



**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. 25/14**

**Date to Members: 20/06/14**

**Member's Deadline: 26/06/14 (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](mailto: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](mailto: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 – 20 JUNE 2014

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK14/1153/F	Approve with Conditions	Green Farm Business Park Folly Road Iron Acton South Gloucestershire BS37 9TZ	Frampton Cotterell	Iron Acton Parish Council
2	PK14/1154/LB	Approve with Conditions	Green Farm Business Park Folly Road Iron Acton South Gloucestershire BS37 9TZ	Frampton Cotterell	Iron Acton Parish Council
3	PK14/1723/F	Approve with Conditions	142 Abbots Road Hanham South Gloucestershire BS15 3NS	Longwell Green	Hanham Abbots Parish Council
4	PT14/0298/F	Approve with Conditions	98 Bush Avenue Little Stoke South Gloucestershire	Stoke Gifford	Stoke Gifford Parish Council
5	PT14/0308/F	Approve with Conditions	Meadow Lea Main Road Easter Compton South Gloucestershire BS35 5RE	Almondsbury	Almondsbury Parish Council
6	PT14/1040/F	Approve with Conditions	230 Ellan Hay Road Bradley Stoke South Gloucestershire BS32 0HF	Bradley Stoke South	Bradley Stoke Town Council
7	PT14/1456/F	Approve with Conditions	Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE	Stoke Gifford	Stoke Gifford Parish Council
8	PT14/1548/F	Approve with Conditions	6 Frampton End Road Frampton Cotterell South Gloucestershire BS36 2JZ	Frampton Cotterell	Frampton Cotterell Parish Council
9	PT14/1577/F	Approve with Conditions	Magnolia House High Street Winterbourne South Gloucestershire BS36 1JQ	Winterbourne	Winterbourne Parish Council
10	PT14/1741/F	Approve with Conditions	Rose Cottage Bagstone Road Rangeworthy Wotton Under Edge South Gloucestershire GL12 8BD	Ladden Brook	Rangeworthy Parish Council
11	PT14/1776/F	Approve with Conditions	Mount Cottage 35 Gloucester Road Rudge Way South Gloucestershire BS35 3SF	Thornbury South And	Alveston Parish Council
12	PT14/1822/CLP	Refusal	4 Thornhayes Close Frampton Cotterell South Gloucestershire BS36 2BG	Frampton Cotterell	Frampton Cotterell Parish Council
13	PT14/1920/R3F	Deemed Consent	Watermore Primary School Woodend Road Frampton Cotterell South Gloucestershire	Frampton Cotterell	Frampton Cotterell Parish Council

# ITEM 1

## CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014

<b>App No.:</b>	PK14/1153/F	<b>Applicant:</b>	Mr David Williams
<b>Site:</b>	Green Farm Business Park Folly Road Iron Acton South Gloucestershire BS37 9TZ	<b>Date Reg:</b>	15th April 2014
<b>Proposal:</b>	Erection of single storey side extension to form Biomass Pellett Store and flue (Part retrospective)	<b>Parish:</b>	Iron Acton Parish Council
<b>Map Ref:</b>	366299 184471	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	3rd 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.** **PK14/1153/F**

## **REASON FOR SUBMITTING TO THE CIRCULATED SCHEDULE**

The application has been submitted to the Council's Circulated Schedule procedure, following an objection contrary to the Officer's recommendation.

### **1. THE PROPOSAL**

- 1.1 The application seeks planning permission for the erection of a single storey side extension to form a Biomass pellet store, and also to install a flue. The application is part retrospective.
- 1.2 The application site is within Green Farm Business Park in Iron Acton and is attached to the northern end of a former cow shed adjoining Latteridge Green Farmhouse, a grade II listed building. The outbuilding has been converted to B1 use whilst the listed building remains a residential unit.
- 1.3 The application site is within the Green Belt. An associated listed building consent application, PK14/1154/LB, has been submitted alongside this application.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework (March 2012)  
Planning (Listed Building and Conservation Areas) Act 1990

#### 2.2 Development Plans

##### South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design  
CS3 Renewable and Low Carbon Energy Generation  
CS9 Managing the Environment and Heritage  
CS34 Rural Areas

##### South Gloucestershire Local Plan Adopted January 2006 Saved Policies

L13 Listed Buildings  
L11 Archaeology  
E6 Employment Development in the Countryside  
E7 Conversion and Reuse of Rural Buildings  
T8 Parking Standards

##### Supplementary Planning Guidance

Development in the Green Belt (Adopted) June 2007  
Design Checklist SPD (Adopted) 2007  
Renewables SPD (Draft) December 2013

### 3. RELEVANT PLANNING HISTORY

- 3.1 Relating to attached outbuilding  
PK12/3003/LB Approve with conditions 23/10/2012  
Internal and external works to outbuilding (former cow shed) including substantial reconstruction to facilitate conversion to Office (B1)
- 3.2 Relating to attached outbuilding  
PK12/3000/F Approve with conditions 24/10/2012  
Change of use of outbuilding (former cow shed) to office (Class B1) as defined in Town and Country Planning (Use Classes Order) 1987 (as amended)
- 3.3 Relating to attached outbuilding  
PK12/1338/CLE Approved 06/06/2012  
Application for Certificate of Lawfulness for existing works to an outbuilding (former cow shed).
- 3.4 Relating to adjacent barn  
PK02/3175/LB Approve with conditions 28/10/2003  
Conversion of redundant barn to offices (B1) with associated internal and external alterations.
- 3.5 Relating to adjacent barn  
PK02/2905/F Approve with conditions 28/10/2003  
Conversion of redundant barn to office (B1).
- 3.6 Relating to all outbuildings at Green Farm  
PK00/1130/F Approve with conditions 29/06/2001  
Conversion of farm buildings residential use as office accommodation (Class B1 as defined in the Town and Country Planning Use Classes Order 1987).
- 3.7 Relating to all outbuildings at Green Farm  
PK00/1122/LB Approve with conditions 29/06/2001  
Conversion of farm buildings residential use as office accommodation (Class B1 as defined in the Town and Country Planning Use Classes Order 1987).
- 3.8 Relating to Grade II listed farmhouse  
P99/1145/L Listed Building Consent 06/05/1999  
Repairs to roof and guttering. Repair/replace windows. Internal repairs and refurbishment (Retrospective)
- 3.9 Relating to adjacent barn  
P98/2343/L Listed Building Consent 20/10/1998  
Works necessary for conversion of barn to dwelling within the curtilage of a Listed Building (in accordance with amended plans received by the Council on 10 September 1998)

- 3.10 Relating to barn and outbuildings  
P98/1745 Approved 20/10/1998  
Conversion of barn to dwelling and demolition of outbuildings (in accordance with amended plans received by the Council on 16 September 1998)

#### **4. CONSULTATION RESPONSES**

- 4.1 Iron Acton Parish Council  
The Parish Council object on the grounds that the change to the listed building is not in keeping with the area. They consider that it already breaches existing planning permissions.

4.2 Other Consultees

Highway Drainage  
No comment.

Planning Enforcement  
No comment received.

Listed Building and Conservation Officer  
No objection subject to condition on the associated Listed Building Consent application.

Archaeology Officer  
Although within the historic settlement of Latteridge, this is a very modest extension and there are no archaeological objections to this application.

Strategic Environment and Climate Change Team  
No comment received.

Environmental Protection  
No objection in principle.

Highway Structures  
No comment.

Sustainable Transport  
No objection as the access and parking is to remain unaltered.

English Heritage  
No comment.

#### **Other Representations**

- 4.3 Local Residents  
None received.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

A retrospective application for the extension, flue pipe and door hereby considered is acceptable in principle, subject to the protection of the character and setting of the listed building, and the openness of the Green Belt. CS3 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 permits proposals for the generation of energy from renewable or low carbon sources provided they would not cause significant demonstrable harm to residential amenity, individually or cumulatively. Development is also required to meet the design objectives of policy CS1, which ensures that proposals are informed by, respect and enhance the character and distinctiveness of the locality. Additionally, as the application site is adjacent to a listed building the proposal stands to be assessed against saved policy L13 of the South Gloucestershire Local Plan (Adopted) which seeks to preserve the special architectural or historic interest of the building.

### 5.2 Green Belt

The NPPF allows for limited extensions within the Green Belt providing that they do not result in disproportionate additions over and above the size of the original building (the volume of the building at construction or its volumes on July 1<sup>st</sup> 1948). The South Gloucestershire 'Development within the Green Belt SPD' states that an addition resulting in a volume increase of between 30%-50% will be subject to careful consideration and assessment. Any proposed development over and above 50% or more of the original building would be considered in excess of any reasonable definition of 'limited extension'. Whilst the SPD's guidance is for dwellings only, it is considered to be of relevance here. Whether an addition is considered disproportionate or not, depends on the individual circumstances and what type of addition is proposed.

5.3 The part of the proposal which will increase volume is the lean-to side extension. It is rather small compared to the lengthy outbuilding it is attached to and is not considered to be disproportionate. The openness of the Green Belt is not significantly affected, as the proposal is surrounded by other converted farm buildings and is not considered to stand out when viewing the site from its surroundings. This is aided by the choice of flue, which has a matt black finish to remain as subservient as possible. Therefore, the proposal is acceptable in Green Belt terms.

### 5.4 Design/ Impact on Listed Building

This application seeks permission to regularise the reconstruction and extension of a single storey lean-to attached to the northern end of a converted cow shed adjoining the listed Latteridge Green Farmhouse, a grade II listed building. The structure as built has been inspected by the Council's Listed Building and Conservation Officer and it is considered acceptable in terms of its scale, design, location and finish. It sits close to the rear of the listed building but is subordinate in character and appearance and does not detract from the significance of the building. The draft SPD on Renewables notes the importance of this subservience and that the boiler is well integrated with the built form of the host building, which it is considered to be. The proposed door



in the existing opening in the stone wall shall be painted to match the adjacent joinery and a condition on the decision notice of the associated listed building consent application will require that it is installed within two months. A flue has been introduced into the roof of the barn which sits above the ridge but its matt black finish makes it relatively unobtrusive when viewed from the north-east. It is therefore considered that, subject to a condition, the application meets policy L13 of the Local Plan (Adopted) January 2006 and policy CS1 of the Core Strategy (Adopted) December 2013.

#### 5.5 Residential Amenity

Policy CS3 of the Core Strategy (Adopted) December 2013 is supportive of proposals which enable the generation of energy from renewable or low carbon sources, such as Biomass boilers, provided that the installation would not cause significant, demonstrable harm to residential amenity. Latteridge Farmhouse is a residential dwelling, and the amenities of present and future occupiers should be protected. The structure is a single storey, lean-to extension which slopes up and away from the rear of the farmhouse, and there are no windows proposed on the facing elevation. Accordingly, there are no concerns regarding overlooking or loss of light, and the residential amenity is protected.

#### 5.6 Environmental Impact

Policy CS34 and CS3 of the Core Strategy are both in support of renewable energy proposals, and this proposal would allow the office located in the converted cow shed to continue to use the biomass boiler and pellet store which is being applied for retrospectively. It is important to support rural employment sites, as long as there are not detrimental impacts on the environment.

The information supplied for the biomass boiler has been reviewed by the Council's Environmental Protection team. The boiler stack should be of a sufficient height in relation to adjacent buildings to aid adequate dispersion of the boiler emissions. In this case, the stack height is lower than that of the adjacent property; Latteridge House. As such, the occupants of this property could possibly experience occasional smoke and odour nuisance from the boiler operation. However, in terms of the overall impact on local air quality, when the relatively small size of the boiler (80 kW), rural location and the general good air quality in the area are taken into consideration, there are unlikely to be any significant air quality impacts arising from the boiler operation. Consequently, there is no basis to object to the development in terms of air quality, and the proposal is acceptable in terms of policy CS9 of the Core Strategy, and E6 of the Local Plan.

## 6. CONCLUSION

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

6.2 The 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 conditions on the decision notice.

**Contact Officer: Trudy Gallagher**  
**Tel. No. 01454 862217**

### **CONDITIONS**

1. The door and frame hereby proposed in the existing opening of the stone wall shall be installed within 2 months of this decision notice and painted to match the adjacent joinery, and permanently maintained thereafter.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

## CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014

<b>App No.:</b>	PK14/1154/LB	<b>Applicant:</b>	Mr David Williams
<b>Site:</b>	Green Farm Business Park Folly Road Iron Acton South Gloucestershire BS37 9TZ	<b>Date Reg:</b>	15th April 2014
<b>Proposal:</b>	Erection of single storey side extension to form Biomass Pellett Store and instal flue (Part retrospective)	<b>Parish:</b>	Iron Acton Parish Council
<b>Map Ref:</b>	366299 184471	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	3rd 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.** **PK14/1154/LB**

## **REASON FOR SUBMITTING TO THE CIRCULATED SCHEDULE**

The application for listed building consent has been submitted to the Council's Circulated Schedule procedure, following an objection contrary to the Officer's recommendation.

### **1. THE PROPOSAL**

- 1.1 The application seeks listed building consent for the erection of a single storey side extension to form a Biomass pellet store, and also to install a flue. The application is part retrospective.
- 1.2 The application site is within Green Farm Business Park in Iron Acton and is attached to the northern end of a barn adjoining Latteridge Green Farmhouse, a grade II listed building.
- 1.3 The application site is within the Green Belt. An associated full planning application, PK14/1153/F, has been submitted alongside this application.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework (March 2012)  
Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

L13 Listed Buildings

### **3. RELEVANT PLANNING HISTORY**

- 3.1 Relating to attached outbuilding  
PK12/3003/LB Approve with conditions 23/10/2012  
Internal and external works to outbuilding (former cow shed) including substantial reconstruction to facilitate conversion to Office (B1)
- 3.2 Relating to attached outbuilding  
PK12/3000/F Approve with conditions 24/10/2012  
Change of use of outbuilding (former cow shed) to office (Class B1) as defined in Town and Country Planning (Use Classes Order) 1987 (as amended)
- 3.3 Relating to attached outbuilding  
PK12/1338/CLE Approved 06/06/2012  
Application for Certificate of Lawfulness for existing works to an outbuilding (former cow shed).

- 3.4 Relating to adjacent barn  
PK02/3175/LB Approve with conditions 28/10/2003  
Conversion of redundant barn to offices (B1) with associated internal and external alterations.
- 3.5 Relating to adjacent barn  
PK02/2905/F Approve with conditions 28/10/2003  
Conversion of redundant barn to office (B1).
- 3.6 Relating to all outbuildings at Green Farm  
PK00/1130/F Approve with conditions 29/06/2001  
Conversion of farm buildings residential use as office accommodation (Class B1 as defined in the Town and Country Planning Use Classes Order 1987).
- 3.7 Relating to all outbuildings at Green Farm  
PK00/1122/LB Approve with conditions 29/06/2001  
Conversion of farm buildings residential use as office accommodation (Class B1 as defined in the Town and Country Planning Use Classes Order 1987).
- 3.8 Relating to Grade II listed farmhouse  
P99/1145/L Listed Building Consent 06/05/1999  
Repairs to roof and guttering. Repair/replace windows. Internal repairs and refurbishment (Retrospective)
- 3.9 Relating to adjacent barn  
P98/2343/L Listed Building Consent 20/10/1998  
Works necessary for conversion of barn to dwelling within the curtilage of a Listed Building (in accordance with amended plans received by the Council on 10 September 1998)
- 3.10 Relating to barn and outbuildings  
P98/1745 Approved 20/10/1998  
Conversion of barn to dwelling and demolition of outbuildings (in accordance with amended plans received by the Council on 16 September 1998)

#### 4. **CONSULTATION RESPONSES**

- 4.1 Iron Acton Parish Council  
Objection – The change to the listed building is not in keeping, it breaches existing planning and is not located within Green Farm Business Park.
- 4.2 Other Consultees  
Archaeology Officer  
No objection – although within the historic settlement of Latteridge, the proposal is modest and there are no archaeological objections to this application.

Strategic Environment and Climate Change Team

No comment received.

Environmental Protection

No objection.

Listed Building and Conservation Officer

No objection subject to condition.

Planning Enforcement

No comment received.

Council for British Archaeology

No comment received.

Georgian Group

No comment received.

Twentieth Century Society

No comment received.

Society for the Protection of Ancient Buildings

No comment received.

Victorian Society

No comment received.

Ancient Monuments Society

No comment received.

English Heritage

No comment.

**Other Representations**

4.3 Local Residents

None received.

**5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the property.

5.2 Assessment of Impact on Heritage Asset

Latteridge Farmhouse is a grade II listed building dating back to the 16<sup>th</sup> Century and this application site falls within it's curtilage. To the south of the farmhouse is a barn and three outbuildings which have been converted for office (B1) use, forming Green Farm Business Park.

- 5.3 This application seeks consent for the reconstruction and extension of a single storey lean-to attached to the northern end of a barn adjoining the listed Latteridge Green Farmhouse. The structure as built has been inspected by the Council's Listed Building and Conservation Officer and it is considered acceptable in terms of its scale, design, location and finish. It sits close to the rear of the listed building but is subordinate in character and appearance and does not detract from the significance of the building. The proposed door in the existing opening in the stone wall shall be painted to match the adjacent joinery and a condition on the decision notice will require that it is installed within two months. A flue has been introduced into the roof of the barn which sits above the ridge but its matt black finish makes it relatively unobtrusive when viewed from the north-east. The proposal therefore meets the requirements in policy CS9 and saved policy L13 of the Core Strategy and Local Plan respectively.

## **6. RECOMMENDATION**

- 6.1 It is recommended to **GRANT** consent subject to the conditions listed on the decision notice.

**Contact Officer: Trudy Gallagher**  
**Tel. No. 01454 862217**

## **CONDITIONS**

1. The door and frame hereby proposed in the existing opening of the stone wall shall be installed within 2 months of this decision notice, painted to match the adjacent joinery, and permanently maintained thereafter.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

## CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014

<b>App No.:</b>	PK14/1723/F	<b>Applicant:</b>	Mr & Mrs C And J White
<b>Site:</b>	142 Abbots Road Hanham South Gloucestershire BS15 3NS	<b>Date Reg:</b>	14th May 2014
<b>Proposal:</b>	Single storey rear extension	<b>Parish:</b>	Hanham Abbots Parish Council
<b>Map Ref:</b>	364690 170461	<b>Ward:</b>	Longwell Green
<b>Application Category:</b>	Householder	<b>Target Date:</b>	27th 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.** **PK14/1723/F**



## **REASON FOR SUBMITTING TO THE CIRCULATED SCHEDULE**

The application has been put on the Council's Circulated Schedule process following a comment from a neighbour which is contrary to the Officer's recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for a single storey rear extension at a property on Abbots Road in Hanham, to provide additional living accommodation.
- 1.2 The property is locally listed, within Hanham Abbots Conservation Area, and is also 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)

- H4 Development within Existing Residential Curtilages
- L1 Landscape
- L9 Species Protection
- L11 Archaeology

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS34 Rural Areas

- 2.3 Supplementary Planning Guidance  
Residential Parking Standards SPD (Adopted) 2013  
Development in the Green Belt SPD (Adopted) 2007  
Design Checklist SPD (Adopted) 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 K2393 Approval 16/08/1978  
*Erection of replacement porch*

### **4. CONSULTATION RESPONSES**

- 4.1 Hanham Abbots Parish Council  
No objection.
- 4.2 Other Consultees  
Hanham District Green Belt Conservation Society  
No comment received.

Listed Building and Conservation

No objection.

Highway Drainage

No comment.

Archaeology

No objection.

**Other Representations**

4.3 Local Residents

One letter was received objecting to the proposal. The main concerns were as follows:

- The neighbour was unsure whether the large proposed velux window would be opening or non opening. If it is opening, the concern is that the increased noise levels associated with having a kitchen would have a detrimental impact on what is currently a very quiet area of garden. [This will be considered in the residential amenity section of the analysis below].
- The neighbour was unsure if the ridge height of the single storey part of the property would increase and objects to it if it is to increase. [The ridge is to remain the same height and therefore this part of the objection is not relevant].
- The neighbour disputes the statement that a tall boundary wall exists between 142 and 140 Abbots Road. Instead there is a very low stone wall with trellis topped fence panels above. There is a large Pyracantha shrub, several climbers and a holly tree (within the boundary of no. 140) which provide some privacy. [This was noted to be correct on the site visit. The neighbour is seeking reassurance that the foundation and building works can be carried out without the removal of any of the wall, fence and planting and will not damage the wall, fence or roots etc. An informative will be issued on the decision notice reminding the applicant that they need permission to encroach onto neighbouring land during the works].
- The neighbour believes that 140/142 were not a single house but that 138/140/142 were once divided into four cottages. The neighbour is in agreement that the two storey rear extensions which appear modern on both 140 and 142 Abbots Road are likely to be original.

**5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

existing landscape/nature/heritage features; and contributes to relevant strategic objectives. Saved Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation.

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

## 5.2 Impact on the Green Belt

The NPPF allows for limited extensions to dwellings within the greenbelt providing that they do not result in disproportionate additions over and above the size of the original building (the volume of the dwelling at construction or its volumes on July 1<sup>st</sup> 1948).

- 5.3 The South Gloucestershire 'Development within the Green Belt SPD' states that an addition resulting in a volume increase of between 30%- 50% will be subject to careful consideration and assessment. Any proposed development over and above 50% or more of the original dwelling would be considered in excess of any reasonable definition of 'limited extension'. Whether an addition is considered disproportionate or not, depends on the individual circumstances and what type of addition is proposed. The proposal would mean that there had been a cumulative volume increase of 49.06% which is very close to the limit, however the extension is nestled behind the existing single storey rear extension and would not affect the openness of the Green Belt. It is therefore considered acceptable in Green Belt terms.

## 5.4 Design and Conservation

The building is locally listed and forms the end of a terrace of four houses which are within Hanham Abbots conservation area. The terrace is set a good distance back from the main road with deep front gardens, forming an attractive frontage. Unfortunately, the rear elevation of the building is less well preserved, with some unfortunate alterations having been made to the building in the past, particularly the flat roof of the rear extension. Extending from this are two single storey rear lean-to additions to either side of a central parapet wall. The existing materials consist of stone and render walls, clay tile roofing and white UPVC windows and doors, with the exception of the front door which is wooden.

- 5.5 The extension proposed is a very modest addition to the left hand of these two lean-to's which will equalise the pitches of the two lean-to's and in effect make a single wide gable. The alteration is very modest and as there is precedent for this pitch, the Council's Listed Building and Conservation Officer does not have any objections. The significance of the locally listed building is considered to lie predominantly in its frontage and the group value with the rest of the terrace, which will not be affected. The application form details that all materials are to match the existing and it is considered that the proposal is in accordance with policies CS1 and CS9 of the Core Strategy.

## 5.6 Residential Amenity

Residential amenity should not be harmed as a result of development. Amenity should be considered in terms of the application site and all nearby occupiers. One letter of objection was received with regards to increased noise level as a result of a large velux window being proposed to serve a kitchen, however this sort of noise level from open windows is typical of areas with terraced and semi detached properties, and it is not considered to be detrimental to the residential amenity of present and future neighbouring occupiers.

5.7 The modest and single storey nature of the proposal and the fence and planting boundary of approximately 2 metres between the application site and 140 Abbots Road means that there are no concerns regarding loss of light, or overlooking as only a rear facing window and a velux is proposed. Amenity space for future occupiers of the applicant's property is safeguarded as the property has a lengthy garden, and the footprint of the proposal is modest and nestled in a corner behind an existing single storey extension. It is therefore concluded that the proposal is acceptable in residential amenity terms and in accordance with policy H4 of the Local Plan (Adopted) 2006.

5.8 Transport and Parking

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

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

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

**Contact Officer: Trudy Gallagher**  
**Tel. No.**

## CONDITIONS

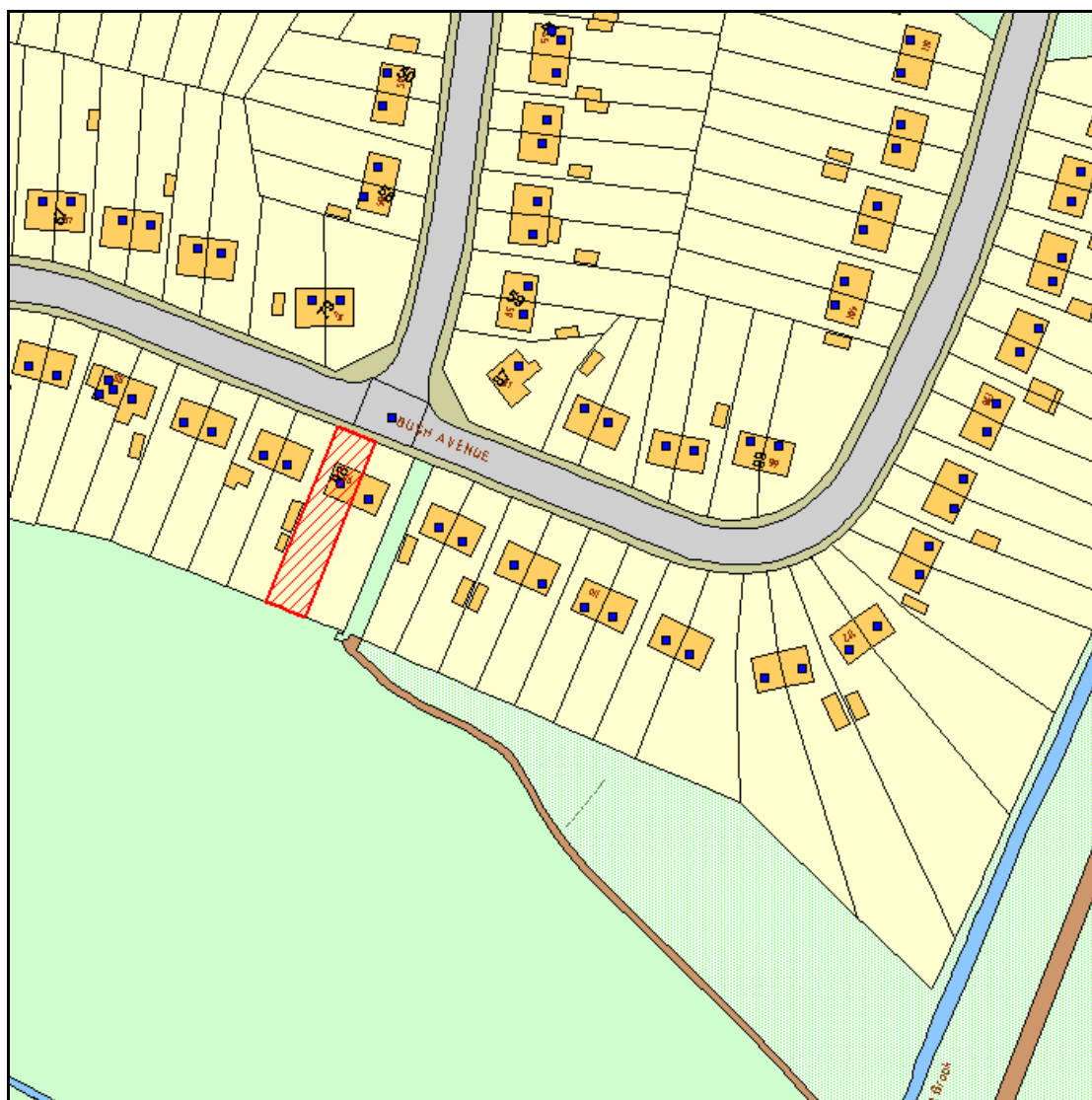
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

## CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014

<b>App No.:</b>	PT14/0298/F	<b>Applicant:</b>	Ms Julianne Bridgman
<b>Site:</b>	98 Bush Avenue Little Stoke Bristol South Gloucestershire BS34 8ND	<b>Date Reg:</b>	6th February 2014
<b>Proposal:</b>	Erection of first floor extension over garage and garage conversion to form self-contained annexe ancillary to main residence.	<b>Parish:</b>	Stoke Gifford Parish Council
<b>Map Ref:</b>	361610 180401	<b>Ward:</b>	Stoke Gifford
<b>Application Category:</b>	Householder	<b>Target Date:</b>	31st March 2014



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PT14/0298/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

The application is circulated as a result of the concerns of a neighbour.

### **1. THE PROPOSAL**

- 1.1 This application seeks consent to erect a two storey side and rear extension at this semi-detached house in Little.Stoke. The proposal would create an annex to the house providing one bedroom.

### **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 (Adopted) January 2006 (saved policies)

H4 Development within Existing Residential Curtilages, including extensions and new dwellings

T12 Transportation development control policy for new development

South Gloucestershire Local Plan Core Strategy adopted December 2013.

CS1 High Quality Design

CS5 Location of Development

CS9 Managing the Environment and Heritage.

#### 2.3 Supplementary Planning Guidance

Residential parking standards adopted December 2013

### **3. RELEVANT PLANNING HISTORY**

- 3.1 None

### **4. CONSULTATION RESPONSES**

#### 4.1 Stoke Gifford Town Council

No Objection - Annexe should remain ancillary to main property in perpetuity.  
Working hours to be included in conditions.

#### 4.2 Highway Drainage

No comment

#### 4.3 Highways Team

The applicant seeks to erect a first floor extension over garage and convert the garage to form a self contained annexe ancillary to main residence. The addition of the fourth bedroom creates the need for a minimum of 2 off street parking spaces. As the garage would no longer be a parking space, a minimum of two spaces would need to be provided to the front of the property. There is adequate room to provide these spaces but the applicant should note that in order to drop the kerb outside the property they will need to get in contact with

our Streetcare Department. Subject to the annexe remaining part of number 98 Bush Avenue, there are no transportation objections.

## **Other Representations**

### 4.3 Local Residents

One anonymous comment concerning parking problems alleged to stem from the alleged renting of rooms at the three bedroom house. Concern about extra parking for the vehicles associated with the extension to the property and the impact on other road users.

## **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. There is therefore a presumption in favour of development subject to further consideration in relation to the policies of the development plan.

In assessing applications for development within the curtilages of dwellings, planning policy H4 of the adopted Local Plan and CS1 of the Core Strategy are particularly relevant. Policy H4 specifically relates to residential development, including extensions, and considers issues such as design, residential amenity and highway safety. CS1 seeks that the 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.

### 5.2 Design

This is a semi detached house in a long street of similar houses. The property already has a two storey rear extension. This proposal extends the property sideways toward the party boundary creating a subordinate roof form at the front and a pair of small gables at the back. Other properties in the road have done similar extensions with a different rear configuration. The elevational treatment is considered acceptably in keeping with the hipped roof surroundings in this part of Little Stoke with render and tiles being proposed. A condition to ensure a match to the main house is necessary by condition in this regard. There is sufficient residential amenity space retained for the resulting house. Despite the annex being linked internally between utility and living area it has it's own separate front door. A condition is considered necessary to ensure that it remains ancillary to the house and is not let or sold separately to the house and this would require further consideration.

### 5.3 Residential amenity

The proposed extension is close to the non-adjointed neighbouring house where a garage and side obscure glazed window exists. A utility appeared to be at the rear of the neighbours garage and as such the proposal would not affect the residential amenity of that neighbour. Other neighbours would not



be affected by the proposal. Overall therefore the proposal is not considered to materially harm the residential amenity of the neighbouring occupiers.

Given the close proximity of the neighbour a working hours condition is however necessary.

#### 5.4 Transportation

There is no increase in the requirement for parking when providing a fourth bedroom within the Residential Parking standards Document. The frontage is already open and three parking spaces are shown to be provided. As such the parking for the proposal is acceptable.

#### 5.5 Flood risk

The site is in flood zone two where the land has between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. National Planning Practice Guidance states that development is appropriate in this situation and the applicant has provided confirmation that the extension would be protected against localised flooding by building at the current floor level and by incorporating flood resilience measures.

#### 5.6 Other matters

A neighbour has raised matters of illegal parking which is alleged to stem from the site. This is a matter for the police to enforce and as sufficient parking has been provided for the resultant site there is no reason to withhold planning permission. Further whilst there is also concern that additional vehicles will be at the site during site works, potentially causing safety issues, this is again for the police to enforce if the construction vehicles are not parked in accordance with the Highway Code and not a reason to withhold planning permission.

### 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 and the Core Strategy set out above, and to all the relevant material considerations set out in the report.

### 7. RECOMMENDATION

7.1 That permission is **GRANTED** subject to the conditions on the decision notice.

#### Informatives

Plans

I011 - Land not within ownership

I012 - Land ownership - consent required

I058 - Drop Kerbs

**Contact Officer: Karen Hayes**  
**Tel. No. 01454 863472**

## **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 H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and policy CS1 of the South Gloucestershire Local Plan:Core Strategy (Adopted) December 2013.

3. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 Monday to Friday, 08.00 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 protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

4. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 98 Bush Avenue, Little Stoke.

Reason

A separate dwelling would require further consideration and to accord with Policies H4, T7, and T12 of the South Gloucestershire Local Plan (Adopted) January 2006, CS1 and CS5 of the South Gloucestershire Core Strategy adopted December 2013 and the Residential Parking Standards SPD Adopted December 2013.



**CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014**

<b>App No.:</b>	PT14/0308/F	<b>Applicant:</b>	Mr J Gorin
<b>Site:</b>	Meadow Lea Main Road Easter Compton Bristol South Gloucestershire BS35 5RE	<b>Date Reg:</b>	7th February 2014
<b>Proposal:</b>	Erection of first floor rear extension to form additional living accommodation.	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	357206 182503	<b>Ward:</b>	Almondsbury
<b>Application Category:</b>	Householder	<b>Target Date:</b>	1st April 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.** **PT14/0308/F**

## **REASONS FOR REPORTING ON THE CIRCULATED SCHEDULE**

This application appears on the Circulated Schedule as a result of consultation responses received, contrary to officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application seeks consent for the erection of a first floor rear extension to provide additional living accommodation.
- 1.2 The property is a semi detached rendered dwelling, located within the residential boundary of Easter Compton. Easter Compton is 'washed over' by the Green Belt.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework March 2012  
Planning Practice Guidance

#### 2.2 Development Plans

##### South Gloucestershire Local Plan (Adopted) January 2006

H4 – Development within 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

CS5 Location of Development

CS34 Rural Areas

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD August 2007

South Gloucestershire Development in the Green Belt SPD 2007

South Gloucestershire Residential Parking Standards (Approved December 2013).

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P86/1777 – Erection of single storey rear extension to form kitchen. Approved 2<sup>nd</sup> July 1986.
- 3.2 PT04/0698/F – Construction of pitched roof over existing flat roof on two storey extension. Approved 25<sup>th</sup> March 2004.

#### **4. CONSULTATION RESPONSES**

4.1 Almondsbury Parish Council  
No objection

4.2 Sustainable Transportation  
No objection

4.3 Highways Drainage  
No comments

#### **Other Representations**

4.4 Local Residents  
Objections have been received from 2 adjacent properties. These are summarised below: (full comments can be viewed on the Council's website)

- The height of the proposed extension would have a serious impact upon light to adjacent property
- The height and distance of the extension into the rear of the property is excessive and not in keeping with surrounding properties
- The plans give an incorrect false impression of the spaciousness of the surrounding properties and the property itself
- The extent and proximity of adjacent garage is not shown correctly
- The description omits ground floor changes
- The South Gloucestershire Council map does not show the correct boundaries or the existing elements of each building which are either one storey or two storey, not giving the correct impression of the likely effect
- Extension would set a precedent to extend further at a higher level – previous extensions have had to be amended to reflect this
- The impact upon Laurel Cottage has not been taken into account
- The proposed extension would greatly reduce the light and overshadow Laurel Cottage
- The private amenity space is already overshadowed by existing buildings and this would make it worse
- The design is inappropriate in context with the site and surroundings
- It would not be possible to render the ground floor of the proposals as adjacent garages and sheds would prevent access
- There is no access to the rear of Meadow Lea apart from through the property
- Problems of vehicle logistics and parking of works vehicles
- No details have been provided on the existing boundary wall with the Laurels

#### **5. PRINCIPLE OF DEVELOPMENT**

5.1 Policy H4 of the SGLP indicates that extensions to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the

design of the proposal is sufficiently in keeping with the site and surroundings.

## 5.2 Green Belt

The site is located in the designated Green Belt. The fundamental aim of the Green Belt is to prevent the uncontrolled spread of urban areas into the countryside and maintaining the openness of the Green Belt. Green Belt policy seeks to protect the openness of the Green Belt. Residential extensions are considered appropriate forms of development in the Green Belt unless they are considered disproportionate and impact upon the openness of the Green Belt. The planning history of the site does illustrate previous extensions on the dwelling, which when combined with the current proposals would equate to a substantial extension of the original dwelling. The NPPF, NPG and South Gloucestershire Green Belt SPD also indicates that limited infilling within the boundaries of settlements 'washed' over by the Green Belt can be acceptable forms of development. The site is part of an established residential area within the settlement boundary of Easter Compton, which is washed over by the Green Belt. The application site is within an established line of buildings of various designs and sizes within the washed over settlement of Easter Compton. There are many extensions of various forms and sizes within the immediate vicinity. Further to this the proposals would be within the confines of the existing developed footprint of the site as they refer to first floor only. In this respect it is considered that the extension can be incorporated within the main dwelling without being disproportionate and would not result in any impact upon the openness of the wider Green Belt. In this instance and at this location therefore the proposals are considered to be of an acceptable scale in relation to the existing dwelling and taking into account the built up nature of this area of washed over Green Belt and as such are not disproportionate and do not impact upon the openness of the Green Belt.

## 5.3 Residential Amenity.

The site has been subject to a site visit to view the proposals in context with the site and surroundings and assess the plans in relation to the site. The proposals would constitute an extension above the existing footprint of the dwelling at first floor level to a length of 5.1 metres. It would be set off the attached boundary by approximately 2 metres, and a single storey element would remain in this gap, with a lean-to roof as opposed to the existing gable end. It is not considered in this instance on this elevation, that taking into account the size, design and location of the proposal it could be construed as having an amenity impact such as to warrant and sustain refusal of the planning application. To the other side the property is detached with an outbuilding immediately adjacent in the neighbouring curtilage. The building line of the side wall will follow that of the existing dwelling. The addition of a first floor extension would clearly add a further element of side wall to this detached elevation, however the extent of the addition in its own right is not so big to be considered unacceptable. Given the north-east orientation of the rear facing windows at this location and the size scale and location of the proposed extension, it is not considered that the proposals would have a significant impact in terms of affecting light. Side windows are not proposed and can be restricted by condition to ensure that there are no issues of intervisibility. Again, it is not considered in this instance that taking into account the size, design and

location of the proposal it could be construed as having an amenity impact such as to warrant and sustain refusal of the planning application. It is not considered that any approval would set a precedent as each individual application would need to be judged on its individual merits given the context of the site and its location and the nature of the proposals.

5.4 The issue of parking and access of building vehicles are not considered to be a material issue in this instance given the scale of the proposal, the temporary nature of any building works and any existing parking restrictions that would apply. Any issues of requiring access as part of the building process or subsequent maintenance onto land not within the applicants control would be primarily civil legal matters between owners. In terms of any issues regarding boundary walling, this would be covered by the Party Wall Act.

5.5 Design

The property is part of a linear development along the main road in an area consisting of various types, styles sizes and design, including many previous extensions of various forms. The rear extension is considered acceptable in design terms and is adequately in keeping with the site and surrounding area where a number of styles of extension and rear elevations exist. Materials used would match those of the existing dwelling.

5.6 Sustainable Transportation

There are no transportation objections to the proposals.

## 6. CONCLUSION

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

6.2 It is considered that the proposals are satisfactory in terms of Green Belt, design and local amenity and as such are in accordance with Policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and CS1, CS5 and CS34 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 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 granted subject to the conditions recommended.

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

Reason

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

3. The tiles 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 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 08.00 to 18.00 on Mondays to Fridays, 08.00 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 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.

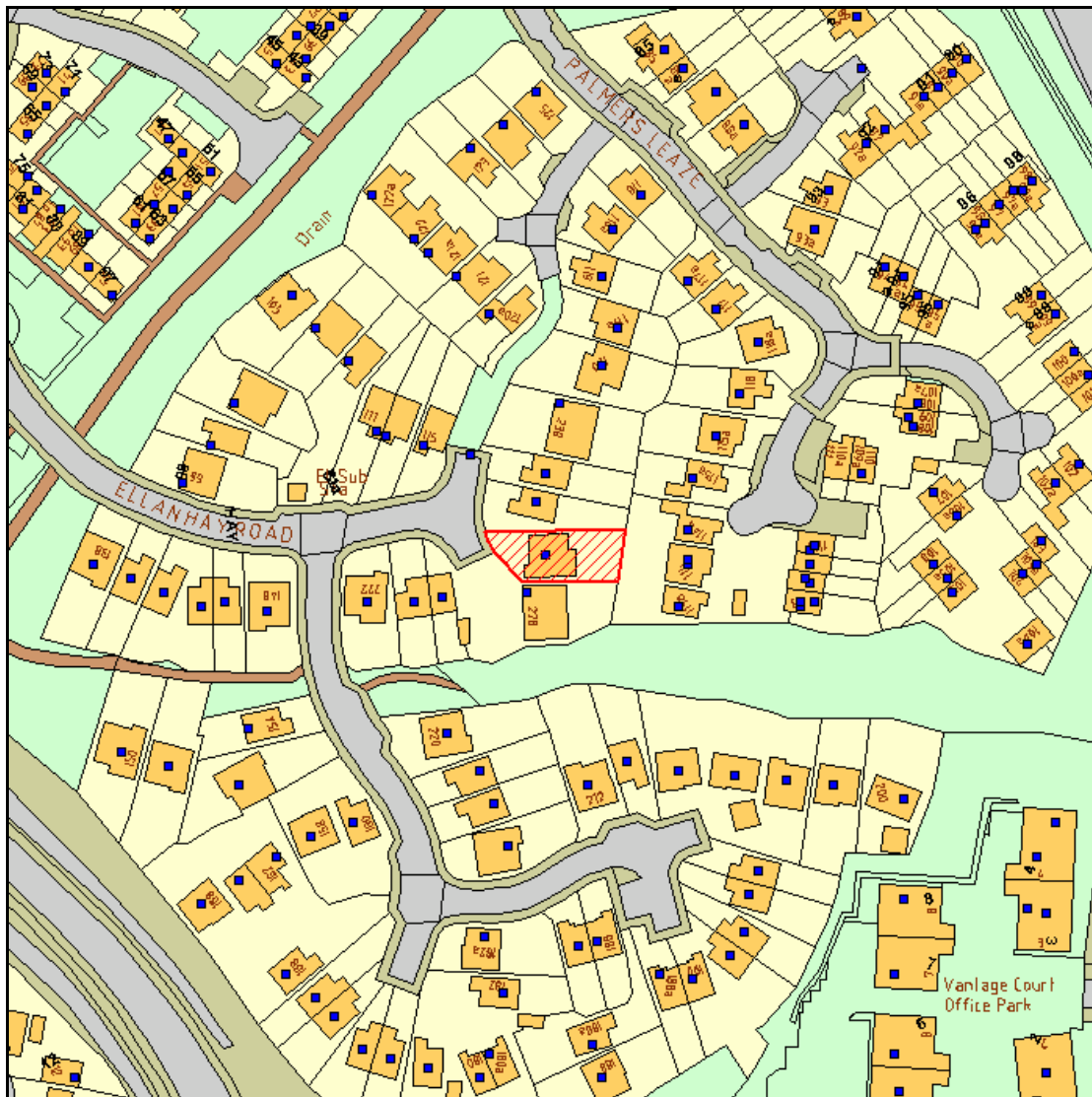
5. No windows shall be inserted at any time in the south east elevation of the property.

Reason

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

**CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014**

<b>App No.:</b>	PT14/1040/F	<b>Applicant:</b>	Mr B Chauhan
<b>Site:</b>	230 Ellan Hay Road Bradley Stoke Bristol South Gloucestershire BS32 0HF	<b>Date Reg:</b>	25th March 2014
<b>Proposal:</b>	Erection of two storey rear extension to provide additional living accommodation.	<b>Parish:</b>	Bradley Stoke Town Council
<b>Map Ref:</b>	363316 180804	<b>Ward:</b>	Bradley Stoke South
<b>Application Category:</b>	Householder	<b>Target Date:</b>	15th May 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.** **PT14/1040/F**

## **REASON FOR REPORTING TO THE CIRCULATED SCHEDULE**

This application appears on the Circulated Schedule because an objection has been received from a neighbouring occupier contrary to the officers recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the erection of a two-storey rear extension to form additional living accommodation.
- 1.2 The application site comprises a two-storey detached property situated on the southern side of the cul-de-sac Ellan Hay Road within the established residential area of Bradley Stoke.

### **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  
H4 Residential Extensions within Existing Residential Curtilages  
  
South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance  
The South Gloucestershire Design Checklist (adopted)  
The South Gloucestershire Residential Parking Standards SPD (adopted)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 No relevant planning history.

### **4. CONSULTATION RESPONSES**

- 4.1 Bradley Stoke Town Council  
No objection
- 4.2 Drainage Officer  
No comment

#### **Other Representations**

- 4.3 Local Residents  
One letter of objection has been received from a neighbouring occupier. The following is a summary of the reasons given for objecting:

Overbearing Impacts;  
Possible loss of daylight.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Planning Policy H4 of the South Gloucestershire Local Plan (adopted) January 2006 allows for the principle of the development. The main issues to consider are the appearance/form, residential amenity impacts, transportation effects.

### 5.2 Appearance/Form

The proposed extension is two-storey in scale and projects approximately 1.9 metres from the rear elevation of the dwelling, level with an existing ground floor projection. It is encompassed by a pitched roof, which is set down from the main roof of the dwelling. The ridge height of the extension has been lowered, and the end 'hipped', to reduce the effect on neighbouring occupiers, which has resulted in the roof having shallower proportions. The applicant has specified the materials brick for the walls, concrete pan tiles for the roof and white uPVC doors and windows.

5.3 The proposal is considered to be acceptably in-keeping with the character of the host dwelling and surrounding properties.

### 5.4 Residential Amenity

The extension proposed is on the northern side of the rear elevation; therefore, the main consideration is the effect on no. 232 to the north. The objection of the neighbouring occupiers in terms of loss of natural light and outlook is noted. The neighbouring property is located forward of the host dwelling such that the rear elevation of the host dwelling overhangs the rear elevation of the neighbouring property by approximately 3.5 metres. The proposed extension is approximately 1.4 metres in depth and therefore, the proposal will result in a two-storey high wall extending past the rear elevation of the neighbouring property by approximately 4.9 metres. The neighbouring property is located at an oblique angle such that the rear elevation faces towards the application site, which will increase the impacts of the proposal.

5.5 Whilst the proposal will affect the residential amenity of neighbouring occupiers in terms of natural light and outlook, weight is given the fact that occupiers of the neighbouring property are already impacted by the existing property. Given that the proposal will increase the length of the flank wall of the dwelling by just 1.4 metres (approx.), on balance, it is not considered that there will be a significantly adversely greater effect on the residential amenity of neighbouring occupiers than the existing situation. The neighbouring property benefits from a rear extension, which although single storey, will provide some mitigation against the impact of the proposal.

5.6 In addition, the agent has acceded to the Officer's request to reduce the ridge height of the extension and to hip the end in order to reduce the scale and mass of the roof. It is considered that these amendments will help reduce the effect of the proposal on neighbouring occupiers in terms of loss of natural light and outlook.

- 5.7 No windows are proposed in the side elevation of the proposed extension; therefore, it is not considered that there will be a significant adverse effect on the privacy of neighbouring occupiers.
- 5.8 All other neighbouring properties are located at a sufficient distance to the site to ensure occupiers are not significantly adversely affected. An adequate amount of private amenity space will remain to serve the host dwelling.
- 5.9 Transportation  
The proposal will not increase the number of bedrooms in the property. Therefore, the existing parking provision is sufficient to serve the proposal.
- 5.10 Further Matters  
It is noted that the elevation plans are labelled incorrectly. However, this has not affected the assessment of the application.

## **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: Jonathan Ryan**  
**Tel. No. 01454 863538**

## **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).

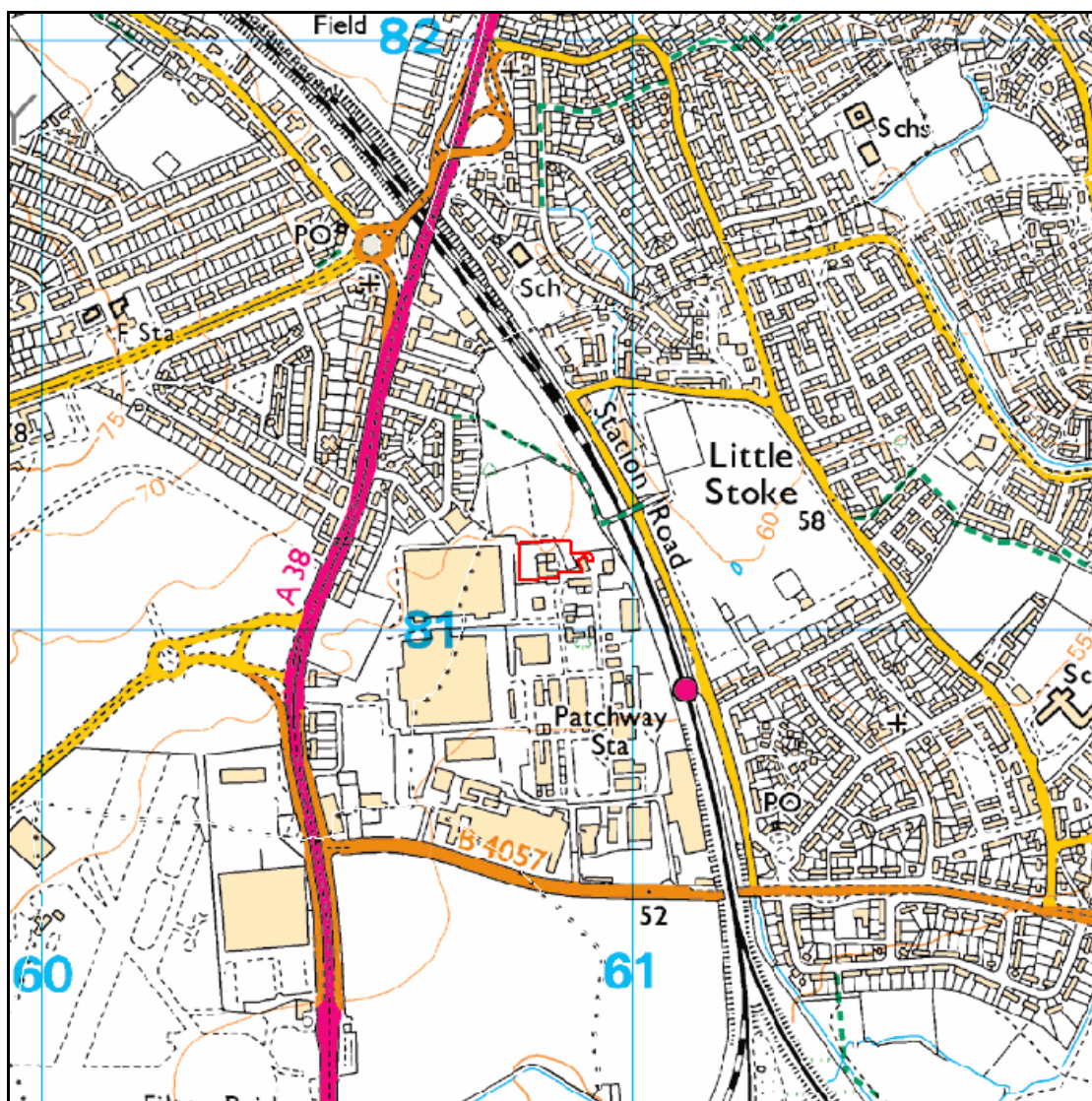
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing dwelling.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

**CIRCULATED SCHEDULE NO. 25/14 - 20 JUNE 2014**

<b>App No.:</b>	PT14/1456/F	<b>Applicant:</b>	Rolls Royce Plc
<b>Site:</b>	Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE	<b>Date Reg:</b>	8th May 2014
<b>Proposal:</b>	Erection of two stair blocks, a transformer unit, Load Absorption System Room, Valve House, Cabling trays and trestles as an amendment and extension to application PT13/1375/F.	<b>Parish:</b>	Stoke Gifford Parish Council
<b>Map Ref:</b>	360527 180418	<b>Ward:</b>	Stoke Gifford
<b>Application Category:</b>	Minor	<b>Target Date:</b>	18th 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.** **PT14/1456/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application has been referred to the Circulated Schedule owing to the letter of objection that has been received.

### **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for several small alterations to the existing marine test facility approved in July 2013 under application PT13/1375/F. This previous consent included a plant room, cooling tower and other minor works. This 2013 consent has now been implemented but a few minor changes have become necessary. The changes are too significant to be considered non-material hence this application.
- 1.2 The proposed alterations now for consideration include - external raised cable support trestle tables to support above ground cabling, two new external staircases, relocating the transformer building, a new LAS (Load Absorption Systems) room, and a sprinkler valve house.
- 1.3 The application relates to the Rolls Royce site accessed via the north side of Gypsy Patch Lane, Filton. The application is now partially retrospective as some of the works have already been carried out.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework (March 2012)

National Planning Policy Framework (Technical Guidance)

#### 2.2 Development Plans

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

L1	Landscape Protection and Enhancement
E3	Criteria for Assessing Proposals for Employment
EP4	Noise Sensitive Development
EP8	Safety Hazards
T12	Transportation Development Control Policy for New Development

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

CS1	High Quality Design
CS5	Location of Development
CS9	Managing the Environment and Heritage
CS12	Safeguarded Areas for Economic Development

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P85/2732 Erection of new compressor house, water-cooling tower and pump house; extension to electrical sub-station and associated services. Permitted: 15 January 1986.



- 3.2 PT04/1737/F: Erection of new manufacturing facilities with associated ancillary offices. Permitted: 2 November 2004
- 3.3 PT05/0351/F: Erection of new aerospace assembly facility with ancillary offices and new conference centre; erection of extensions to Whittle House and central amenity building; erection of waste management, surface water treatment and trading effluent facilities with associated parking, access and landscaping (phase II). Permitted: 4 August 2005
- 3.4 PT11/1427/F: Erection of plant and machinery unit, foul tank, annex, pump set room, fuel tank, cooling tower and associated works. Permitted: 29 June 2011
- 3.5 PT12/1508/PND: Prior notification of the intention to demolish buildings 114, 114A, 118, 133, 152 and 162 as identified on drawing number 47061520-200-001. No objection: 22 May 2012
- 3.6 PT12/3207/F: Erection of extension to existing Marine Test Facility with plant room, sprinkler tank and pump, cooling tower and associated works. Permitted: 26 November 2012
- 3.7 PT13/1375/F: Erection of extension to existing Marine Engine Unit including plant room, cooling tower and associated works (Resubmission of PT12/3207/F). Permitted: April 2013

#### **4. CONSULTATION RESPONSES**

4.1 Stoke Gifford Parish Council  
No objection

4.2 Other Consultees

Environmental Protection  
No Objection

Highway Structures  
No Objection

#### Other Representations

4.3 Summary of Local Residents comments:

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

- Is a need for cycle link between subway under A38 and footbridge over railway; this is a missing link between Bradley Stoke and Cribbs Causeway that has been shown on recent local plans (e.g. for Cycling City) but has not been built due to lack of agreement from Rolls Royce;
- Core Principle 4 of the NPPF encourages cycling;
- Permission should only be granted subject to Rolls Royce making land available to construct the aforementioned cycle route.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

The National Planning Policy Framework carries a presumption in favour of sustainable development so that sustainable development can be approved without delay. It is advised that there are three dimensions to sustainable development - economic, social and environmental. Policies in the Adopted Score Strategy as detailed in section 2 above seek to ensure that new development is acceptable in terms of its visual impact, impact of the visual amenity of neighbouring occupiers, environmental impact and transportation effects.

The site lies with a Safeguarded area for Economic Development as set out in Policy CS12 of the Core Strategy (Adopted). The primary role of Policy CS12 is to try and retain and focus development falling in the B use class into the area. The proposal falls within the B use class and is therefore compliant with the aims of Policy CS12.

### 5.2 The Proposal

Rolls Royce manufactures gas turbine engines that are utilised throughout the defence industry including within Royal Navy ships. Until recently, testing of the WR-21 engine was undertaken at a site in Whetstone, Leicestershire but this service is to be moved to Filton – hence the need for the extension already approved under the 2013 application. The details subject to this application are derived from requirements that have become apparent after construction of the extension. They are required to ensure that the resultant facility is workable.

### 5.3 Design/ Visual Amenity

The building affected by the proposals sits towards the north east corner of the Rolls Royce site close to the staff car park. The application includes a series of trestle tables around the north and east sides of the building to support raised cable trays. Although the tables and supports will be of considerable height at 4.6 metres, they are still modest in comparison to the scale of the main building. In addition, raised cabling such as this is found commonly across the Rolls Royce site so the tables will not look out of keeping given their commercial setting.

5.4 The proposal also includes two external staircases to contain ground floor plant rooms. Both staircases will be on the eastern elevation of the existing building. Again, the staircases are significant structures with a maximum height of 12 metres. They are to be constructed of galvanised steel and in filled at ground floor level to accommodate plant associated with the building. Both staircase elements are now retrospective as they are already in place. The stairs have a very industrial feel which is entirely in keeping with the scale and character of the building and site as a whole. Although of substantial size, they are dwarfed by the massing and bulk of the main building and do not appear visually imposing or prominent.

5.5 The application also proposes the movement of a transformer building from its position previously approved under the 2013 application. As initially approved, the transformer was located to the north of the building – this current application seeks to move it to the west.

The transformer is the same size and scale as that previously approved – it is just the new location that is different. The transformer is modest in scale having a height of approximately 2 metres. It is not considered that the new siting of the transformer building will have any detrimental visual impact on the site of locality. The application also proposes a new LAS building (Load Absorption System) to be located close to the relocated transformer. This LAS room will take a simple square design with a height of 4 metres. The LAS building will be tucked up close to the main building and will be partially hidden below the raised cables and trestle tables. The design and visual impact of the proposed LAS room is therefore also considered to be entirely acceptable.

5.6 The final element of the proposal is a sprinkle valve house to be attached to the southern side of the main building. The valve house is to have a simple lean too roof and constructed of materials to match the existing. Again, because of its small size and position, the valve house will not have any detrimental effect on the visual amenity of the building or surrounding environment.

5.7 Residential Amenity

The application site is contained within the existing Rolls Royce complex closest to the eastern site boundary that adjoins the railway line close to Patchway train station; the proposal would therefore be located at an appreciable distance from any neighbouring dwelling. On this basis, and having regard to the extant planning permission, it is not considered that any significant adverse impact in residential amenity would be caused as a result of the physical structures proposed.

5.12 Noise and air quality assessments were undertaken as part of the 2013 application and the Councils Environmental Health Officers have been consulted on this revision. The Environmental Protection Officers raise no objection having regard to issues of noise and odour thus there is no associated objection to the application. No further conditions are deemed necessary.

5.13 Highway Safety

The proposal will not increase the number of employees at the site or affect travel patterns. As such, there will be no impact on existing levels of highway safety.

5.14 Concern raised by local resident

It is noted that the neighbour raised these same concerns to the 2013 application. The only way to secure such a cycle link would be through a S106 legal agreement. Paragraph 204 of the NPPF sets out that planning obligations should only be sought where the following three tests are satisfied:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

Given that the proposed works will have no impact on the number of staff visiting the Rolls Royce site or indeed affect their mode of travel to work, it cannot be argued that the imposition of a S106 to secure a cycle link is

necessary, related or fairly and reasonably related in scale to this application. The officer recommendation does not therefore include such an obligation.

## **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 is GRANTED subject to the following conditions:

**Contact Officer: Marie Bath**  
**Tel. No. 01454 864769**

### **CONDITIONS**

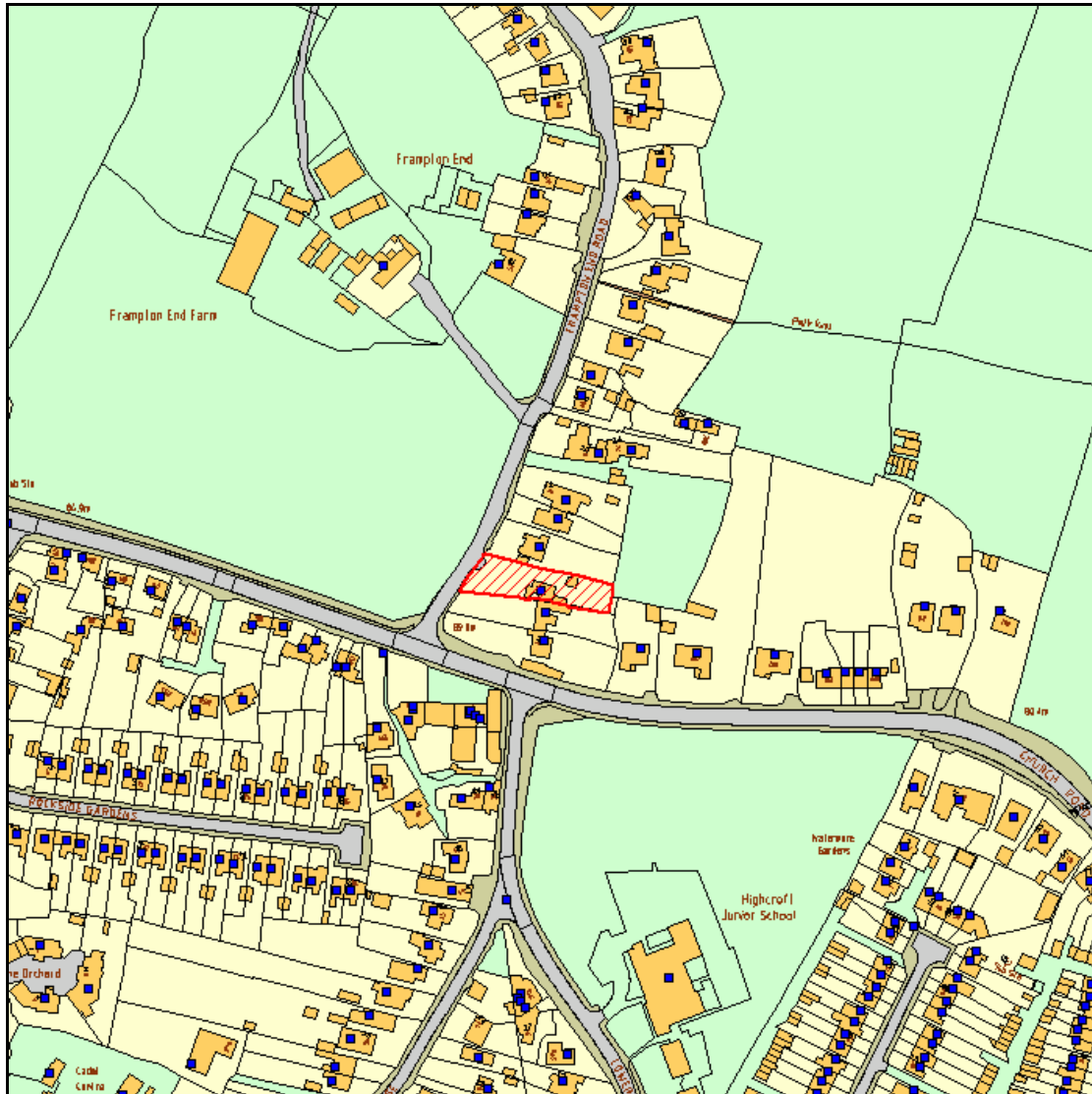
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

**CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014**

<b>App No.:</b>	PT14/1548/F	<b>Applicant:</b>	Mr Mark Cole
<b>Site:</b>	6 Frampton End Road Frampton Cotterell Bristol South Gloucestershire BS36 2JZ	<b>Date Reg:</b>	12th May 2014
<b>Proposal:</b>	Demolition of existing dwelling (Retrospective) and erection of 1no. replacement dwelling with associated works.	<b>Parish:</b>	Frampton Cotterell Parish Council
<b>Map Ref:</b>	367353 181698	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	2nd 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.** **PT14/1548/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application is circulated because the officer recommendation conflicts with the objection raised by Frampton Cotterell Parish Council.

### **1. THE PROPOSAL**

- 1.1 This application is for the demolition of the remains of a dwelling and for the erection of a replacement dwelling. The house has been partially demolished already as a result of building works undertaken to refurbish the house at the beginning of 2013 which met with structural problems.
- 1.2 The application site relates to a cottage style dwelling forming the end house in a terrace of three individually designed houses. The houses are all locally listed and this house is designed with its primary elevation facing sideways away from the attached houses. The site is situated just outside of the settlement boundary and lies within Green Belt.
- 1.3 During the course of the application negotiation has been undertaken to secure a more sympathetic design. To this end floor plans were received on 13/6/2014 and revised elevations were received on 18/6/2014 which reflect the form of the rebuilding and extension granted under PT13/1769/F when amongst other design features, the proposal was attached to No.4 Frampton End Road. Reconsultation with immediate neighbours and the Parish Council is underway regarding the plans which overlaps with the Circulated Schedule. Should any new matters be raised as a result of the consultation on the revised plans then this report will be revised and recirculated prior to a decision being issued.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

National Planning Policy Framework March 2012  
Section 7 requiring good design  
Section 9 Protecting Green Belt Land

#### **2.2 Development Plans**

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

H4	Development within Existing Residential Curtilage
L15	Buildings and structures which make a significant contribution to the character and distinctiveness of the locality
H11	Replacement Dwellings

##### **South Gloucestershire Local Plan Core Strategy Adopted December 2013**

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

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist SPD (Adopted) 2007  
South Gloucestershire Development within the Green Belt (Adopted) 2007  
South Gloucestershire Residential Parking Standards Adopted Dec 2013

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PT13/0275/F Erection of two storey front, rear and side extensions to provide additional living accommodation and integral garage. Withdrawn
- 3.2 PT13/1973/F Erection of 1.3 m high front wall. (Retrospective) pending consideration.
- 3.3 PT14/0324/F Erection of detached timber building to front of property. (Retrospective). Refused 02.04.2014 Now subject to an enforcement notice requiring its removal.
- 3.4 PT13/1769/F Erection of two storey rear extension and 2 storey side extension to provide additional living accommodation (Resubmission of PT13/0275/F) Approved 19.07.2013

### **4. CONSULTATION RESPONSES**

- 4.1 Frampton Cottrell Parish Council  
The Parish Council objects. This development is in the green belt and should fit on the previous footprint and comply with the Green Belt Policy.
- 4.2 Highway drainage  
No objection subject to a SUDS condition.
- 4.3 The Landscape Officer  
No objection
- 4.4 Conservation Officer  
The application results from the regrettable demolition of this locally listed building during renovation and extension works. A lot of negotiation was undertaken as part of the previous approval with the aim of ensuring that the character and setting of the locally listed building was protected as part of its extension and renovation. The scale, design and form of the proposal were discussed at length and a sympathetic scheme finally approved.

A non sympathetic scheme was received. It is recommended that the scheme be revised to reflect the previously approved design in order to achieve a high quality design in accordance with Policy CS1 of the Adopted Core Strategy.

Such a scheme has now been received and as such no objection is raised.

4.5 Trading Standards

The works at 6 Frampton End Road is accessed via Church Road which is subject to a 7.5 tonnes heavy commercial vehicle except for loading environmental weight restriction and forms part of the weight restriction zone covering the village. Also in close proximity and of direct impact is: Church Bridge, Church Road, Frampton Cotterell 13 tonnes MGW weak bridge structural weight restriction.

There are a variety of other vehicle weight restrictions that may have an indirect impact for operators and drivers of large goods vehicles attending the development. These are listed in the Trading Standards response and will form part of an informative to the applicant when instructing contractors to the site.

4.6 Archaeologist

No objection

4.7 Highway Structures

No comment

4.8 Transportation

No objection subject to two car and two bicycle spaces being available prior to first occupation.

4.9 Local Residents

No comments received.

**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. There is therefore a presumption in favour of development subject to further consideration in relation to the policies of the local plan.

Policy H11 deals with replacement dwellings in the countryside and states that outside of settlement, as this site is, replacement dwellings will be permitted provide that:

- A) The residential use has not been abandoned; AND
- B) The existing dwelling is incapable of retention in its current state; AND
- C) The replacement dwelling is of a similar size and scale to the existing dwelling, within the same curtilage and of a design in keeping with the locality and which minimises intrusion in the countryside.

With regard to the above the building has not been abandoned but was in fact under renovation when the structural problems occurred. This has caused the building as it now stands to be in a state unworthy of retention.



The planning history shows that in fact this house was to be extended by planning permission PT13/1769/F of last year but due to the worsening of the condition of the building this new application now seeks to completely rebuild the house together with the volume of extension as approved at that time, as a new house. Given the circumstances of this properties 'renovation', approved extension and the desire to maintain the appearance of the immediate locality which is discussed further below, the application is considered on balance to be acceptable under policy H11.

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 deals with extensions to residential dwellings and new dwellings. This is subject to the proposed development:

- respecting the character and appearance of the existing dwelling and the surrounding area;
- not prejudicing the amenities of nearby occupiers
- maintaining highway safety; and
- providing adequate amenity space.
- Not being disproportionate to the original building.

5.2 Policy CS1 of the Core Strategy applies to all types of development. It considers general design principles to ensure new development respects, conserves and enhances the character and quality of the surrounding local environment. The old house is also locally listed and it is therefore recognised that the building contributes to the locality and policy CS9 seeks to preserve such buildings.

5.3 Green Belt policy in both the NPPF and CS5 of the Core Strategy requires that only proportionate extensions to buildings within the Green Belt should be permitted and permits the replacement of a building, provided that it is in the same use and not materially larger than the one it replaces. This is considered later in the report.

#### 5.4 Visual Amenity and design

This locally listed building was undergoing renovation earlier this year, but during the course of those renovations, the roof was made unstable and had to be removed at the suggestion of the Council's Building Regulations Team. As a result the first floor walls to this cottage were also too unstable to stay upright and these too were taken/fell down. The building has degraded further now and current application now seeks to rebuild the whole of the house. This is regrettable from a design point of view. Whilst the loss of the original building is regrettable, the building is not on the Scheduled list of buildings under the Planning (Listed buildings and Conservation Areas) Act 1990 but is a locally recognised building which contributes to the Character and Distinctiveness of the area. As such no offence under the Planning Acts has occurred. The renovation works also removed modern and pre-planning act single storey development which stood at the front and rear of the house.

The current scheme uses the same proposed elevations as were agreed under the previous planning approval PT13/1769/F for the extension of the cottage- indeed the plans still refer to original cottage and extension.

The dwelling will be attached, as it was previously, to the neighbouring dwelling, to retain the character of the immediate site alongside other locally listed buildings and this form of proposal is therefore in keeping with policy H4 of the Local Plan and CS9 of the Core Strategy, retaining the character and appearance of the old house as it originally stood.

The house would project 6.6m down the garden but is little seen from the road and is designed to create a visual distinction between the 'extension element' and what would have been the original cottage. The use of cladding is intended to give it a secondary, ancillary appearance to the 'extension', the eaves are also modestly below those of the main part of the house and a glazed feature doorway creates more separation. In design terms the scheme does not detract from the visual amenity of its surroundings. There is a large site area and as such the proposal is not considered to be overdevelopment of the site. The materials proposed are essentially render with hardwood timber cladding and timber lintels where shown and a tiled roof. Notwithstanding that the proposed elevation annotates interlocking concrete grey tiles to the roof, it is considered that red/brown interlocking tiles would better reflect the materials which previously adorned the roof would be more appropriate to the character of the cottage. The cottage is currently white painted rough cast render and the house should be finished in white painted roughcast render to reflect the material of the existing cottage. A condition can adequately secure the roofing and walling materials.

On this basis, it is considered that the proposed development would respectfully reconstruct the character and appearance of the existing dwelling and would accord with policies CS1, CS9 and H4 of the Local Plan and the Core Strategy. The rebuilding of the house would also be an appropriate way forward to take account of policy L15 that seeks to retain locally listed buildings.

#### 5.5 Residential Amenity

The side elevation of the house is essentially the front of the old cottage and as such first floor windows face the neighbouring, non-adjointed bungalow. This is an existing situation which is tolerable but would be exaggerated by the addition of more windows in the northern elevation without appropriate conditions. The effect of extending as proposed is that the glazed feature window and a further window on the side (north facing) elevation would cause an unacceptable loss of privacy to the residents of the bungalow as the angles involved would facilitate direct view into the rear windows of the bungalow. A condition is therefore necessary to restrict these windows to obscure or opaque glazing. No windows are shown in the other side elevation but similarly a condition preventing the insertion of windows in the cat slide dormer is necessary. Due to the distance between the proposal and the bungalow the overall scale and size of the proposed development would not be overbearing on the residential amenity of occupiers of the bungalow. Similarly the location of the house would have negligible impact on the adjoining neighbour as a large single storey structure is located immediately south of the rear 'extension' element. Accordingly the proposed development would not prejudice residential amenity, and would accord with policy H4 of the South Gloucestershire Local Plan. However a noise condition is also attached given the close proximity of neighbours.

There is also sufficient remaining garden for the proposed occupants.

5.6 Green Belt

The NPPF facilitates replacement dwellings provided that they are not materially larger than the one it replaces. The proposal is the exact size and form of the old cottage and the previously agreed extension to this cottage and it would be unreasonable to prevent such a rebuild from occurring. Moreover the cottage, together with its adjoined neighbours positively affects the visual amenity of this part of the Green Belt and the proposal, like the extension previously agreed, with an increase of 45%, would neither be disproportionate to the original cottage nor harm the openness of the Green Belt.

5.7 It is therefore considered that the proposed development would constitute an appropriate form of development within the Green Belt, and would accord with policies H4 and CS5, and the NPPF.

5.8 Transportation

The proposal shows alterations to the existing drive and access arrangements which are already completed and are considered acceptable for access to the house. At present an unauthorised building is located at the front of the site which is subject to an enforcement notice for its removal following application PT14/0324/F. Notwithstanding that application and the removal too of the old garage to the north of the existing cottage as shown on the block plans there is adequate parking on site to accommodate two vehicles for the proposed development. Two cycle parking spaces are required in a secure form which can be secured by a condition. This satisfies the Councils parking standards.

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 to be **GRANTED** subject to the conditions set out below.

Informatives to be included:

Plans

Land not within ownership

Land ownership - consent required

Trading Standards informative regarding road restrictions.

Contact Officer: **Karen Hayes**  
Tel. No. **01454 863472**

## **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 use or occupation of the dwelling hereby permitted, and at all times thereafter, the glazing shown within the timber cladding on the northern side elevation, at first floor level shall be glazed with obscure or opaque glass to level 3 standard or above, with any opening part of the window being above 1.7m above first floor, floor level.

### Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the first floor, north or south elevations of the building works hereby permitted.

### 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.

4. Prior to the commencement of development, and notwithstanding the use of grey concrete interlocking tiles noted on the elevations hereby permitted, 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 then be carried out in accordance with the approved details.

### Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with policy H4 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.

5. 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 policy CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

6. The development shall not be occupied until two covered and secure cycle parking spaces have been provided in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason

To 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.

7. The hours of working on site during the period of construction shall be restricted to 7.30 to 18.00 Monday to Friday, 08.00 to 01.00 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 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. 25/14 – 20 JUNE 2014**

<b>App No.:</b>	PT14/1577/F	<b>Applicant:</b>	Mrs P Thompson
<b>Site:</b>	Magnolia House High Street Winterbourne South Gloucestershire BS36 1JQ	<b>Date Reg:</b>	6th May 2014
<b>Proposal:</b>	Erection of two storey rear extension to provide additional living accommodation	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	364934 180901	<b>Ward:</b>	Winterbourne
<b>Application Category:</b>	Householder	<b>Target Date:</b>	17th 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.** **PT14/1577/F**

## **CIRCULATED SCHEDULE**

This application appears on the Circulated Schedule following comments received from a local resident.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the erection of a two-storey rear extension to provide additional living accommodation. Plans also indicate that the existing sedum roof of the garage would be replaced with a slate roof. This however, does not need planning permission.
- 1.2 The application site relates to a large detached modern dwellinghouse situated within the established settlement of Winterbourne. It is part of a recently completed development built within the walled garden of the grade II listed building The Rectory.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework March 2012  
Planning (Listed Buildings and Conservation Areas) Act 1990

#### 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1 High Quality Design  
CS5 Location of Development  
CS9 Environmental Resources and Built Heritage

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

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings  
L13 Listed Buildings

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 N149: Alterations to existing store to form kitchen and additional bedrooms; extension at first floor level. Permitted: 11 July 1974
- 3.2 P84/1929: Alterations to existing vehicular and pedestrian access. Permitted: 8 August 1984
- 3.3 P84/1930: Erection of three dwellings; new vehicular and pedestrian access (outline). Permitted: 8 August 1984
- 3.4 P89/1690: Erection of three detached dwellings; construction of new pedestrian and vehicular access (outline). Permitted: 1 June 1989

- 3.5 P93/2538: Erection of three detached dwellings with garages; construction of new vehicular and pedestrian access (outline). Permitted: 12 January 1994
- 3.6 P96/2634: Erection of three detached dwellings with garages; construction of new vehicular access (renewal of outline permission). Permitted: 12 February 1997
- 3.7 PT04/2694/F: Erection of new dwellings with detached garage. Permitted: September 2004
- 3.8 PT07/0653/F: Erection of one detached dwelling and garage. Refused: 24 May 2007
- 3.9 PT08/2873/LB: Alterations to boundary wall; creation of new vehicular and pedestrian access. Permitted: 12 December 2008
- 3.10 PT08/2877/F: Erection of one detached dwelling and garage; construction of new vehicular and pedestrian access. Refused: 12 December 2008
- 3.11 PT09/6129/F: Erection of three dwellings and associated works; creation of new vehicular access. Permitted: 5 May 2010
- 3.12 PT11/1424/LB: Alterations to boundary wall to facilitate the creation of new vehicular access. Permitted: 1 July 2011
- 3.13 PT11/3974/NMA: Non-material amendment to PT09/6129/F to move footprint of the 3 dwellings 0.6m away from listed wall. Objection: 17 January 2012
- 3.14 PT12/1344/NMA: Non-material amendment to PT09/6129/F to reposition house 1 and study by approx 1m away from protected stone wall, internal alterations, omit glazed lean-to structure and minor associated elevation alterations. No objection: 17 May 2012
- 3.15 PT12/1353/NMA: Non-material amendment to PT09/6129/F to reposition house 2 and 3 by approx 1m away from protected stone wall, internal alterations, omit glazed lean-to structure and minor associated alterations. Objection: 17 May 2012
- 3.16 PT12/1957/NMA: Non-material amendment to PT09/6129/F to reposition house 2, internal and external alterations to omit glazed lean-to structure and minor elevation alterations. No Objection: 27 July 2012
- 3.17 PT12/2294/F: Erection of 1 detached dwelling and associated works part amendment to PT09/6129/F (plot 3). Permitted: 21 August 2012
- 3.18 PT12/2925/F: Erection of 1 dwelling and associated works (plot 2). Permitted: 24 October 2012



- 3.19 PT12/3453/F: Erection of 1 detached dwelling with associated works. (Part amendment to previously approved scheme PT09/6129/F) (Plot 3). Approved 9 January 2013
- 3.20 PT12/3454/F: Erection of 1no. detached dwelling with associated works. (Part amendment to previously approved scheme PT09/6129/F). Approved 9 January 2013

#### **4. CONSULTATION RESPONSES**

4.1 Winterbourne Parish Council  
No objection

4.2 Other Consultees

Listed Building Officer  
No objection

#### **Other Representations**

4.3 Local Residents

One letter of objection has been received from a local resident:

- An extension of this type would overlook my property and intrude on my privacy
- The windows would provide the occupants with views into my house and garden
- This is a newly built property, the construction of which involved two years of dust and noise from the builders. They built the largest house for which they could obtain planning approval and a size increase now is nothing more than property speculation of the worst kind.

#### **5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The proposal stands to be assessed against the above listed policies and all other material considerations. Policy CS1 deals with design and Policy H4 with the impact on residential amenity.

It is considered that the proposal accords with the principle of development and this is discussed in more detail below.

5.2 Design and Visual Amenity

The existing dwellinghouse is a large detached property. It comprises two blocks linked by a central, recessed element. The proposed two-storey rear extension would be within this recessed section. The proposal would create an en-suite at first floor and a porch at ground floor. Openings would comprise windows at first floor level with a door below.

The proposal would measure approximately 0.8 metres wide and 1.4 metres deep. It would have a flat roof matching the eaves height of the main roof and a rooflight would bring in extra light into the room. The exterior would be rendered to match that of the existing dwellinghouse.

It is considered that the modest extension would be acceptable in terms of its design, scale and massing and appropriate to the host dwelling and the area in general.

### 5.3 Residential Amenity

Closest neighbours to the southwest are at No. 56 High Street. This property is separated from the application site by the access lane leading to the listed building The Rectory. High walls flank this lane and form the southern most boundary of the application site. Concerns have been expressed regarding the proposed first floor window in terms of impacting on privacy and views into the neighbouring house and garden.

The proposed rear window would serve a new en-suite, be at a high level and of obscure glazing. It is noted that the property has an existing first floor bedroom window in this south elevation, positioned further to the west. It is considered that the proposed window, as detailed, would not have an additional impact over and above the existing situation. However, to ensure privacy of neighbours, a condition would be attached to the decision notice regarding the obscure glazing and to restrict the opening of the window.

The proposal is therefore considered to be acceptable and can be supported.

### 5.4 Listed Building/Conservation Officer

The application relates to a new dwelling that has only recently been completed as part of a group of three virtually identical buildings in the former walled garden of The Old Rectory, a grade II listed building. The design and layout of the new buildings was subject to extensive negotiation and discussion prior to approval to ensure that the scheme was of sufficiently high quality given its context within the historic garden and its proximity to the street. Care was taken to try and break up the massing of the individual buildings through the use of recessed links between two main blocks, and sedum roofs were introduced to the garage blocks as a sustainable roof finish that reinforced the green character of the garden setting.

The proposal is to infill the recessed section on the rear of the southern block which is visible from the main road and the access drive up to The Old Rectory. Plans indicate the intention to replace the sedum roof with slate.

The Listed Building Officer has stated some disappointment regarding the proposal with regard to the increase on the massing of the original building and the change of materials to the roof of the garage. However, the proposal is considered a modest extension and it is not unacceptable for a 4no. bed room dwelling to have an en-suite in addition to a main bathroom on the first floor. Suggestions to reduce the depth of the infilled section were put to the agent but it is understood that by not using the whole of the small area, the proposed en-suite could not be achieved.

In addition it was suggested that the sedum roof be re-laid but the case for the long-term maintenance has been put forward in support of the change in roof materials.

In overall conclusion, it would be difficult to ascribe harm to the setting of the main listed building as a result of these proposed changes and the proposal can be supported.

## 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 attached to 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. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window on the south 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 privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

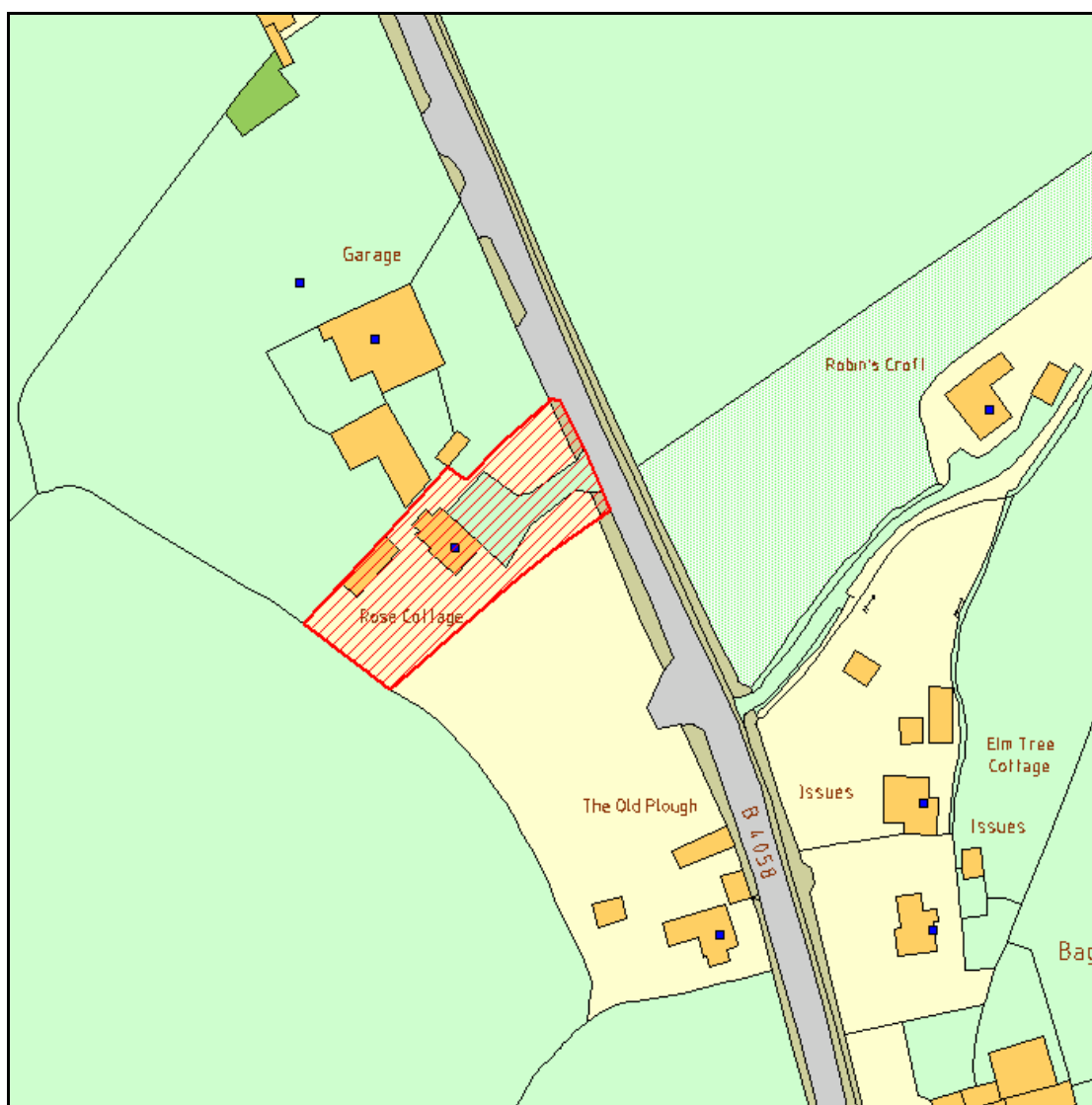
3. The hours of working on site during the period of construction shall be restricted to 8:00 to 18:00 on Monday to Friday and 8:00 to 13:00 on Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: 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 CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

**CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014**

<b>App No.:</b>	PT14/1741/F	<b>Applicant:</b>	Mr & Mrs G Lees
<b>Site:</b>	Rose Cottage Bagstone Road Rangeworthy Wotton Under Edge South Gloucestershire GL12 8BD	<b>Date Reg:</b>	8th May 2014
<b>Proposal:</b>	Erection of replacement single storey building to provide a swimming pool, toilet, changing room and plant room.	<b>Parish:</b>	Rangeworthy Parish Council
<b>Map Ref:</b>	368940 187220	<b>Ward:</b>	Ladden Brook
<b>Application Category:</b>	Householder	<b>Target Date:</b>	27th 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.** **PT14/1741/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 detached outbuilding to provide an indoor swimming pool with associated facilities and plant room.
- 1.2 The application relates to a detached dwelling situated within a large plot in Rangeworthy, falling outside of the defined settlement boundary.

### **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 PT13/0031/F - Demolition of existing outbuildings to facilitate the erection of 1 no. bungalow and garage with associated works. Creation of new vehicular access. Refused 28<sup>th</sup> February 2013
- 3.2 PT11/0346/F - Erection of two storey side extension to provide additional living accommodation. (Resubmission of PT10/2543/F). Approved 25<sup>th</sup> March 2011
- 3.3 PT10/2543/F - Erection of two storey and single storey side and rear extension to form residential annexe ancillary to main dwelling. (Re-Submission of PT10/1260/F). Refused 17<sup>th</sup> November 2010
- 3.4 PT10/1260/F - Erection of two storey side extension to provide additional living accommodation. Refused 28<sup>th</sup> June 2010
- 3.5 P98/2687 - Erection of detached double garage. Approved 4<sup>th</sup> December 1998
- 3.6 P98/2653 - Erection of rear conservatory (retrospective). Approved 2<sup>nd</sup> December 1998

- 3.7 P96/2167 - Erection of detached double garage. Construction of vehicular access. Approved 10<sup>th</sup> April 1997

#### **4. CONSULTATION RESPONSES**

4.1 Rangeworthy Parish Council

No objection

4.2 Highway Drainage

No objection

#### **Other Representations**

4.3 Local Residents

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

- Potential use of pool for commercial use and impact on highway safety.
- If pool goes ahead then something needs to be done regarding the speed at Bagstone.

#### **5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application seeks permission to demolish an existing single storey detached outbuilding and to erect a larger single storey detached outbuilding in the rear garden of the site. The use of the outbuilding has been identified as an indoor swimming pool with changing area and plant room. Saved policy H4 of the SGLP permits this type of development in principle subject to criteria relating to residential amenity, highway safety, and design.

5.2 Residential Amenity

The application site consists of a large detached dwelling situated on a spacious plot within the countryside. The site is bordered to the north by an scaffolding yard (use class B8) and land currently being used to sale cars; to the south by the garden of 'The Old Plough' and; to the west by open countryside.

- 5.3 The proposal is to demolish the existing outbuilding and erect a replacement outbuilding on a larger footprint. The maximum height of the outbuilding would match the existing however the length would be greater reaching the west (rear) boundary of the garden. The outbuilding would be adjacent to the boundary with the commercial businesses to the north. Given that the north boundary has no neighbouring residential occupiers, and would remain a substantial distance from the nearest neighbours to the south, it is considered that the building would have no impact on the amenity of surrounding occupiers. Although on a large footprint the building would be sited within a large rear garden and as such adequate private amenity space would remain to serve the host dwelling. Accordingly there are no concerns in terms of residential amenity.

#### 5.4 Design

The proposal is to erect a large single storey outbuilding in the rear garden of the site replacing a smaller existing building. The site consists of a detached dwelling on a large plot in the countryside. The rear garden is not visible from the nearby highway and is well screened to all boundaries.

5.5 Although large in scale it is considered that the building would not detract from the character of the existing dwelling or the rural character of the locality. There would be no public viewpoint of the building. The site itself is large and as such it is not considered that the building would result in an over intensive use or overdevelopment of the site. The proposal is to construct the building with a render finish and concrete double roman roof tiles. These materials are considered appropriate in the context of the locality. Accordingly the building is considered acceptable in terms of design.

#### 5.6 Highway Safety

The proposal is to erect a building to be used as an indoor swimming pool with associated facilities. The building would replace an existing swimming pool building within the site. Concern has been raised that the new swimming pool could be used for commercial purposes which could have highway safety implications on the B4058. These concerns are noted however the application does not propose a change of use nor does it imply that the building is intended for commercial purposes. It is considered that outbuilding as an ancillary residential building would have no cumulative impact on vehicular movements entering the site. For the avoidance of any doubt a condition will secure the ancillary nature of the building to ensure that it is not used for business purposes. The proposal does not raise any other highway safety concerns.

### 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 conditions on the decision notice.

**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).

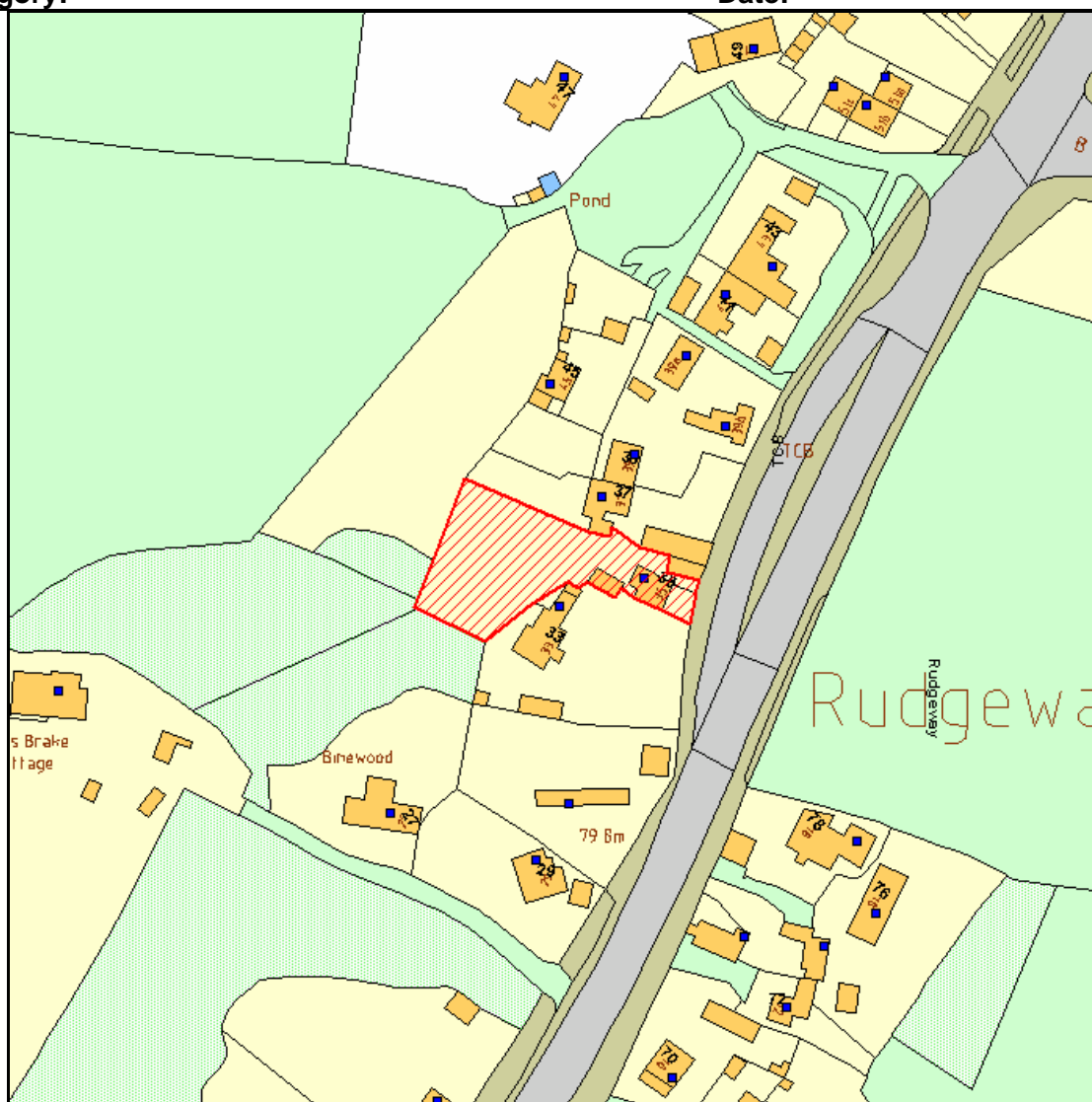
2. The outbuilding hereby approved shall at all times be used for purposes ancillary to the residential use of the dwellinghouse known as 'Rose Cottage' and shall at no time be used for business or commercial purposes.

Reason

In the interests of highway safety, and to accord with saved policy H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

## CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014

<b>App No.:</b>	PT14/1776/F	<b>Applicant:</b>	Mr William Benson
<b>Site:</b>	Mount Cottage 35 Gloucester Road Rudgeway South Gloucestershire BS35 3SF	<b>Date Reg:</b>	14th May 2014
<b>Proposal:</b>	Erection of single storey rear extension and conversion of existing outbuilding to form additional living accommodation. (Resubmission of PT13/1767/F).	<b>Parish:</b>	Alveston Parish Council
<b>Map Ref:</b>	362586 186649	<b>Ward:</b>	Thornbury South And Alveston
<b>Application Category:</b>	Householder	<b>Target Date:</b>	1st 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.** **PT14/1776/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application is circulated in line with the current scheme of delegation as a result of the neighbour's comments.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks planning permission for works to extend an existing outbuilding within the rear garden area and to link this to the house with a ground floor extension.
- 1.2 The application site relates to a cottage style dwelling within Rudgeway settlement boundary. The site is also situated within Green Belt.
- 1.3 The application is subject of a site notice at the site which expires on 24 June, after the date this report was written. However in order to ensure a timely decision within the target date of 1 July this report is circulated ahead of the notice expiry date and will be circulated again if new issues are raised.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework March 2012  
Section 7 Requiring good design  
Section 9 Protecting Green Belt Land

#### 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)  
H4 Development within Existing Residential Curtilage

South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design  
CS5 Location of development  
CS34 Rural Areas

#### 2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007  
South Gloucestershire Development within the Green Belt (Adopted) 2007

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PT13/1767/F Erection of single storey rear extension and conversion of existing outbuilding to form additional living accommodation Withdrawn
- 3.2 PT06/0581/F Erection of two storey side extension to form living room with bedroom over. Approved 10.04.2006
- 3.3 PT03/0734/O Demolition of existing dwelling and erection of 2 No. dwellings on 0.086 hectares of land. (Outline). Refused

### **4. CONSULTATION RESPONSES**

4.1 Alveston Parish Council

No objection

4.2 Highway drainage

No objection

4.3 Transportation

This current submission again seeks to convert the outbuilding to additional living accommodation. A single storey rear extension is also proposed to connect the existing dwelling with this building. The bedrooms with the existing dwelling have been reconfigured so there will be no increase in bedrooms within the building after the proposed development. No change to the existing vehicular access and parking are proposed as part of this development. Subject to a condition that this outbuilding is kept ancillary to the existing dwelling and is not sublet or sub-divided at any time, there is no transportation objection to the proposed development.

4.3 Local Residents

One neighbour has been broadly supportive and was pleased to see the skylight on the previous application is now removed as this was important to their privacy. Also that some pruning may be required to the writers plantation/vegetation and that clarification would be required prior to commencement of construction. The point is also made that if access is required to the land at Cypress Cottage then it needs to be done with the co-operation of the writer.

**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. There is therefore a presumption in favour of development subject to further consideration in relation to the policies of the local plan.

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extensions to residential dwellings. This is subject to the proposed development:

- respecting the character and appearance of the existing dwelling and the surrounding area;
- not prejudicing the amenities of nearby occupiers
- maintaining highway safety; and
- providing adequate amenity space.

Policy CS1 considers the siting, form scale, height, massing, detailing, colour and materials of any new proposal and seeks that they are informed by and respect and enhance the character, distinctiveness and amenity of the site and its context.

5.2 Green Belt policy in the NPPF of the local plan requires that only proportionate extensions to buildings within the Green Belt should be permitted. This is considered later in the report.

5.3 Visual Amenity and design

The building to be converted is a stone store like building possibly having been used in connection with the quarry garden below. The cottage is currently finished in white painted rough cast render and the linking extension, together with all bar the southwest elevation (facing Cypress Cottage) would match this. The southwest elevational changes of the existing building would be finished in match that elevation. Windows and doors are to be timber to match the house. Similarly all guttering, downpipes and eaves detail will all be black to match the existing house. This is adequately detailed on the plans and no conditions are necessary.

The proposal shows an increase in the roof height of 0.4m above the existing outbuilding but this remains some 0.5m below the ridgeline of the main cottage and significantly below the roofline of a neighbouring house at 37 Gloucester Road. Given that the proposal is located within the settlement boundary and still respects the scale of its host dwelling the conversion of the outbuilding, with its extended form, and modest linking structure is acceptable in design terms.

No trees or planting worthy of protection exists within close proximity to the works.

5.4 Residential Amenity

The cottage and the outbuilding are sited forward of the neighbouring houses. Cypress Cottage is located to the south and closest to the proposed works but given the orientation of the site, the existing relationship with a gable facing their site, the introduction of a lower eaves line having turned the roofline around the proposal would have a neutral effect on the neighbouring residential amenity. Notwithstanding this the neighbours also have a tall hedge close to the boundary of the site which will screen some of the proposal. No windows face Cypress Cottage but one first floor window would face 37 Gloucester Road but would have no material impact on privacy to that neighbour.

Accordingly the proposed development would not prejudice residential amenity, and would accord with policy H4 of the South Gloucestershire Local Plan.

There is also negligible impact on the remaining garden for the proposed occupants.

It is noted that the neighbour is broadly supportive of the scheme but that he raises issues of access, planting and working within his own garden which may be necessitated by the proposal and will need agreement with him. These are common issues encountered by neighbours carrying out building works close to the boundary of a property and need not cause the application to fail. These are civil matters to be agreed or otherwise between the neighbours and the

decision notice will contain informatives reminding the applicant about access matters.

#### 5.5 Green Belt

The erection of new extensions to buildings are considered to be appropriate forms of development within the Green Belt where:

- the extension would not result in a disproportionate additions over and above the size of the original dwelling; and
- the extension would not harm the openness of the Green Belt.

5.6 The dwelling has been previously extended through a two storey side extension as listed above after 2006 and a small ground floor extension on the south side at some stage before that. The proposal would amount to around 65 cubic metres with the linking extension, a 37% increase to the house and outbuilding when combined together with the previous extension volume. This is considered to be proportionate and an appropriate development which will not harm the Green belt. Furthermore the development is located within the settlement boundary, would be set against the backdrop of a much taller building from its main vantage point to the south and would not encroach into the openness of the Green Belt. It is therefore considered that the proposed development would constitute an appropriate form of development within the Green Belt, and would accord with policy H4 of the South Gloucestershire Local Plan and the NPPF in terms of green belt policy.

#### 5.7 Transportation

The bedrooms with the existing dwelling have been reconfigured so there will be no increase from four bedrooms within the building after the proposed development. No change to the existing vehicular access and parking are proposed as part of this development. As such there is no justification within the Residential Parking Standards to justify additional parking provision despite there being only one car parking space within the site. The transportation team suggest that a condition be attached to prevent the outbuilding being sublet or divided but as the proposal is integrated with the building by access from the breakfast room this is not considered to be an essential condition. The proposal is therefore considered to be acceptable in transportation terms.

### 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 Core Strategy set out above, and to all the relevant material considerations set out in the report.

### 7. RECOMMENDATION

7.1 Planning permission to be **GRANTED** subject to the conditions set out below.

Proposed informatives:

List of plans

I011 - Land not within ownership

I012 - Land ownership - consent required

**Contact Officer: Karen Hayes**  
**Tel. No. 01454 863472**

### **CONDITIONS**

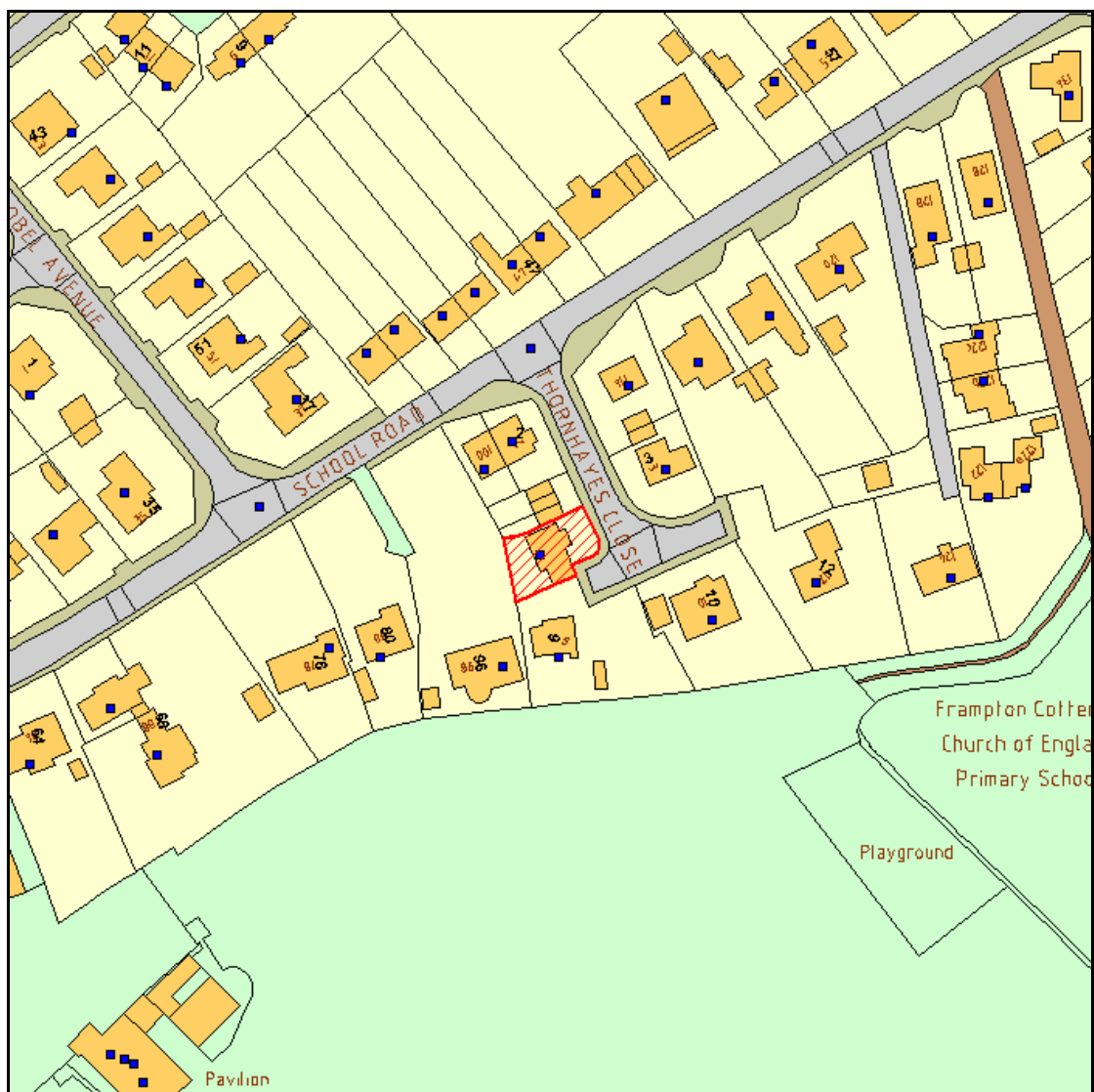
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

**CIRCULATED SCHEDULE NO. 25/14 – 20 JUNE 2014**

<b>App No.:</b>	PT14/1822/CLP	<b>Applicant:</b>	Mr Steve Branton
<b>Site:</b>	4 Thornhayes Close Frampton Cotterell Bristol South Gloucestershire BS36 2BG	<b>Date Reg:</b>	20th May 2014
<b>Proposal:</b>	Certificate of lawfulness for the proposed erection of single storey side and rear extension	<b>Parish:</b>	Frampton Cotterell Parish Council
<b>Map Ref:</b>	366160 181887	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	7th 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.** **PT14/1822/CLP**



## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This 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 A certificate of Lawfulness for a proposed development has been applied for in relation to the erection of a single storey side and rear extension at 4 Thornhayes Close Frampton Cotterell, and for the erection of a mono-pitched roof over the existing, flat roof garage extension.
- 1.2 The property is a detached dwelling and is located within a cul-de-sac.
- 1.3 This application is a formal way of establishing whether or not the proposal falls within the permitted development rights normally afforded to householders under the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008. Accordingly there is no consideration of planning merit, the decision is based on the facts presented.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

Town and Country Planning (General Procedures) Order 1995 Article 24

Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, Schedule 2, Part 1, Class A.

Technical Guidance to Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, Schedule 2, Part 1, Class A. (updated April 2014)

- 2.2 Statutory Instrument 2013 No.1101 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

### **3. RELEVANT PLANNING HISTORY**

- 3.1 N529 Dining room and garage extension. Approved 10.10.1974 (only the garage at the front was built to the south of the house)
- 3.2 P97/1623 Erection of two storey side extension and pitched roof over garage approved 04.07.1997. (pitched roof was not carried out)
- 3.3 PT03/0120/F Erection of two storey front and side extension to form garage, dining room, extended hall, WC and porch with bedroom and ensuite facilities over. Approved 17.02.2003
- 3.4 PT13/2754/F Erection of two storey side and rear extension to form additional living accommodation. Refused 19.09.2013

#### 4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council  
No comment received

Highways Drainage  
No comments

4.2 Local Residents  
No response received

#### 5. ANALYSIS OF PROPOSAL

##### 5.1 Principle of Development

The purpose of this application for a Certificate of Lawful Development is to establish whether or not the proposed development can be implemented lawfully without the need for Planning Consent. This is not a Planning Application but is an assessment of the relevant planning legislation, and as such the policies contained within the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Core Strategy (Adopted) December 2013 do not apply in this instance.

It stands to be ascertained whether on the balance of probability the proposed development falls within the limits set out in Part 1 of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The house appears to have been erected prior to 1974 and planning history dating back before 1974 is not available to officers. As such is it not possible at the present time to establish whether or not permitted development rights were removed. However the house and those around it are detached and as such it is unlikely that permitted development rights would have been removed to protect the residential amenity of neighbours at the time of the house gaining planning permission.

5.2 The proposed development consists of a single storey side and rear extension, together with re-forming the garage roof. This development would fall to be determined under the criteria of Schedule 2, Part 1, Class's A and B, of Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (The enlargement, improvement or other alteration of a dwellinghouse and the enlargement of a dwelling house consisting of an addition or alteration to its roof). Developments which fail any of the following criteria would not be permitted and would require planning permission:

A1 Development is not permitted by Class A if –

**(a) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);**

The proposed extension would not exceed 50% of the total area of the curtilage.

**(b) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;**

The maximum height of the proposal (3.45m) would not exceed the maximum height of the existing dwellinghouse. As such the proposal meets this criterion.

**(c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;**

The height of the eaves of the proposal does not exceed the eaves of the existing dwellinghouse. As such the proposal meets this criterion.

**(d) The enlarged part of the dwellinghouse would extend beyond a wall which—**

- (i) fronts a highway, and**
- (ii) forms either the principal elevation or a side elevation of the original dwellinghouse;**

The proposed extension does not project forward to the highway and the host wall is not the principal elevation, as such the proposal accords with this criterion.

**(e) The enlarged part of the dwellinghouse would have a single storey and—**

- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or**
- (ii) exceed 4 metres in height;**

The house is detached and the proposal extends only 2.2m rearwards of the original dwellinghouse and is less than four metres high, as such proposed extension would meet this criterion.

**(f) The enlarged part of the dwellinghouse would have more than one storey:**

The proposal is single storey and as such restrictions related to two storey height do not apply.

**(g) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres:**

The proposal would be within 2 metres of the boundary but have eaves of less than 3m in height and therefore meets this criterion.

**(h) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:**

- (i) exceed 4 metres in height**
- (ii) have more than one storey, or**
- (iii) have a width greater than half the width of the original dwellinghouse; or**

The proposed extension, in its form at the side of the house and in terms of its wrapped around rear extension would not be higher than four metres or be more than one storey. In terms of width the area directly to the rear of the store would not be wider than half the width of the original house, however the part past the rear elevation of the house would be wider than half the width of the original house. Whilst the Agent considered that the 'original' garage (now demolished) should be part of the width considered, this is not the view taken by your officers as the guidance talks only of 'original house' and does not indicate that other original buildings should be considered when calculating the width of the house. No evidence such as case law or reference to guidance has been submitted to contradict the officers understanding. As such the rear part of the extension fails as it can be no more than 4.35m wide.

- (i) **It would consist of or include—**
- (i) **The construction or provision of a veranda, balcony or raised platform,**
  - (ii) **The installation, alteration or replacement of a microwave antenna,**
  - (iii) **The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
  - (iv) **An alteration to any part of the roof of the dwellinghouse.**

The proposal does not include any of the above and consequently meets this criterion.

**A2 In the case of a dwellinghouse on article 1(5) land, development is not permitted if:**

- (a) **It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles :**
- (b) **The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or**
- (c) **The enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.**

The site is not located within article 1(5) land and as such the proposal meets this criterion.

### **Conditions**

**A3 Development is permitted by Class A subject to the following conditions:**

- (a) **The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

The proposal would be finished in materials to match those of the existing dwellinghouse.

**(b) Any upper-floor window located in a wall or roof slope forming a side elevation of the 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; and**

The proposal does not include the installation of any upper floor windows.

**(c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.**

The proposal is single storey.

In respect of the alteration of the roof of the store, works for **‘the enlargement of a dwellinghouse consisting of an addition or alteration to its roof’** are permitted by Class B subject to the following conditions:

**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;**

This does not occur.

**(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 principal elevation of the dwellinghouse and fronts a highway;**

This does not occur

**(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;**

In this case the previous extensions (two storey side extension including forward projecting gable and existing porch) in conjunction with the roof volume now proposed on the existing store and wrap around extension exceed the 50m<sup>3</sup> limit for a detached house. As such this criterion is failed.

**(d) it would consist of or include—**

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

**(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or (e) the dwellinghouse is on article 1(5) land.**

None of these are included and as such this criterion is satisfied.

**(e) the dwellinghouse is on article 1(5) land.**

The proposal is not on this land.

Further to this the conditions of permitted development are satisfied as the proposal is to built in matching external materials and contains no first floor windows.

**6. RECOMMENDATION**

- 6.1 That a certificate of Lawfulness for Proposed Development is refused for the following reason:

Evidence has been provided to demonstrate that the development fails Class A(h) due to the width of the proposal in respect of the width of the original house and Class B(c) due to the overall increase in roof volume of the house under Part 1, Schedule II of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. As such the proposal would need to obtain planning permission in order to be lawfully undertaken.

**Contact Officer: Karen Hayes**  
**Tel. No. 01454 863472**

**REASON FOR REFUSAL**

1. Evidence has been provided to demonstrate that the development fails Class A(h) due to the width of the proposal in respect of the width of the original house and Class B(c) due to the overall increase in roof volume of the house under Part 1, Schedule II of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

**CIRCULATED SCHEDULE NO. 25/14 - 20 JUNE 2014**

**App No.:** PT14/1920/R3F  
**Site:** Watermore Primary School Woodend Road  
 Frampton Cotterell South Gloucestershire  
 BS36 2LQ

**Applicant:** South Glos Council  
**Date Reg:** 20th May 2014

**Proposal:** Erection of extension to existing canopy to provide additional play area.

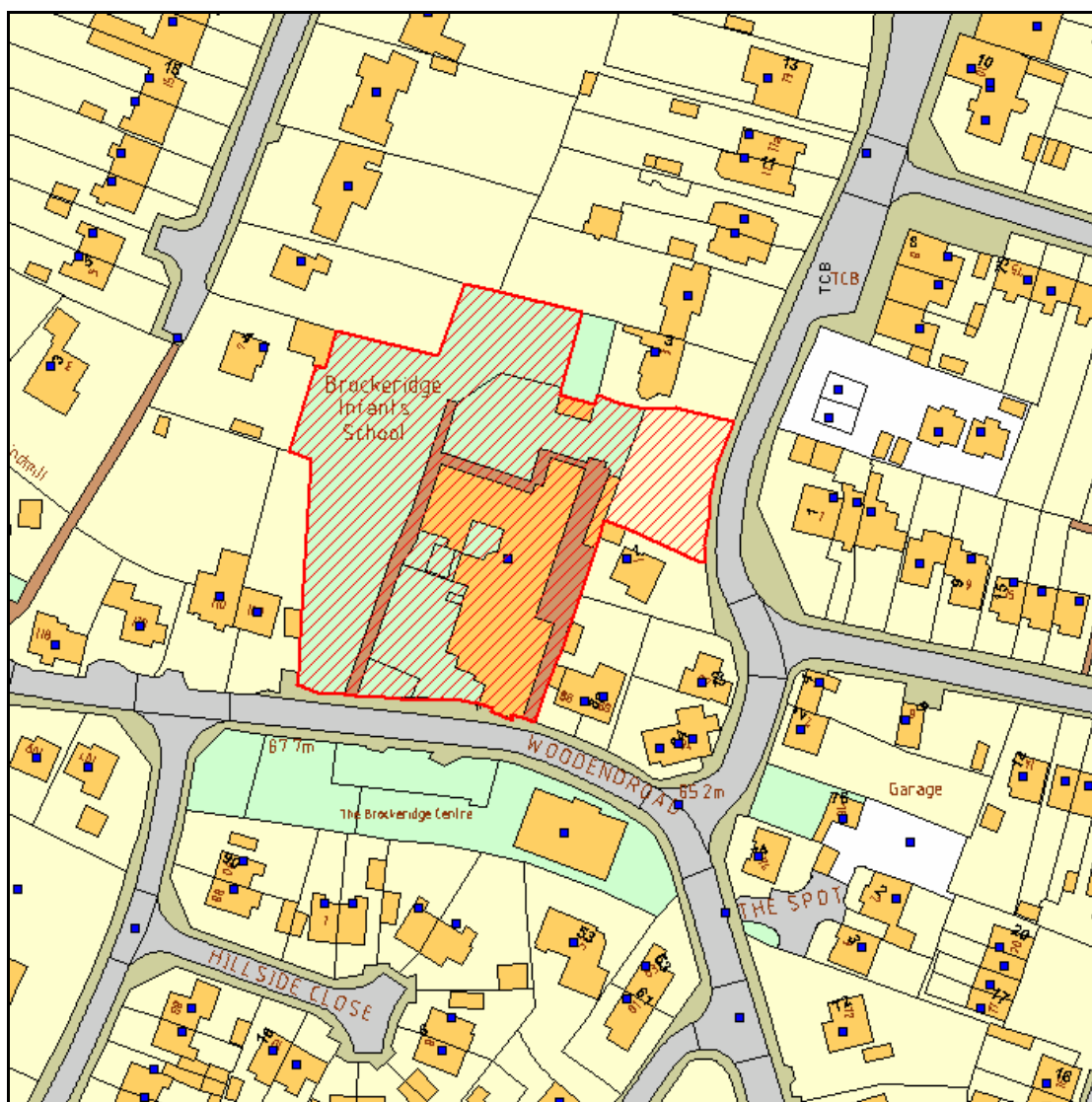
**Parish:** Frampton Cotterell Parish Council

**Map Ref:** 367312 181325

**Ward:** Frampton Cotterell

**Application Category:** Minor

**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.** **PT14/1920/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 canopy extension to the existing school building. The proposed canopy would have a length of 10 metres and would be attached to an existing canopy.
- 1.2 The application site comprises Watermore Primary Schhol, which is access off Woodend Road. The site is located within the established residential area of Frampton Cotterell.

### **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

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

CS9 Managing the Environment and Heritage

#### 2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

### **3. RELEVANT PLANNING HISTORY**

There are several applications relating to this site the most relevant being as follows:

- 3.1 PT06/1214/F          Erection of canopy over children's play area.  
Approved June 2006

### **4. CONSULTATION RESPONSES**

- 4.1 Frampton Cotterell Parish Council  
No objection

#### **Other Representations**

#### 4.2 Local Residents

One letter has been received from a neighbouring resident supporting the application.



## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

Planning policy LC4 of the South Gloucestershire Local Plan (adopted) January 2006 (saved policy) allows for the principle of the development. 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.

### **5.2 Appearance/Form and Impact on the Visual Amenity of the Area**

The proposal is for a new canopy to be attached to an existing canopy. The proposed new canopy would have a domed room, a length of 10 metres and a width of 3.4 metres. The new canopy is to be tucked up against the existing building at a discreet position that is not readily visible from outside the school site. Although it will not integrate fully with the existing canopy (which has a lean –too style roof), its design is considered suitable for its setting. There is no objection to the style, design or location of the proposed canopy.

### **5.3 Transportation**

The provision of the canopy will not impact on existing car parking or access arrangements. Similarly, the canopy will not result in an increased number of pupils or staff attending the school. Although delivery vehicles and construction vehicles will be necessary in the short term, it is likely that the works will take place over the school holidays. The proposal will therefore have no impact on the existing parking and access arrangements.

### **5.4 Residential Amenity**

The canopy is to be erected close to the western boundary of the site closest to property No 1 Lower Stone Close. The residents of this property have written in to support the application. Consideration is given to the fact that the canopy is to be erected over an existing yard area used as a playground for reception children. It will not bring playing children closer to residential properties than is already the case and therefore should not result in any additional disturbance over and above the existing situation. A substantial brick wall divides the application site from the neighbouring residential properties which will screen the canopy from view reducing any visual impact on the neighbours.

## **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).