floor window would have close viewing access to the rear garden across Avon Crescent.
- There is strong objection to this invasion of privacy as the garden is used a lot and the privacy is valued
- There is also concern regarding contractors vehicles blocking or restricting access when along Avon Crescent when entering the rear of the Application property

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Design / Visual Amenity

The proposed extensions are of an appropriate standard in design and are not out of keeping with the character of the main dwelling house and surrounding properties. The extensions are of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials used will match those of the existing dwelling.

5.3 Residential Amenity

The two storey rear extension would face towards Avon Crescent, a road running behind the application property. The rear curtilages of properties along this road similarly back onto Avon Crescent. Second floor windows already face out to from the rear of the property, although the proposed extension would bring one second floor window 4 metres further out. The rear of the extension would however still be 5 metres away from the rear boundary of the property, approximately 13 metres away from the rear boundaries of the nearest properties along Avon Crescent, - between which the road itself is located, and

approximately 26 metres from the rear wall of the nearest property along Avon Crescent.

Given the location, situation distances and scale of the proposal in context with its site and surroundings, it is not considered that unreasonable amenity impacts could be demonstrated to exist such that a refusal could be substantiated on amenity grounds.

5.4 Given the overall scale of the extension and its relationship with the existing dwelling and surrounding properties it is considered that the proposal would be acceptable in terms of residential amenity. It is not considered that the single storey front extension would give rise to any amenity impact.

5.5 Any issue of contractor parking and the potential for blocking of access would be a civil matter and the granting or permission would not authorise the blocking of a public highway or access rights to other properties. Further to this the grant of planning permission does not grant permission for development on, or access rights over land not within the control of the applicant, which is a civil legal matter for the applicants to address, should the need arise. Any decision notice would contain informatives to this effect.

5.6 Sustainable Transportation

It is considered that adequate off-street parking provision would exist to serve the property such as to meet the Council's adopted parking requirements for the dwelling.

6. CONCLUSION

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

6.2 The proposed extensions are of an appropriate standard in design and are not out of keeping with the main dwelling house and surrounding properties. Furthermore the proposal would not materially harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact such as to warrant refusal of the application. Sufficient off-street parking would be available to meet the Council's parking standards. As such the proposals accord with Policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) 2006 and Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted December 2013).

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

7. RECOMMENDATION

7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

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).

ITEM 3

CIRCULATED SCHEDULE NO. 07/14 – 14 FEBRUARY 2014

App No.:	PK13/4720/F	Applicant:	Mr And Mrs David Griffith
Site:	21 Burgage Close Chipping Sodbury Bristol South Gloucestershire BS37 6DZ	Date Reg:	2nd January 2014
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Sodbury Town Council
Map Ref:	372961 181879	Ward:	Chipping Sodbury
Application Category:	Householder	Target Date:	25th February 2014



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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 extension to the side of No. 21 Burgage Close, Chipping Sodbury to provide additional living accommodation. The application site relates to a two-storey semi-detached dwelling, which is located within a residential area of Chipping Sodbury. During the course of the application, the applicant submitted a revised plan to replace the first floor bedroom window on the side elevation with a high level opening window and also remove the single storey element from the original proposed scheme. In addition, the revised block plan shows additional section of existing walls and shrubs to be removed in order to provide 2 no. off-street parking spaces.
- 1.2 The proposed two-storey extension would measure 2.6 metres wide by 10.4 metres long and approximately 6 metres high to its ridge. The proposed extension would extend out from the rear of the dwelling by approximately 2.5 metres.

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 None relevant

4. CONSULTATION RESPONSES

4.1 Sodbury Town Council

No objection.

4.2 Other Consultees

Highway Drainage

No objection. The applicant is advised of the proximity of a public sewer.

Highway Officer

No objection subject to a revised plan showing two off-street parking spaces available for the proposal.

Other Representations

4.3 Local Residents

One letter has been received from a local resident which raises the following concerns:

- Making the view from the neighbours' lounge and bedroom dark as it would be very close to the neighbouring property.
- There will only be a footpath in between.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 of the South Gloucestershire Core Strategy (Adopted) 2013) states that all development will only be permitted where the highest possible standards of design and site planning are achieved. Proposals will be required to demonstrate that they respect and enhance the character, distinctiveness and amenity of the site and its context; is well integrated with existing and connected to the wider network of transport links; safeguards existing landscape/nature/heritage features; and contributes to relevant strategic objectives.

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

In addition saved Policy T12 seeks to ensure that development will have no adverse impact on highway safety and residential parking standards have been revised under supplementary planning guidance adopted in December 2013.

The proposal therefore accords with the principle of development.

5.2 Design and Visual Amenity

The proposal is to extend the width of the host dwelling by approximately 2.3 metres to erect a two-storey extension. The roof and fenestration have been designed to match those of the existing building. In addition, the extension would be constructed with the materials to match those of the host building. The projected rear extension would have a lower ridgeline that would offer a subservient appearance to the main dwelling.

Officers consider that the proposal would be of an acceptable scale, massing and design, appropriate to the host dwelling and area in general.

5.3 Residential Amenity

The nearest neighbouring property to the proposed extension is No. 22 Burgage Close, which is located to the north of the proposed extension. This neighbouring property has a single storey rear extension and is slightly set back from the frontage of the applicant's dwelling.

Concern has been expressed by a neighbour with regard to impact on loss of light to the lounge and bedroom. Officers acknowledged that the proposed two storey extension would be less than 2 metres to the side elevation of the neighbouring property. As the proposed extension would only project beyond the frontage of the neighbouring property by approximately 1.5 metres, officers consider that the overbearing and overshadowing impact would not be significant to be detrimental to the amenity of the neighbouring occupiers. Similarly, the rear projection of the extension would only slightly project beyond the main rear elevation of the neighbouring property, and it is considered that the adverse impact would not be significant.

Your case officer was concerned over the bedroom window on the side elevation. In order to address the concerns, the applicant submitted a revised elevation plan showing the original proposed window on the first floor side elevation be replaced with a high level opening window only. There is no window on the first floor north elevation and a new window is proposed on the ground floor north elevation to serve the lobby area. It is therefore considered that the proposed extension would not cause significant loss of privacy upon the neighbouring properties.

5.4 Sustainable Transport

Planning permission is sought to demolish an existing detached garage to facilitate the erection of a two storey side extension. The resulting dwelling will have four bedrooms. The applicant submitted a revised site plan to indicate that the part of the front boundary wall will be removed in order to provide 2 no. off-street parking. The level of parking spaces therefore conforms with the Councils residential parking standards and there is no transportation objection to the proposed development.

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

7. RECOMMENDATION

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

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

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

Reason

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

3. No windows other than that shown on the plans hereby approved shall be inserted at any time in the first floor level south side elevation of the proposed extension hereby approved.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. The proposed high level window on the first floor south side elevation shall be installed more than 1.7 metres above the finished floor of the bedroom in which the window is installed.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

5. Prior to the first occupation of the proposed extension hereby permitted, the proposed two off-street parking spaces shall be finished with permeable bound materials and shall be maintained as such thereafter.

Reason

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

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

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

Reason

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

CIRCULATED SCHEDULE NO. 07/14 – 14 FEBRUARY 2014

App No.:	PK14/0015/PDR	Applicant:	Mr Paul Marcovitch
Site:	2 Iles Close Hanham Bristol South Gloucestershire BS15 3BN	Date Reg:	9th January 2014
Proposal:	Demolition of existing conservatory and erection of ground floor rear extension to form additional living accommodation.	Parish:	Hanham Abbots Parish Council
Map Ref:	364808 171768	Ward:	Hanham
Application Category:	Householder	Target Date:	4th March 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been referred to the circulated schedule due to the receipt of a letter of objection from a local resident,

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a rear extension at 2 Iles Close Hanham. The proposed rear extension would measure 4.9 metres wide by 4 metres deep and an overall height to ridge of 3.8 metres.
- 1.2 The property is a two storey detached dwelling and is located within a residential area of Hanham.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Policy for New Development
- South Gloucestershire Local Plan Core Strategy adopted December 2013
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Residential Parking Standards (approved for development management purposes March 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/3766/F Erection of first floor extension over existing garage to provided additional bedroom. Refused 22.01.04
- 3.2 P99/4304 Erection of a rear conservatory. Approved 17.06.99

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No objections
- 4.2 Highway Drainage
No objections

Other Representations

4.3 Local Residents

One objection letter has been received and the local resident objects to the positioning of the doorway on the side elevation. The resident is concerned that the proposed doorway would cause direct overlooking onto the rear garden of the neighbouring property, and would allow cooking smells and noise coming from the extension when the doors are open.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Design / Visual Amenity

The proposed single storey extension is of an appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. The proposed extension would be approximately 4 metres deep and would have a mono-pitched roof. It is considered that the proposal would not be large in size in comparison to the bulk of the main dwelling and is suitably subservient to it. Furthermore, the walls and roof of the proposed addition would incorporate materials to match those of the main dwelling, assisting the successful integration of the structure with the host dwelling.

The proposed extension would be to the rear of the existing dwelling and would be partially screened from views from the public realm by the existing boundary treatments. As such, it is considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

The rear of the property is surrounded by neighbours' private gardens and the rear elevation of the host dwelling is set back from the rear elevation of No. 4 Iles Close. Officers acknowledge that the local resident raises a number of concerns over the proposed extension.

The proposed extension would project a maximum of 4 metres in depth with a mono-pitched roof and it would not project beyond the side elevation of the host dwelling. Given the scale and location of the proposal combined with the existing boundary treatments in place, it is not considered that the extension would have any overshadowing or overbearing effect on the neighbouring dwellings of no. 4 Iles Close and No. 4 Headington Close.

Whilst officers acknowledge that there is a concern in relating to the loss of privacy, it should be noted that the proposal is single storey, which will replace the existing conservatory, as such, it is not considered that the proposal would

result in any increase in overlooking or loss of privacy over and above the existing situation. It is considered that there are no issues of inter-visibility.

There is also a concern in relating to the cooking smell and noise. As the proposed extension will be used as part of the dwelling and there is no change of use of the site, officers consider that the general householder's activities associated with the proposed extension would not cause unacceptable adverse impact in terms of smell and noise. Furthermore, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Parking and Highway Safety

The application is not proposing to increase the number of bedrooms within the property, nor would it effect the existing off street parking. As such there are no objections to the proposal with regard to parking and highway safety.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

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

Reason

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

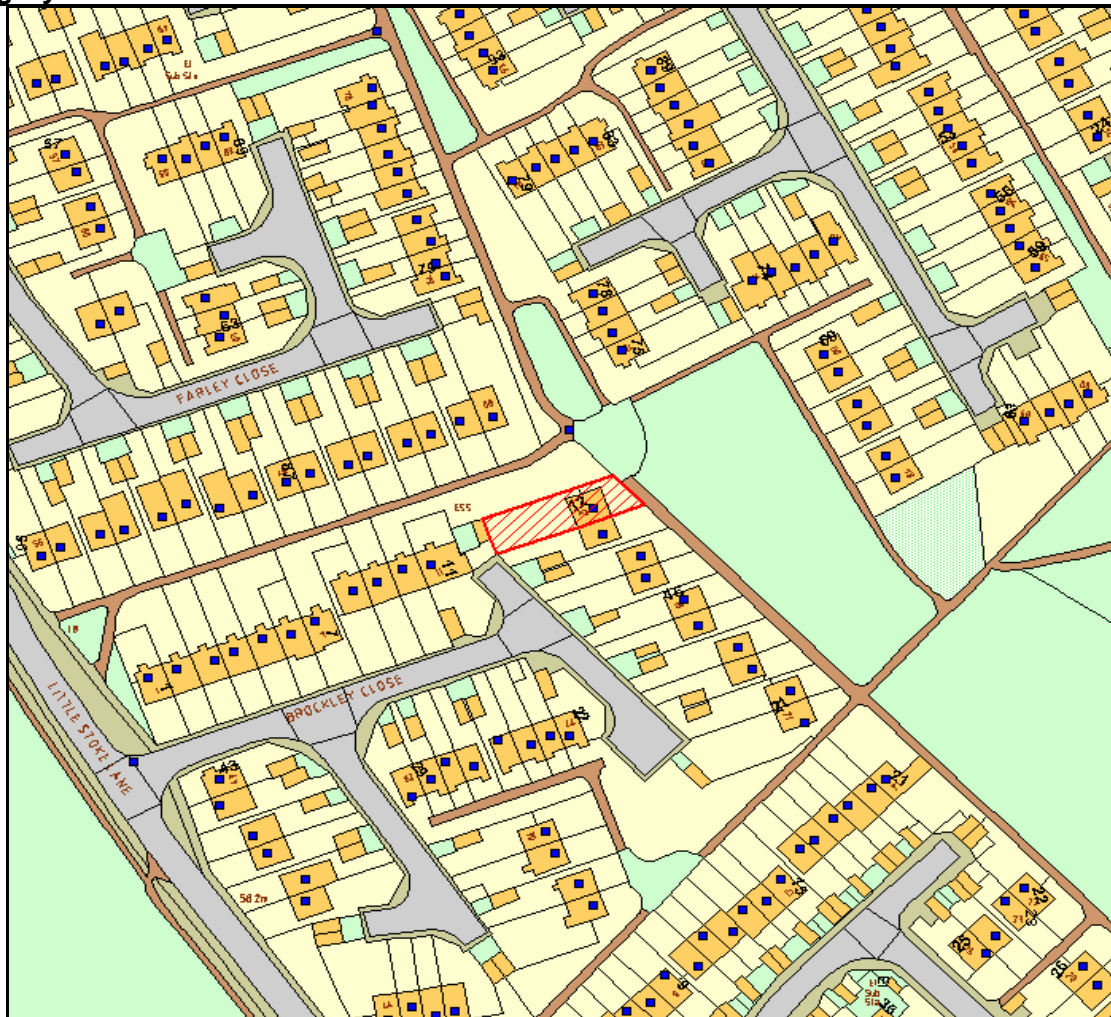
3. The hours of working on site during the period of construction shall be restricted to 08.00am - 18.00pm Mondays to Fridays, 08.00am to 13.00pm Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: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

Reason

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

CIRCULATED SCHEDULE NO. 07/14 – 14 FEBRUARY 2014

App No.:	PT13/4599/F	Applicant:	Mr And Mrs N Smallcombe
Site:	12 Brockley Close Little Stoke South Gloucestershire BS34 6EZ	Date Reg:	6th January 2014
Proposal:	Demolition of existing side extension and rear conservatory. Erection of two storey side extension, single storey rear extension, single storey front extension and installation of front and rear dormer windows to form additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	361418 181317	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	27th February 2014



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PT13/4599/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a two storey side extension, single storey rear extension, single storey front extension and installation of dormers all to form additional living accommodation.
- 1.2 The application site consists of a semi-detached dormer bungalow situated on a radburn estate in Little Stoke.
- 1.3 During the course of the application the description of development has changed slightly to reflect the modification of both the front and rear dormer windows.

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
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 N1644 - Erection of single storey extension to rear of dwelling. Approved 14th August 1975

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
No Objection. Comment - Hours of work stated on the application should be enforced. Request for construction and hours of work plan prior to commencement as a condition.
- 4.2 Transportation DC
No objection

- 4.3 Community Spaces
Informatives recommended

Other Representations

4.4 Local Residents

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

- Loss of daylight from front extension into front sitting room.
- Front extension will make front of house unattractive making it difficult to sell in the future.
- Concern relating to the sloping dormer roof adjoining the flat roof on attached neighbour. Roofs are sound and have recently been replaced. Hope that no damage will occur.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a two storey side extension, single storey rear extension, single storey front extension and installation of dormers all to form additional living accommodation. Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits this type of development in principle subject to criteria relating to residential amenity, highway safety and design.

5.2 Residential Amenity

The application relates to a semi-detached dormer bungalow situated on a radburn estate in Little Stoke. The nearest neighbouring property to the proposed development is no.13 Brockley Close, which is the attached property situated to the south of the site. The areas to the north and east consist of open areas laid to grass. The rear of the site backs onto a detached garage at the far corner of the cul de sac hammerhead. The proposal is to erect a double storey side extension to the north elevation, a single storey rear extension on the west elevation, and a single storey front extension on the east elevation. The proposal also includes the installation of dormer windows on the front and rear elevations.

- 5.3 It is considered that the double storey side extension would have no impact on the amenity of neighbouring occupiers as it would be situated on the north elevation adjacent to the open space. In terms of the rear extension it is considered that the height and depth of the proposed single storey rear extension is such that it would not have an overbearing or oppressive impact on the adjoining occupiers. The rear extension would replace an existing rear conservatory which is similar in depth. The proposed front extension has a maximum depth of 0.7 metres to facilitate the front porch, and a depth of 0.57 metres to the front window. Although concern has been raised that the

proposed front extension would result in a loss of light to the attached neighbouring property Officers note that no.13 is situated directly to the south

of the host dwelling and as such none the proposals are likely to materially affect existing light levels. The proposal does not raise any concern in terms of mutual privacy and adequate private amenity space would remain to serve the host dwelling.

5.4 Design

The application site consists of a semi-detached dormer bungalow constructed in brick with hanging tiles and timber cladding. The dwelling has existing flat roof dormers to the front and rear elevations, an existing rear conservatory and a single storey flat roof side extension. The dwelling is characteristic of the prevailing local identity, situated on a radburn estate with a distinct open plan character. Vehicular access and parking is situated to the rear of the dwellings from the cul de sacs with the areas to the front left open and laid to grass.

5.5 The proposal includes a number of extensions to the original dwelling. In terms of the double storey side extension the proposal is to extend to the side of the dwelling by 3.5 metres. The extension would match the original in terms of height and depth. Ordinarily the Council would seek to preserve an element of subservience on proposed double storey side extensions to semi-detached dwellings to ensure that the pair of dwellings do not become unbalanced. In this case however Officers consider the design of the proposed extension to be acceptable and this is due to the appearance of the front dormer and porch. It is considered that a set back in the side extension would create an awkward junction between the dormers on the original and the proposed compromising the overall design of the building. The scale of the extension is considered appropriate and proportionate to the original dwelling and would not prejudice the open character of the estate. Officers raise some concern in relation to the design of the proposed dormer windows situated on the front and rear elevations, particularly when viewed from the side elevation. Dwellings in the locality are characterised by flat roof dormers set down in the roof. The introduction of sloping roof dormers would be out of odds with the prevailing character however on balance Officers do not consider that the dormers as proposed would detract from or cause any harm to local distinctiveness. This is with the provision that roof tiles match the existing dwelling and this will be subject to an appropriately worded condition.

5.6 The proposed rear extension is a simple lean-to extension extending the width of the original dwelling and the side extension. The rear extension would be partially visible from the open space to the side in the pedestrianised area of the radburn estate. It is considered that the overall design and scale of the rear extension is appropriate in the context of the site and the local area. The proposed front extension and porch is minimal in scale and of a simple design. The location, design and materials used would help to break up the dwelling following the addition of the side extension. It is considered that these elements are acceptable in terms of design. Comments have been received from a local resident that the front extension would make the building unattractive making it difficult to sell in the future. Although these comments are noted Officers consider that the proposed front extension would not appear out of place or incongruous in the context of the site or the locality. Matters relating to a future house sale are not a material consideration in the determination of this planning application.

5.7 Highway Safety

Access and parking to the dwelling is at the rear of the site accessed from the cul de sac. The proposal is to increase the number of bedrooms in the bedroom from three to four. In accordance with the Residential parking Standards SPD no additional parking spaces are required from an increase in bedrooms from three to four. There are therefore no objections on grounds of highway safety.

5.8 Other Matters

Concern has been raised in relation to potential damage to the dormers/roof on the attached neighbouring property. This is not a planning matter and as such does not hold any weight in the determination of the application. The applicant is referred to the Party Wall Act.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

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

Reason

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