



**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. 34/14

Date to Members: 21/08/14

Member's Deadline: 28/08/14 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

Dates and Deadlines for Circulated Schedule
During August Bank Holiday Period 2014

Schedule Number	Date to Members 9am on	Members Deadline 5pm on
No.34	Thursday 21 Aug	Thursday 28 Aug

Above are details of the schedules that will be affected by date changes due to August Bank Holiday.

CIRCULATED SCHEDULE 34/14 – 21 AUGUST 2014

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK14/1488/F	Approve with Conditions	White House Croomes Hill Downend South Gloucestershire BS16 5EQ	Downend	Downend And Bromley Heath Parish Council
2	PK14/2197/F	Approve with Conditions	Park Glen Coxgrove Hill Pucklechurch South Gloucestershire BS16 9PR	Boyd Valley	Pucklechurch Parish Council
3	PK14/2238/F	Approve with Conditions	16 Hillside Mangotsfield South Gloucestershire BS16 9JY	Rodway	None
4	PK14/2434/F	Approve with Conditions	Ford Farm Stables Pucklechurch Road Hinton South Gloucestershire SN14 8HG	Boyd Valley	Dyrham And Hinton Parish Council
5	PK14/2446/F	Approve with Conditions	The Barn Baugh Farm Fouracre Crescent Downend South Gloucestershire BS16 6PX	Downend	Downend And Bromley Heath Parish Council
6	PK14/2539/F	Approve with Conditions	17 Amberley Road Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
7	PK14/2586/LB	Approve with Conditions	The Barn Baugh Farm Fouracre Crescent Downend South Gloucestershire BS16 6PX	Downend	Downend And Bromley Heath Parish Council
8	PT14/0567/F	Approve with Conditions	Hambrook Farm 177 Old Gloucester Road Hambrook South Gloucestershire BS16 1RQ	Winterbourne	Winterbourne Parish Council
9	PT14/2024/F	Approve with Conditions	4A Green Dragon Road Winterbourne South Gloucestershire BS36 1HF	Winterbourne	Winterbourne Parish Council
10	PT14/2418/F	Approve with Conditions	2 Nightingale Lane Winterbourne South Gloucestershire BS36 1QX	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PK14/1488/F	Applicant:	Mr Mark Richens
Site:	White House Croomes Hill Downend Bristol South Gloucestershire BS16 5EQ	Date Reg:	25th April 2014
Proposal:	Demolition of attached garage and erection of 1no. detached dwelling with access and associated works.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364537 176677	Ward:	Downend
Application Category:	Minor	Target Date:	17th June 2014



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PK14/1488/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination as comments have been received which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a detached dwelling within the curtilage of White House, Croomes Hill, Downend.
- 1.2 The site is located within the existing urban area and fronts onto Lincombe Road. The site is not covered by any further statutory or non-statutory land use designations.
- 1.3 At present, the site contains an existing side extension and garage for White House. These would be demolished to make way for the proposed development.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS16 Housing Density
- CS17 Housing Diversity
- CS29 Communities of the East Fringe of Bristol

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

- L1 Landscape
- T12 Transportation
- H4 Development within Existing Residential Curtilages

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

3. RELEVANT PLANNING HISTORY

- 3.1 There is no planning history on this site.

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection but note the comments of residents on Overndale Road
- 4.2 Drainage
No objection subject to condition
- 4.3 Highway Structures
No comment
- 4.4 Transportation Officer
No objection

Other Representations

- 4.5 Local Residents
Three letters of objection from local residents have been received which raise the following points –
- Development would affect house value
 - Gable ended roof is not in keeping with the hipped roofs along the street
 - Location of upstairs window
 - Loss of light
 - Privacy
 - Ridge height is greater than the ridge on nos.3 to 9

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of a new dwelling in Downend.
- 5.2 Principle of Development
Policy CS5 directs development to the existing urban area and defined settlements and policies CS17 and H4 allow for the erection of new dwellings within existing residential curtilages and gardens. Therefore, the proposed development is broadly acceptable in principle but should be determined against the analysis set out below.
- 5.3 Presumption in Favour of Sustainable Development
A key part of the planning system is promoting sustainable development. Sustainable development has an environmental, economic and social role. The proposed development would see the erection of a new dwelling within the existing urban area of the east fringe of Bristol.
- 5.4 The application site is considered to be a sustainable location to develop. Being located within the existing urban area, the site has good links to public transport and the highway network. Furthermore, the urban area provides access to shops and services. The site forms part of a residential curtilage and is subject to existing buildings and infrastructure. The urban area provides access to employment opportunities and social interaction.

- 5.5 The site is therefore considered to be an appropriate site that contributes towards the wider aims of sustainable development.
- 5.6 Efficient Use of Land
White House is located on the corner of Croomes Hill and Lincombe Road and benefits from a larger than average plot. The houses along Lincombe Road, onto which the application site faces, are reasonably dense. The proposed development would increase the housing density on the White House to be more consistent with the housing densities along Lincombe Road. The increase in density would not be harmful to the character or layout of the locality and makes for the efficient use of land.
- 5.7 A three-bedroom house is proposed. The plot is considered capable of accommodating a house of this size and the necessary parking and amenity requirements. It is not considered that the proposal would overdevelop the site or that a three-bedroom house in this location is inappropriate.
- 5.8 Design and Character
Policies CS1 and H4 require the design to meet the highest possible standards of site planning and design which are informed by and respect the character and appearance of the site and locality.
- 5.9 The proposed dwelling has design features which have been influenced from the surrounding environment. A rendered finish has been selected which is in keeping with White House and the properties along Lincombe Road. The run of terraces to the southwest of the application site have lean-to roofs on the front elevation over the bay windows and to provide a porch. This feature is also included on the proposed dwelling.
- 5.10 Comments have been received that state a hipped roof would be more appropriate than the gable ended roof as proposed. Although it is noted that the runs of terraces along Lincombe Road are characterised by hipped roofs, White House itself has a gabled roof.
- 5.11 The proposed dwelling has a width of 5.8 metres. The introduction of a hipped roof on a small dwelling as the ability to make the property appear out of proportion, small and unbalanced. In this instance it is considered that a gable ended roof is most appropriate for the size of the dwelling and that this roof structure is not out of character with the immediate vicinity and therefore is of an acceptable design.
- 5.12 Residential Amenity
Development should not be permitted that has a prejudicial impact on residential amenity. In this instance, considerations of amenity should cover the impact on the amenity of the application site, the amenity offered to the proposed dwelling, and the amenities of all nearby occupiers.
- 5.13 The proposed dwelling is not considered to have a prejudicial impact on the amenity of White House. Adequate private amenity space would be retained for this property and there would be no loss of outlook. One first floor window

overlooks the application site; this window does not serve a principal room, instead serving a bathroom.

- 5.14 In terms of the amenity offered to the proposed dwelling, this is considered to be acceptable. A relatively small garden would be located to the rear but this is not considered to be prejudicially small and the site is within the urban area where small gardens are not uncommon. Permitted development rights for extensions will be removed in order to protect the amenity offered to this property.
- 5.15 It has been stated that the proposed dwelling would have a prejudicial impact on the amenity of occupiers to properties to the rear on Overndale Road. The two nearest properties are nos. 121 and 123 Overndale Road. The distances between these properties vary from 18.5 metres to 23 metres. The properties on Overndale Road are bungalows or chalet bungalows. Although the erection of a two-storey property would enable limited overlooking (the proposed property sits approximately 10 metres from the boundary) this is not considered to be either prejudicial to the amenities of these properties or an uncommon relationship within suburban environments.
- 5.16 It is not considered that the development would have a prejudicial impact on the outlook of or being overbearing on other properties nearby. Overall, it is considered that the proposed development is acceptable in terms of its impact on residential amenity.
- 5.17 Transport and Parking
Development is required to provide sufficient off-street parking to meet the needs arising from the proposal and to ensure the safe operation of the highway at all times.
- 5.18 Under the Residential Parking Standard, off-street parking is required in accordance with the number of bedrooms in a property. The proposed dwelling would have three bedrooms and therefore requires two off-street parking spaces. Parking is also required at White House.
- 5.19 A plan has been submitted which indicates two parking spaces for the proposed dwelling and two parking spaces retained for White House. This meets the minimum number of spaces required by the Standard.
- 5.20 As sufficient parking is provided it is not considered that the proposal would have an adverse impact on highway safety in the vicinity. The proposed development is therefore acceptable in terms on transport, parking and highway safety.
- 5.21 Environment and Ecology
Located on land that has previously been built on, there are few environmental or ecological constraints on the site. An informative note will be attached regarding the possible presence of any protected species although it is considered unlikely that any would be found on site.
- 5.22 Other Matters

Comments have been received during the public consultation process that have not been addressed above. This will be considered below.

- 5.23 It is stated that the development will reduce house values. The impact of development on house values is given little weight and does not form part of the material planning considerations in determining this 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 proposed development has been assessed against the provisions of the above policies. It is considered that the application site is an appropriate site for development and that an acceptable standard of site planning and design is proposed. The development is not considered to have a prejudicial impact on residential amenity, highway safety, or any significant environmental effect.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

2. The off-street parking facilities for the proposed dwelling and those for White House as shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the Residential Parking Standard SPD (Adopted) December 2013.

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

Reason

To protect the residential amenity of the proposed property and to accord with policy CS1 and CS17 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 2

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PK14/2197/F	Applicant:	Mr Richard Williams
Site:	Park Glen Coxgrove Hill Pucklechurch Bristol South Gloucestershire BS16 9PR	Date Reg:	20th June 2014
Proposal:	Erection of two storey side and single storey side extension to form additional living accommodation and erection of raised rear decking. Erection of front porch.	Parish:	Pucklechurch Parish Council
Map Ref:	368498 176783	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	8th August 2014



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PK14/2197/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination to take into account the comments of the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two-storey side extension, a front porch and raised decking at a detached house on Coxgrove Hill in Pucklechurch.
- 1.2 The property is located outside of any defined settlement boundary in the open countryside. This area of South Gloucestershire forms part of the Bristol and Bath Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

- L1 Landscape
- T12 Transportation
- H4 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
 - (a) Development in the Green Belt (Adopted) June 2006
 - (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant history on this site

4. CONSULTATION RESPONSES

- 4.1 Pucklechurch Parish Council
Objection: Overdevelopment of the site and a disproportionate addition in the green belt with projecting front extension.
- 4.2 Drainage
No comment

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for extensions and alterations to a property in Pucklechurch within the green belt.
- 5.2 Principle of Development
Extensions and alterations are generally supported by policy H4 of the Local Plan subject to an assessment of design, amenity and transport. In this instance the site is within the green belt and therefore the proposal must accord with the provisions of the NPPF. The application should be determined against the analysis set out below.
- 5.3 Green Belt
The government attaches great importance to green belts and therefore development within the green belt is strictly controlled. This is to ensure that the land remains permanently open in nature.
- 5.4 Development within the green belt is therefore considered inappropriate apart from in specific exception categories set out in paragraph 89 of the NPPF. One of these exception categories is the extension or alteration of a building provided that it does not result in disproportionate addition over and above the size of the original building.
- 5.5 Guidance as to what South Gloucestershire Council consider to be disproportionate is set out in the Development in the Green Belt SPD. Applications within the green belt should be subject to the disproportionate test. This test states that the cumulative volume increase of the building should be used to assess whether the proposal would result in a disproportionate addition.
- 5.6 Volume calculations have been submitted with the application which indicates that as a result of the proposed development the volume of the building would increase by 46% over and above the volume of the original building (or as it stood on 1 July 1948).
- 5.7 When a proposed extension exceeds a 30% volume increase, the appearance of the proposal must be assessed to ensure that the proposal is not out of proportion with the scale and character of the original dwelling.
- 5.8 The existing house is a 1½ bay fronted property, with the half bay containing the front door and the main part of the dwelling sitting to one side. The architectural composition of the property means any extension must be carefully designed in order to retain the character and appearance of the dwelling.

- 5.9 The proposed extension would see the addition of a bay on the other side of the front door, effectively turning the property into a double fronted house. This would not be out of proportion with the original dwelling and therefore is not considered a disproportionate addition to the property.
- 5.10 Design
As discussed above, the proposed extension would see the property converted into a double fronted property. This is considered an appropriate design approach that respects the character and appearance of the existing dwelling. The porch on the front of the property reinforces the design approach by making the entrance an architectural feature. A projecting garage would be located to the side of the property. The ancillary nature of a domestic garage means that this will not adversely affect the character and appearance of the property.
- 5.11 A raised timber deck is located on the rear elevation to take into account the topography of the site and allow access to the garden from the lounge. This is not in public view and would not be harmful to the appearance of the property.
- 5.12 Overall, an acceptable standard of site planning and design is proposed that respects the character and appearance of the existing dwelling. The proposal therefore complies with the relevant design policies.
- 5.13 Amenity
Development should not be permitted that prejudices residential amenity. Amenity should be considered in terms of the application site and all nearby occupiers.
- 5.14 The application site is located in an isolated position where there are no nearby occupiers. As such the development does not prejudice the amenities of any other occupiers.
- 5.15 The application site also benefits from a large curtilage. The proposed extension would not have a prejudicial impact on the application site. Plenty of amenity space is retained and the development would not harm the overall amenity of the site.
- 5.16 Transport and Parking
The site is located in an isolated position and would have a heavy reliance on the private motor vehicle as the primary means of transport. Although no objection is raised on this basis, the development must provide adequate parking to meet the needs arising from the site.
- 5.17 The Residential Parking Standard states that parking should be provided to a level commensurate with the number of bedrooms in a property. The proposed development would create a three-bedroom property. Three-bedroom properties are required to provide two off-street parking spaces.
- 5.18 The proposed garage exceeds the minimum internal space standard to be counted as a garage. There is sufficient space within the curtilage of the property to provide further parking.

5.19 It is therefore considered that the development provides adequate off-street parking to meet the requirements of the Standard.

6. CONCLUSION

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

6.2 The proposed extension has been assessed against the policies listed above. The development would not result in a disproportionate extension within the green belt and an acceptable standard of site planning and design is proposed. The proposal will not prejudice residential amenity or highway safety.

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

7. RECOMMENDATION

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

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

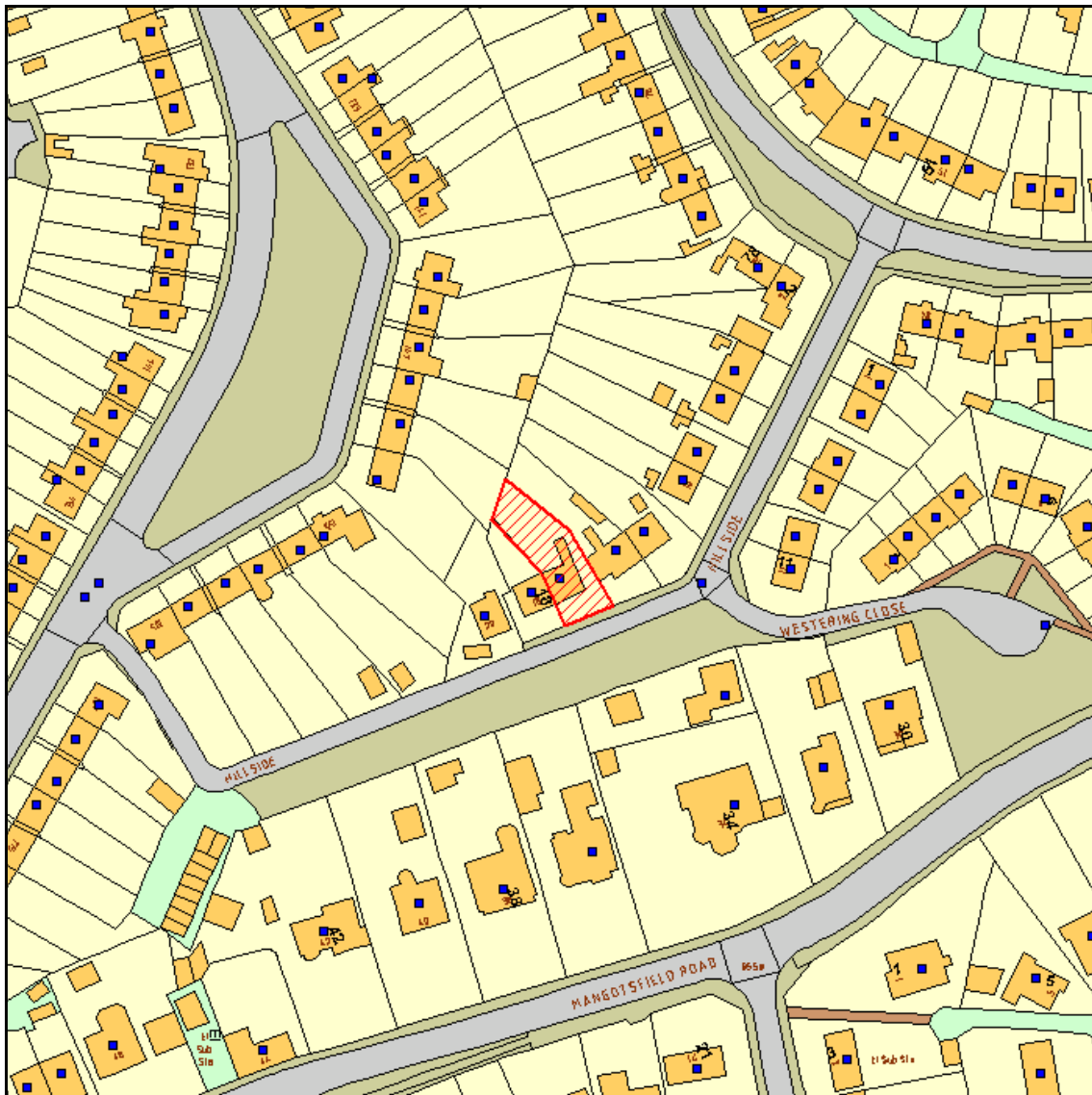
Reason

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

ITEM 3

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PK14/2238/F	Applicant:	Bennick Developments
Site:	16 Hillside Mangotsfield Bristol South Gloucestershire BS16 9JY	Date Reg:	7th July 2014
Proposal:	Conversion of single dwelling to form 2 no. separate dwellings, erection of single-storey rear extension, new access and associated works.	Parish:	None
Map Ref:	366035 176063	Ward:	Rodway
Application Category:	Minor	Target Date:	20th August 2014



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for determination in line with the Council's scheme of delegation as comments of objection have been received which are contrary to the Officer recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the conversion of an existing two-storey dwelling into 2 two-bedroom dwellings. Two previous applications have been submitted for this development, one of which was refused and dismissed at appeal, the other of which was refused (see planning history, below).
- 1.2 The application site is no.16 Hillside, Mangotsfield. The existing property is part of a pair of semi-detached houses that have a wide street frontage. The property is finished externally in a render with brick courses below the ground floor window cill level. It has a side facing gabled roof with concrete roof tiles and a central enclosed chimney.
- 1.3 The north side of Hillside slopes steeply down and the rear garden is subject to a notable change in ground levels. Hillside is a Class 4 highway and the proposed parking area could be created under permitted development (subject to the consent of the highways authority for the dropped kerb).
- 1.4 The proposed development has been amended to take into account the Inspector's decision and has been resubmitted to the Local Planning Authority. The Local Planning Authority must take into account the decision of the Inspector as a material planning consideration.
- 1.5 Planning application PK13/4637/F was refused under delegated authority on 6 February 2014 for the following two reasons:
 - (1) The proposed development, if permitted, would result in a cramped layout and a contrived form of development that did not respect or enhance the character, density or layout of the locality. A poor standard of site planning and design is proposed that fails to create a legible terrace that integrates into the streetscene of an acceptable design standards and the proposal is therefore harmful to visual amenity. The proposed development is contrary to the provision of the National Planning Policy Framework, Policy CS1, Policy CS16 and CS17 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies, and the South Gloucestershire Design Checklist (Adopted) August 2007.
 - (2) The proposed rear extension and raised decking would have a prejudicial impact on the residential amenities of nos. 14 and 18 Hillside as the extension would have an overbearing effect on no.18 and the raised deck would result in a material loss of privacy to both aforementioned properties. The proposed development is therefore contrary to the provision of the National Planning Policy Framework, and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies.

- 1.6 This decision was appealed, APP/P0119/A/14/2213542. The appeal was dismissed. Paragraph 24 of the appeal decision states:

“Whilst I have concluded that the proposal would be acceptable in relation to the main issues of character and appearance issues. Having regard to the information before me, my own observations on site and the representations raised by local residents, I conclude that the appeal proposals would be unacceptable due to its impact on the living conditions of the occupiers of no.18 having particular regard to outlook and privacy.”

- 1.7 Planning application PK14/0662/F was submitted prior to the above appeal being determined and was refused by the Local Planning Authority on 24 April 2014. This application was refused on similar reasons to those listed above.
- 1.8 The application now under consideration has been informed by the above appeal decision and is now considered acceptable by Officers.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

L1 Landscape
T7 Cycle Parking
T12 Transportation
H4 Development with Existing Residential Curtilages
H5 Residential Conversions

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK14/0662/F Refused 24/04/2014
Conversion of existing dwelling to form 2 no. dwellings and erection of single-storey rear extension with raised rear decking, access and associated works. (Resubmission of PK13/4637/F).

Reasons –

- (1) The proposed development, if permitted, would result in a cramped and contrived development that did not respect or enhance the character, density or layout of the locality and therefore fails to reach an acceptable standard of site planning and design and visual appearance. The proposed development is contrary to the provisions of the National Planning Policy Framework, Policy CS1, CS16 and CS17 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies, and the South Gloucestershire Design Checklist (Adopted) August 2007.
- (2) The proposed rear extension would have an overbearing impact on no.18 Hillside and a prejudicial impact on residential amenity. The proposed development is therefore contrary to the provisions of the National Planning Policy Framework and Policy H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies.

- 3.2 APP/P0119/A/2213542 Appeal Dismissed 20/05/2014
Conversion of existing dwelling to form 2 no. dwellings and erection of single-storey rear extension with raised rear decking, access and associated works.
- 3.3 PK13/4637/F Refused 06/02/2014
Conversion of existing dwelling to form 2 no. dwellings and erection of single-storey rear extension with raised rear decking, access and associated works.

Reasons –

- (1) The proposed development, if permitted, would result in a cramped layout and a contrived form of development that did not respect or enhance the character, density or layout of the locality. A poor standard of site planning and design is proposed that fails to create a legible terrace that integrates into the streetscene of an acceptable design standards and the proposal is therefore harmful to visual amenity. The proposed development is contrary to the provision of the National Planning Policy Framework, Policy CS1, Policy CS16 and CS17 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies, and the South Gloucestershire Design Checklist (Adopted) August 2007.
- (2) The proposed rear extension and raised decking would have a prejudicial impact on the residential amenities of nos. 14 and 18 Hillside as the extension would have an overbearing effect on no.18 and the raised deck would result in a material loss of privacy to both aforementioned properties. The proposed development is therefore contrary to the provision of the National Planning Policy Framework, and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
This area is unparished
- 4.2 Drainage
Location of a public sewer may affect development; refer the applicant to Wessex Water
- 4.3 Highway Structures
No comment

4.4 Sustainable Transport

No objection

4.5 Trading Standards

Request informative regarding weight restrictions in the locality

Other Representations

4.6 Local Residents

Four letters of objection have been received that raise the following points

- Allowing the development now would contradict the two previous refusals
- Applicant has never lived in the property and has no local knowledge
- Building work would be inconvenient
- Changes to the extension make it even more contrived and impractical
- Changes to the rear extension do not make it materially different
- Concerns about highway safety
- Development is motivated by financial gain
- Development would have a negative impact on the character of the area
- Development would lead to a loss of light
- Development would lead to a loss of privacy
- Development would lead to a reduction in house value
- Drop in land levels is not taken into account
- Former refusals should still stand
- House needs updating not redeveloping
- House would end up an eyesore
- Parking on the street is already congested
- Parking spaces are insufficient
- Process is stressful on local residents
- Property would look odd as two and spoil the area
- Property would not be disabled friendly
- Proposed properties are cramped and unviable
- Resulting dwellings would be very small
- South Gloucestershire website is not functioning
- The proposal would affect the street scene
- The proposed change to the rear extension is not significant enough to make the scheme acceptable
- Third application on this site
- Two houses would not be in keeping with the layout of development

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the conversion of an existing dwelling into two dwellings.

5.2 Principle of Development

Residential development within the existing urban area is supported in principle by policies CS5, CS16, CS17 and H5. Policy CS17 even goes so far as to support the sub-division of existing dwellings where it would not have an adverse impact on the locality. This policy therefore largely replaces the provisions of policy H5, although H5 remains part of the extant development

plan. The proposed development is therefore acceptable in principle and should be determined against the analysis set out below.

5.3 Design and Layout

Two previous refusals have included a design based refusal reason, stating that the proposal did not respect or enhance the character, density or layout of the locality. In the appeal decision, this refusal reason was not upheld. The extent of the changes to the existing property is limited to the change of the front door to French doors and the insertion of a new door into the side elevation.

5.4 The Inspector did not find these matters to be of contention and did not consider them to be harmful. This application cannot therefore be refused for these reasons.

5.5 Further to this, the previous refusals have also been on the basis that the development would result in a cramped and contrived layout. The Inspector found that the appeal property has relatively spacious gardens and would provide a reasonable amount of amenity space and was not cramped. The development has been found at appeal not to result in a cramped or contrived form of development that would result in harm to the locality.

5.6 It is therefore the case that the subdivision of the existing property into two dwellings would be acceptable in terms of site layout.

5.7 Rear Extension

Part of the proposal includes the erection of a rear extension. Planning permission is required for the rear extension as it forms part of the conversion of the property into two dwellings.

5.8 However, it should be noted that: the proposed extension would not exceed the height of the existing dwellinghouse, the height of the extension is 3.5 metres (at the intersection of the lean-to roof and the rear elevation; the height of the eaves would not exceed the height of the existing eaves; the height of the eaves is 2.5 metres; the extension projects 2.5 metres from the rear elevation.

5.9 Therefore, should the rear extension be erected as an extension to the existing house (without the conversion), it would not require planning permission as it falls within development permitted by Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

5.10 Although this aspect of the proposal does require planning permission, significant weight must be given to the 'fall back' position, which is that the proposed rear extension could be erected as permitted development and then an application be made to subdivide the property.

5.11 Taking this into account, it is considered that the rear extension is acceptable in terms of its design and impact on residential amenity and the impact on the character of the area and the street scene.

5.12 Residential Amenity

Appeal APP/P0119/A/14/2213542 was dismissed by the Secretary of State as the proposed development would have an unacceptable impact on the living conditions of no.18 Hillside, particularly regarding outlook and privacy. The

Inspector found that the proposal did not prejudice the amenity of other nearby dwellings.

- 5.13 In order to overcome this, the proposal has been amended so that the rear extension is dropped to the ground level and the raised decking removed. The rear doors would now have level access to the rear gardens. By removing the raised deck, the levels of privacy would not be materially altered over the existing situation. As the proposed rear extension could be erected as permitted development (if separate from and prior to the subdivision) it cannot be considered to lead to a prejudicial loss of outlook.
- 5.14 The revised planning application is therefore considered to be acceptable in terms of residential amenity and cannot be considered to have a prejudicial impact on the living conditions of the occupants of no.18 Hillside.
- 5.15 Access to Services and the Efficient Use of Land
Located within the existing urban area, the site would generally be considered a suitable location for further development and an intensification of housing density as it has good access to existing shops, services, community facilities, and public transport routes.
- 5.16 Transport
To be acceptable, the development must meet the transportation needs arising from the development. This must include safe access and in the case of residential development, the adequate provision of a minimum number of car parking spaces.
- 5.17 In order to provide sufficient off-street parking, the proposal must include three off-street parking spaces in order to accord with the residential parking standard. A plan has been submitted that indicates that the required level of on-site parking can be provided and therefore, subject to a number of conditions, the proposal is acceptable in terms of highway safety, the free movement of traffic and provision of parking spaces.
- 5.18 Concern has been raised by local residents that the proposed widening of the drive would have a detrimental impact on highway safety. Hillside is not a classified highway and the existing driveway could be widened (subject to consent to drop the kerb from the highways authority) without the express consent of the Local Planning Authority. As this is the case, it must be accepted that the impact of a widened driveway on the provision of on-street parking spaces and highway safety cannot be given much weight in determining this planning application.
- 5.19 Comments from the Council's highways team on previous applications indicate that the removal of on-street parking from the narrow road would be a benefit to highway safety as it would enable the passage of vehicles along the road without obstruction.
- 5.20 Environment and Ecology
The rear garden is overgrown and has the potential to support slowworms and hedgehogs. Works are also proposed to the chimney which may affect bats, if present.

- 5.21 A condition will be recommended to undertake a destructive search for reptiles and hedgehogs as part of the site clearance.
- 5.22 Other Matters
A number of points have been raised by local residents that have not been covered in the above analysis. These will be considered below.
- 5.23 Each application is assessed on its own merits whilst giving appropriate weight to all material planning considerations. The appeal decision of the previous refusal is given significant weight and the current application assessed against the outstanding issues. Should it be considered that the revised application overcomes the reasons for which the appeal was dismissed, the application should be recommended for refusal. This would not contradict the previous two refusals on this site.
- 5.24 Although engagement with the local community is recommended, the lack of engagement is not a basis for refusal. The fact that the applicant has never lived in the property nor has no local knowledge is not a material planning consideration.
- 5.25 Whilst building works can be inconvenient, they are temporary in nature and would not result in lasting harm to the locality. A working hours condition will be imposed to protect residential amenity during construction.
- 5.26 Whilst development may be for a financial gain, planning application must be determined against the development plan. Financial gain and impact on house values do not form material considerations of the plan.
- 5.27 It is not in the remit of the planning authority to require the property to be upgraded rather than converted. The extent of development proposed is a matter for the applicant.
- 5.28 With regard to comments about disability, the development is considered acceptable against planning policy but must provide access that accord with the provisions of building regulations.
- 5.29 The Local Planning Authority notes that development proposals can be stressful for nearby occupiers and that websites are subject to technical fluctuations beyond the control of the Authority.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed development has been assessed against the policies listed above. It is considered that the proposal meets an acceptable standard of site planning and design which would not have a harmful impact on the locality. It is not considered that the proposal would prejudice highway safety or residential amenity. When read with the conditions imposed, the development is considered acceptable.

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

7. RECOMMENDATION

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

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

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

Reason

In the interests of the continued provision of adequate off-street parking and to protect residential amenity and to accord with policies CS8 and CS17 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy T12 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the Residential Parking Standard SPD (Adopted) December 2013.

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

Reason

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

4. The off-street parking facilities shown on the plan 1226.6 shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the Residential Parking Standard SPD (Adopted) December 2013.

5. Prior to the commencement of development, the site shall be cleared by hand taking into account the possible presence of protected species, particularly hedgehogs and slowworms.

Reason

To ensure the works are carried out in an appropriate manner in the interests of the ecology of the site and to take into account the presence of protected species, and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

6. The hours of working on site during the period of construction shall be restricted to 0730 to 1800 Monday to Friday, 0800 to 1300 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 residential amenity during construction works to accord with core planning principles of the National Planning Policy Framework, March 2012.

ITEM 4

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PK14/2434/F	Applicant:	Mr And Mrs A Wilson
Site:	Ford Farm Stables Pucklechurch Road Hinton South Gloucestershire SN14 8HG	Date Reg:	4th July 2014
Proposal:	Erection of 1no. detached dwelling for equestrian worker with access, landscaping and associated works.	Parish:	Dyrham And Hinton Parish Council
Map Ref:	372948 177079	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	20th August 2014



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100023410, 2008. N.T.S. PK14/2434/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to Circulated Schedule because it represents a departure from the Development Plan.

The proposal involves development that is inappropriate development in the Green Belt (see NPPF para. 89) which requires very special circumstances to justify the granting of planning permission. The development is also contrary to Policy H3 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, which relates to residential development in the countryside.

1. THE PROPOSAL

- 1.1 Planning permission PK03/0748/O previously established the acceptance in principle (through outline consent) of the erection of a single dwelling with siting and access at Ford Farm Stables. All matters of design, landscaping, and external appearance were to be the subject of a subsequent reserved matters application(s). A reserved matters application PK08/1538/RM relating to the design and external appearance of the building was subsequently submitted and approved. Unfortunately the applicant failed to submit in time an application for the outstanding reserved matter i.e. landscaping and as a result the outline application lapsed. A subsequent full application PK10/2160/F for an identical scheme to that previously approved under PK03/0748/O and PK08/1538/RM was approved in Jan. 2011 but was not implemented due to the recent economic recession.
- 1.2 The application relates to Ford Farm Riding Stables, which is located in open countryside to the north-west of the village of Hinton. The application site lies in the Green Belt and is located on the northern side of the stable complex. Vehicular access is via a winding track out of Hinton village. The site is currently used as a livery yard, and horse training and breeding centre. Adjacent to the complex entrance is a hardstand for car parking and a manege area. To the north of the complex stands a portacabin and two mobile homes. The mobile homes and portacabin, which are used for staff accommodation and an office respectively, were the subject of a successful Certificate of Lawfulness application under reference PK01/2442/CLE. The main body of the complex comprises a large indoor riding arena, two parallel stable blocks to the west, with a dutch barn to the north-west, and an 8 stable isolation block to the north.
- 1.3 It is proposed to erect a two-storey, detached, 4 bedroom dwelling house at the northern end of the complex, at the end of the access track and adjacent to the isolation block i.e. much the same as that previously approved, the application site itself however is unchanged from previous applications. The house is intended to provide accommodation for the applicants, Mr and Mrs Wilson, their daughter and her partner. The applicants previously signed a S106 Agreement to link the dwelling with the stables and to voluntarily remove the two mobile homes and portacabin covered by Certificate of Lawfulness PK01/2442/CLE, within one month of the occupation of the new dwelling.

1.4 The key differences between the current proposal and that previously approved are:

- The current proposal has 4 bedrooms compared to the previously approved 3.
- The new design provides a total floor area of 193sq.m. which is 48sq.m. larger than previously approved.
- The height of the dwelling has been reduced by 2m.
- The volume of the dwelling has only increased by 19cu.m.
- The design has been revised to create a more rural appearance.

2. **POLICY CONTEXT**

National Guidance

The National Planning Policy Framework 27 March 2012

The National Planning Practice Guidance 2014

The South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec 2013.

CS1 - Design

CS5 - Location of Development

CS15 - Distribution of Housing

CS16 - Housing Density

CS17 - Housing Diversity

CS18 - Affordable Housing

CS34 - Rural Areas

South Gloucestershire Local Plan (Adopted) 6th January 2006

L1 - Landscape

L2 - Cotswolds AONB

T12 - Transportation Development Control Policy for New Development

H3 - Residential Development in the Countryside

EP2 - Flood Risk and Development

H6 - Affordable Housing

LC2 - Provision of Education Facilities

LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area.

LC12 - Recreational Routes

Emerging Plan

Draft Policies, Sites & Places Plan – June 2014

PSP1 - Local Distinctiveness

PSP2 - Landscape

PSP7 - Development in the Green Belt

PSP16 - Parking Standards

PSP20 - Flood Risk, Surface Water and Watercourse Management

PSP21 - Environmental Pollution and Impacts

PSP27 - Rural Economy

PSP37 - Rural Workers Dwellings

PSP39 - Private Amenity Space Standards

Supplementary Planning Guidance

The South Gloucestershire Design Check List (Adopted) SPD 23rd Aug 2007.
Development in the Green Belt - June 2007
Residential Parking Standards SPD (Adopted).

3. RELEVANT PLANNING HISTORY

3.1 PK01/2442/CLE

Application for a Certificate of Lawfulness for the existing use of the land for the stationing of two mobile homes used as ancillary residential accommodation for employees of the existing riding school, and the stationing of a portacabin for the use as ancillary office accommodation and meeting room associated with the riding school.

The Certificate was granted on 3 December 2001.

3.2 PK02/1203/O - Erection of 1 no. dwelling (outline)
Refused 22nd November 2002 for the following reason :

The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt. In addition, the applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. The proposal is therefore contrary to the provisions of PPG2, Policy 16 of the Joint Replacement Structure Plan, Policy GB1 of the South Gloucestershire Local Plan (Revised Deposit Draft) and Policy RP34 of the adopted Northavon Rural Areas Local Plan.

This application was similar to the current and previously approved (PK03/0748/O) scheme but differed in that, the proposed house was to be sited at the southern end of the riding complex and was larger than that now proposed and previously approved (181 sq. m. floor space as opposed to that currently proposed and previously approved, which would be limited to 144 sq. m. i.e. a 20% reduction in size). It was also previously intended that in addition to the applicants, the house would also be occupied by two grooms. Only the applicants would occupy the house in the current and previously approved scheme.

3.3 PK03/0748/O - Erection of 1no. dwelling (Outline) for equestrian worker with siting and means of access details.

Approved S106 signed 2nd August 2006. The S106 related to the linking of the dwelling to the stables and the removal from the site of two mobile homes and one portacabin.

The current proposal is the same as this approved scheme.

3.4 PK08/0150/RM - Erection of 1no. dwelling for equestrian worker (Approval of reserved matters to be read in conjunction with Outline planning application PK03/0748/O)

Withdrawn 25th Jan 2008

- 3.5 PK08/1538/RM - Erection of 1no. dwelling for equestrian worker (Approval of reserved matters to be read in conjunction with Outline planning application PK03/0748/O)
Approved 30 July 2008

The current proposal incorporates the matters approved under this reserved matters application.

- 3.6 PK08/1653/F - Erection of detached double garage and office.
Refused 4 Aug 2008.
- 3.7 PK10/2160/F - Erection of 1no. detached dwelling for equestrian worker with access, landscaping and associated works.
Approved 11th Jan. 2011

4. CONSULTATION RESPONSES

- 4.1 Dyrham and Hinton Parish Council
No objection

- 4.2 Other Consultees

Highway Drainage
No response

Highway Structures
No comment

PROW

The proposed development is unlikely to affect the nearest public right of way, footpath LDH/7 that runs across the southern end of the entrance track. Standard informatives apply.

Open Spaces Society
No response

Sustainable Transport

According to the description of the proposal and the details provided in the Design and Access Statement; this relates to the renewal of a planning permission that was granted to application PK10/2160/F for the erection of 1no. Detached dwelling for equestrian worker. In view of this therefore, the Transportation DC team has no highway objection to this application.

Landscape Officer
No response

Other Representations

- 4.3 Local Residents
No responses

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF at para.28 is clear in stating that '*Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.*' To promote a strong rural economy, local and neighbourhood plans should, amongst other things: '*promote the development and diversification of agricultural and other land-based rural business.*'

5.2 The application site is located within the open countryside and Green Belt. The construction of new buildings within the Green Belt are not inappropriate provided that they are for Agriculture (see NPPF para. 89). Policy H3 of the South Gloucestershire Local Plan also allows for the erection of permanent dwellings in the Countryside for agricultural purposes. However paragraph 55 of the National Planning Policy Framework states that new isolated homes in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. The acceptance of an equestrian workers dwelling on the site, of similar scale, with the same access arrangements, has already been established with the grant of Outline consent PK03/0748/O and full permission PK10/2160/F.

5.3 In the first instance the proposal must be considered in the light of current Green Belt Policy to be found at para. 89 of the NPPF. The proposed dwelling does not fall within the limited categories of development for which permission could be given within the Green Belt. The onus therefore falls on the applicant to demonstrate that very special circumstances exist to justify the grant of planning permission.

5.4 The applicant's agent has previously submitted information, which successfully demonstrated the very special circumstances required to justify the proposed development in the Green Belt. Officers are satisfied that these circumstances, for most part still apply and are summarised as follows :

1. The proposed house has been limited in size to 144 sq.m. which is considered to be commensurate with the established functional requirement of the business.

Although now increased to 193 sq.m.

2. The replacement of the unsightly mobile homes and portacabin with a single dwelling would enhance the visual amenity of the Green Belt.
3. Since buying Ford Farm Stables in 2000, the applicant's client base has increased substantially, such that on average, 50 horses are now kept on the premises (45 in 2003).

Now increased to 55 horses

4. The current staff comprise 2 full time paid employees, the applicants (2), their daughter and son-in-law (2). In addition they have strong links with equestrian colleges, such as Hartpury College, providing work based education to pre-college and undergraduate equestrian students on placements of up to 4 months.

Staff levels have now increased to 5 full time paid employees, the Applicants (2), their daughter and her partner (2).

5. The existing mobile homes were sited in their current position in order to meet the historic and now existing functional need for someone to be on hand 24 hours a day, within sight and sound of the horses. It is particularly important that the on-site supervision is as close as possible to the isolation unit (situated at the northern end of the complex). The isolation unit is used to house not only new horses but also foaling mares and any sick and injured horses, all of which need to be supervised closely.
6. Twenty-four hour supervision is required to identify and deal promptly with emergencies, such as sudden illnesses (colic), to assist should a horse become cast in its box and to provide for the general care and supervision of stabled horses, particularly for foaling mares, new horses and sick horses.
7. There is a requirement that the valuable competition horses and breeding stock are properly cared for and adequately supervised at all times.
8. Security of the property and the protection from theft, trespass and vandalism, particularly with regard to the security of the stock and the evacuation of the stables in case of fire are further considerations.
9. Given the average number and type of equine stock involved, it is considered that there is an established need for the proper functioning of the business, for suitably experienced and responsible people to be accommodated within close proximity (sight and sound) of the stabling. It is considered that competition horses, which are in a high level of training and stabled for extended periods of time, require a higher degree of husbandry and supervision than horses kept for general leisure activities.
10. The stabling of broodmares, which are used for breeding, also requires a higher degree of husbandry and supervision than non-breeding horses kept for general leisure purposes.

In addition to the above the applicants have also submitted the following statements:

- The stables continue their breeding programme and have 1 brood mare and 1 stud stallion. The bloodstock progeny and the stud fees still contribute significantly to the income of the business. There are currently 6 young horses at the stables. It is essential that full-time supervision is required as

unforeseen losses still have the potential to seriously affect the income derived at the holding.

- Full-time supervision remains on the site within the temporary accommodation in the form of two mobile homes. The continuous occupation is 12 years post a certificate of Lawful Existing use for their retention.
- The yard continues to be profitable and has every prospect of remaining so for the foreseeable future, particularly with regards to bloodstock sales.

5.5 Officers consider that more than enough time has now passed since the stables/riding school was established to adequately assess whether or not it is a viable and sustainable enterprise. In order to assist in this assessment, officers previously commissioned an independent appraisal undertaken by a competent and qualified consultant with experience in such matters. The report concluded that the application is based on an established, viable equestrian business and it is considered that there is a functional need for somebody to be living on site permanently and preferably in close proximity to the isolation unit. The permanent dwelling is therefore justified.

5.6 Officers consider that the very special circumstances required to justify the erection of a dwelling in the Green Belt, have been demonstrated. Furthermore these special circumstances also justify the development in the open countryside.

5.7 Design Issues

The barn styled dwelling would now be constructed of stained weatherboarding with a natural slate roof. Given the location of the dwelling, remote from the village, and set amongst the various stable buildings and hay barn, officers are satisfied that the design and external appearance of the proposed house would integrate adequately within the complex. An appropriate condition would ensure the prior submission and approval of the external facing materials and roof tiles.

5.8 In respect of the size of the dwelling, it provides more accommodation than that previously approved. The new design provides a total floor area of 193sq.m. which is 48sq.m. larger than the approved scheme, however, the impact of the dwelling is reduced for the following reasons:

- The height of the dwelling has been reduced by over 2.0m
- The volume of the dwelling would be only 19cu.m. larger than that previously approved.
- It would have been possible to expand into the roof space of the previously approved dwelling creating approximately 40 sq.m. of additional floor space.

5.9 The scheme therefore accords with Policy CS1 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013.

5.10 Landscaping and Impact upon the Visual Amenity of the Green Belt

Officers consider that due to the sites location in the Green Belt and open countryside, it is prudent to apply a condition to remove all permitted development rights. Furthermore in the event of consent being granted, the use of the house should be restricted to persons connected with the business use

of the site. The removal of the unsightly mobile homes and portacabin could be secured by condition.

5.11 The site of the proposed dwelling would be well screened to the south and west by the existing buildings. Whilst there would be views of the dwelling from the open landscape to the north and east, the dwelling would be viewed against the backdrop of the existing buildings, which are larger than the dwelling proposed. In order to soften the impact of the building indicative planting is shown on the Proposed Site Plan. A comprehensive landscaping scheme can be secured by condition. Subject to the landscaping condition and the aforementioned condition to remove existing unsightly structures, officers do not consider that the visual amenity of the Green Belt or landscape in general would be so significantly adversely affected as to warrant refusal of planning permission. The scheme therefore accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006. Furthermore the proposal would not compromise the setting of the nearby Cotswolds AONB and therefore also accords with Policy L2.

5.12 Transportation Implications

The existing site access onto the public highway is considered to be substandard. However there is a certificate of lawful use for the siting of two mobile homes on the site. The proposed new dwelling would replace these mobile homes. On balance therefore and in view of the site history, there are no highway objections, subject to restricting occupancy to a person or persons working at the stables and a condition to remove the mobile homes. The proposal therefore accords with Policy T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.13 Drainage

There is no objection in principle subject to the provision of a satisfactory drainage scheme. A drainage scheme was previously submitted and approved under the original scheme but this has not been re-submitted under the current proposal. It is proposed to dispose of foul waste to a Package Treatment Plant. Subject to a condition to secure a drainage scheme, the proposal accords with Policy EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.14 Affordable Housing

The proposal is for 1no. new dwelling only, which is below the Council's threshold for affordable housing provision.

5.15 Education Service

The proposal is for 1no. new dwelling only, which is below the Council's threshold (5) for contributions towards Education facilities.

5.16 Community Services

The proposal is for 1no. dwelling only, which is below the Council's threshold (10) for contributions to Community Services.

6. CONCLUSION

6.1 A functional need for residential accommodation on the site has been identified. The equestrian use of the site has also been established and is considered to

be an appropriate use in this rural locality and one that is in keeping with the location and makes a positive contribution to the vitality of the area. It is accepted that the business is now well established and is an on-going concern. The very special circumstances required to justify the development in the Green Belt and open countryside have been demonstrated and previously accepted under the grant of applications Pk03/0748/O and PK10/2160/F. The principle of residential development on the site is therefore acceptable subject to appropriate controls outlined above.

- 6.2 It is considered that *linking of the dwelling to the stables and the removal of the two mobile homes and portacabin* are now more appropriately the subject of conditions. A S106 agreement was previously signed to secure these matters under application PK03/0748/O and PK10/2160/F.
- 6.3 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.
- 6.4 The recommendation to grant planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- (1) The application be advertised as a departure from the Development Plan.
- (2) That planning permission be GRANTED subject to the conditions listed on the Decision Notice, once the period of advertising the application as a departure from the Development Plan has expired.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason
To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development as specified in Part 1 (Classes A, B, D, E, G and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason 1

In the interests of highway safety in accordance with Policy T12 of the South Gloucestershire Local Plan.

Reason 2

To ensure the satisfactory external appearance of the development in the interests of visual amenity of the Green Belt and Landscape in general and preserve the setting of the Cotswolds AONB and to accord with Policies L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec. 2013 and the 'Development in the Green Belt' SPD Adopted June 2007.

3. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in relation to the equestrian use of the site edged red and blue on the submitted plan, or locally in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants. (The interpretation of locality is established by Central Government Guidance, and Development Plan policies.)

Reason

The site is not in an area intended for development and the development has been permitted solely because it is required to accommodate a person working in conjunction with the equestrian use of the site, agriculture or forestry, to accord with the requirements of the NPPF.

4. 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 etc. within the development, plus details of the Package Treatment Plant, shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling hereby approved.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013.

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

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity of the Green Belt and Landscape in general and preserve the setting of the Cotswolds AONB and to accord with Policies L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. No development shall take place until details/samples of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity of the Green Belt and Landscape in general and preserve the setting of the Cotswolds AONB and to accord with Policies L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

7. Within one month of the occupation of the dwelling house hereby approved, the existing two mobile homes and portacabin (as allowed under PK01/2442/CLE) shall be permanently removed from the site and the land made good.

Reason 1

In the interests of highway safety in accordance with Policy T12 of the South Gloucestershire Local Plan.

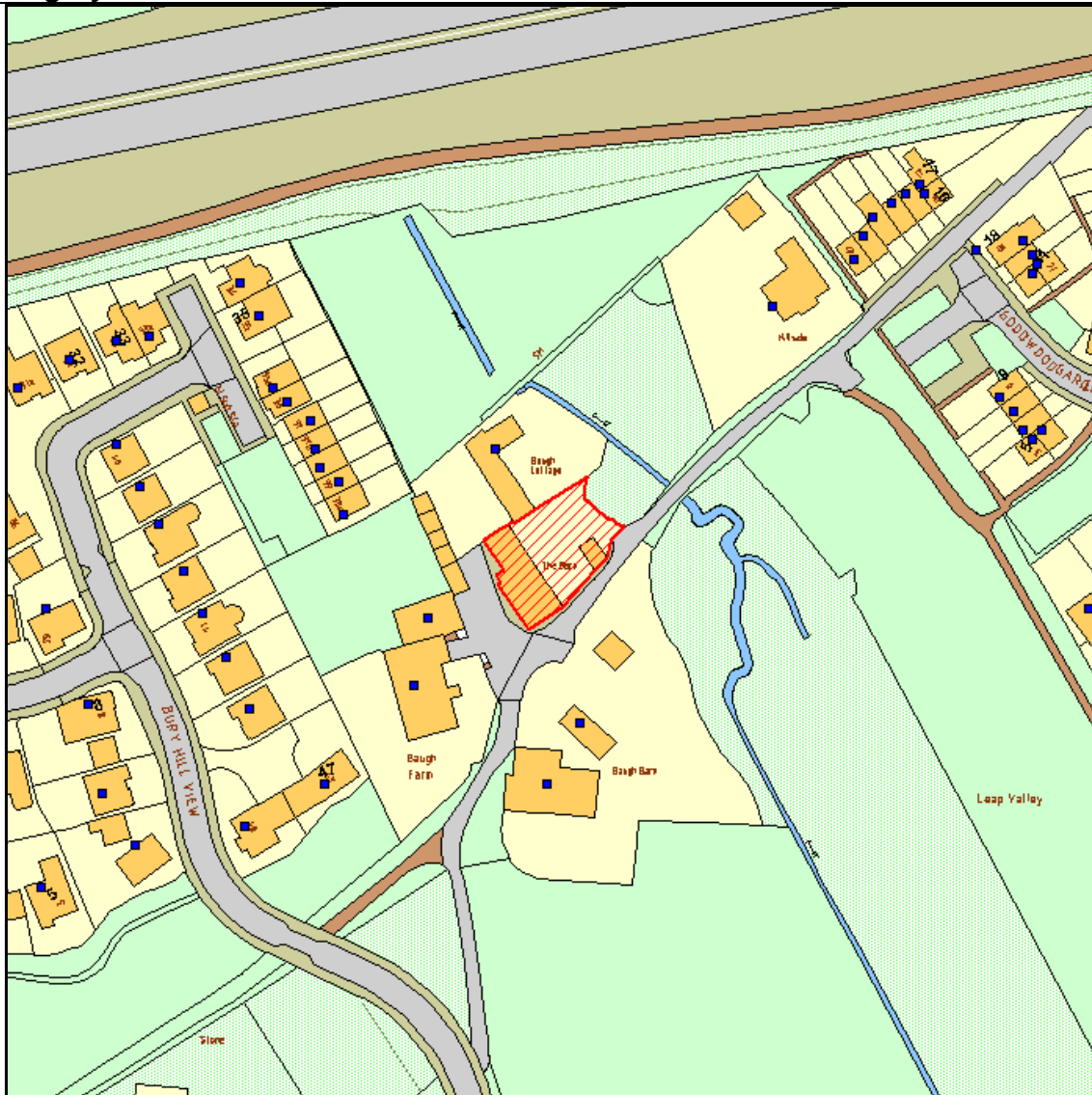
Reason 2

In the interests of visual amenity of the Green Belt and Landscape in general and preserve the setting of the Cotswolds AONB and to accord with Policies L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec. 2013 and the 'Development in the Green Belt' SPD Adopted June 2007.

ITEM 5

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PK14/2446/F	Applicant:	Mr Andrew Hill
Site:	The Barn Baugh Farm Fouracre Crescent Downend South Gloucestershire BS16 6PX	Date Reg:	17th July 2014
Proposal:	Erection of 1.8m maximum high wall and timber gates.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365406 178347	Ward:	Downend
Application Category:	Householder	Target Date:	2nd September 2014



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100023410, 2008. **N.T.S.** **PK14/2446/F**

INTRODUCTION

This application is referred to the Circulated Schedule in accordance with procedure given that an objection has been raised contrary to the officer recommendation.

1. THE PROPOSAL

1.1 The applicant seeks permission for the erection of a wall of varying height either side of a pair of timber gates. The proposed development comprises solid timber gates with a height of 1.65m with a wall constructed of stonework to match the existing. The gates sit between two stone piers 3.8 metres apart.

1.2 The application site known as The Barn comprises a curtilage listed, (previously converted), barn that forms part of a group of traditional farm buildings associated with Baugh Farm itself a Grade II Listed Farmhouse). The immediate surroundings retain a rural feel, with the property accessed from an enclosed (by trees) narrow lane with a row of cottages however within the wider area there is a 20th Century Housing Estate as well as a cycle path and the Avon Ring Road situated to the north.

1.3 This application should be read in conjunction with PK14/2586/LB.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1 High Quality Design
CS5 Location of Development
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
T12 Transportation Development Control

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

3. RELEVANT PLANNING HISTORY

3.1 K5454 Barn Conversion and P87/4300 Listed Building Consent (Approved).

PK12/1299/F Erection of single storey rear extension to form additional living accommodation. Erection of detached garage/workshop (Approved).

PK12/1301/LB Internal and External alterations to facilitate (Approved).

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

No objection

4.2 Other Consultees

Listed Building/Conservation Officer (summary)

Objects to the proposed development.

It is considered that boundaries and gates should respect the rural character and qualities that contribute to the charm and sense of character of this part of the leap valley. Any boundary treatment shall be low and respect the character, context and amenity of the local area. The applicant has been advised that the gate should have a more open design. There would be no objection to the wall should it drop down to a lower level before the gateway (height of 1.3 metres indicated to the Case Officer). This would be more compatible with the boundaries to neighbouring properties where boundaries are relatively low or have a degree of visual permeability such that the open character of the area is protected. None of the surrounding buildings are surrounded by high stone walls or solid gates and in my opinion the wall appears discordant and incongruous in context. Recommendation – refusal.

No objection subject to conditions attached to the decision notice

Sustainable Transport

No objection

Public Rights of Way

No objection – an informative is recommended to ensure that the applicant is reminded of their duties with respect to the Public Right of Way

Other Representations

4.3 Local Residents

An objection has been received to the Listed Building Consent Application submitted with this application (PK14/2586/LB). The grounds of objection are summarised as follows:

The Councils conservation officer previously advised what would be acceptable and that any contrary proposal would be resisted.

The applicant's objective of privacy and security can be achieved by other means.

The proposed high wall and gates would be a feature not found anywhere else in relation to nearby properties or the locality in general and as such would have a significant adverse impact on the setting of the listed building and the rural, open character of the locality, and in this regard represents inappropriate development which as such is contrary to guidance set out in the SGLP policy.

The development does respect and enhance the character, distinctiveness and amenity of both the site and its context and is therefore contrary to SGCS policy CS1 (1). The development should be completed in accordance with the plans approved under reference PK12/1299/F.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

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

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

Policy CS9 seeks to protect and manage South Gloucestershire's environment and its resources in a sustainable way and new development will be expected to, among others, ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance; conserve and enhance the natural environment and conserve and enhance the character, quality, distinctiveness and amenity of the landscape. Policy L13 of the SGC Local Plan (saved policy) also considers this issue.

It is considered to accord with the principle of development and this is discussed in more detail below.

5.2 Listed Building Issues/Design and Visual Amenity

The application site is set within the curtilage of a Listed Building. The National Planning Policy Framework states that where a proposed development will lead

to a substantial harm to or total loss of significance of a designated heritage asset consent should be withheld unless criteria set out in para 133 apply – essentially that there are factors such as public benefit that outweigh the harm. Para 134 reiterates that where a development proposal will lead to less than a significant harm, this harm should be weighed against any public benefit including securing its optimum viable use.

It is considered that the proposal must be seen within the context of the previously approved scheme. The existing wall forms a substantive part of the front boundary.. This wall as it currently stands has a height of 1.95 metres (2.1 metres to the top of the coping stones), with the wall dropping down to a height of approx 1.3 metres either side of the farm gate that forms the approved entrance. This later element has not been implemented.

The current proposal is amending this previously approved scheme by altering a section of wall either side of the entrance and changing the farm gate to a solid timber gate. It should be noted that the proposal does not alter the substantive part of the boundary wall that remains as described in the paragraph above. The section of wall to the left of the entrance starts at a height of 1.9 metres where it joins the existing wall, dropping down to a height of 1.7 metres and then rising to a height of approx. 1.9 metres to a pillar to the left of the 1.65m timber solid gate. To the right of the entrance (when viewed from the front) the wall including the coping stones is at a uniform height of 1.8 metres. The materials are shown as the same as those on the existing wall.

An objection has been received from the Conservation Officer as set out in para 4.2 above and the comments from a neighbour set out in 4.3 are also noted.

It is noted that the proposed wall will be lower than that already in place and to the left of the entrance there is a diminution in height. While the loss of open character is regretted, this has already taken place through the installation of the main part of the wall. Views into the site are to buildings rather than to open countryside. It is acknowledged that the wall and gate give more of a domestic feel moving away from the traditional low rise boundaries found within the immediate vicinity. It is not however considered that this impact is a significant harm particularly with the use of the right stone and timber that will be secured by condition.

Your Case Officer is mindful that the building itself has been put to a viable use and that it comprises a high quality designed conversion. In addition adequate security does support the reuse of the buildings.

It is not considered that the adverse impact of the development upon curtilage listed building (or impact upon general visual amenity) would be so significant as to justify the refusal of the application and to sustain that decision upon appeal.

5.3 Sustainable Transport

It is not considered that the proposal will have any impact upon highway safety.

5.4 Residential Amenity

The proposed development will have no impact given its scale and location upon the residential amenity of neighbouring occupiers.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: David Stockdale
Tel. No. 01454 866622

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 facing stonework shall match the existing original stonework in respect of colour, texture, coursing, jointing and pointing.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

3. Prior to the commencement of development the full specification details of the gates including colour shall be submitted to and approved in writing by the Local Planning Authority. All works shall be implemented in accordance with the approved details.

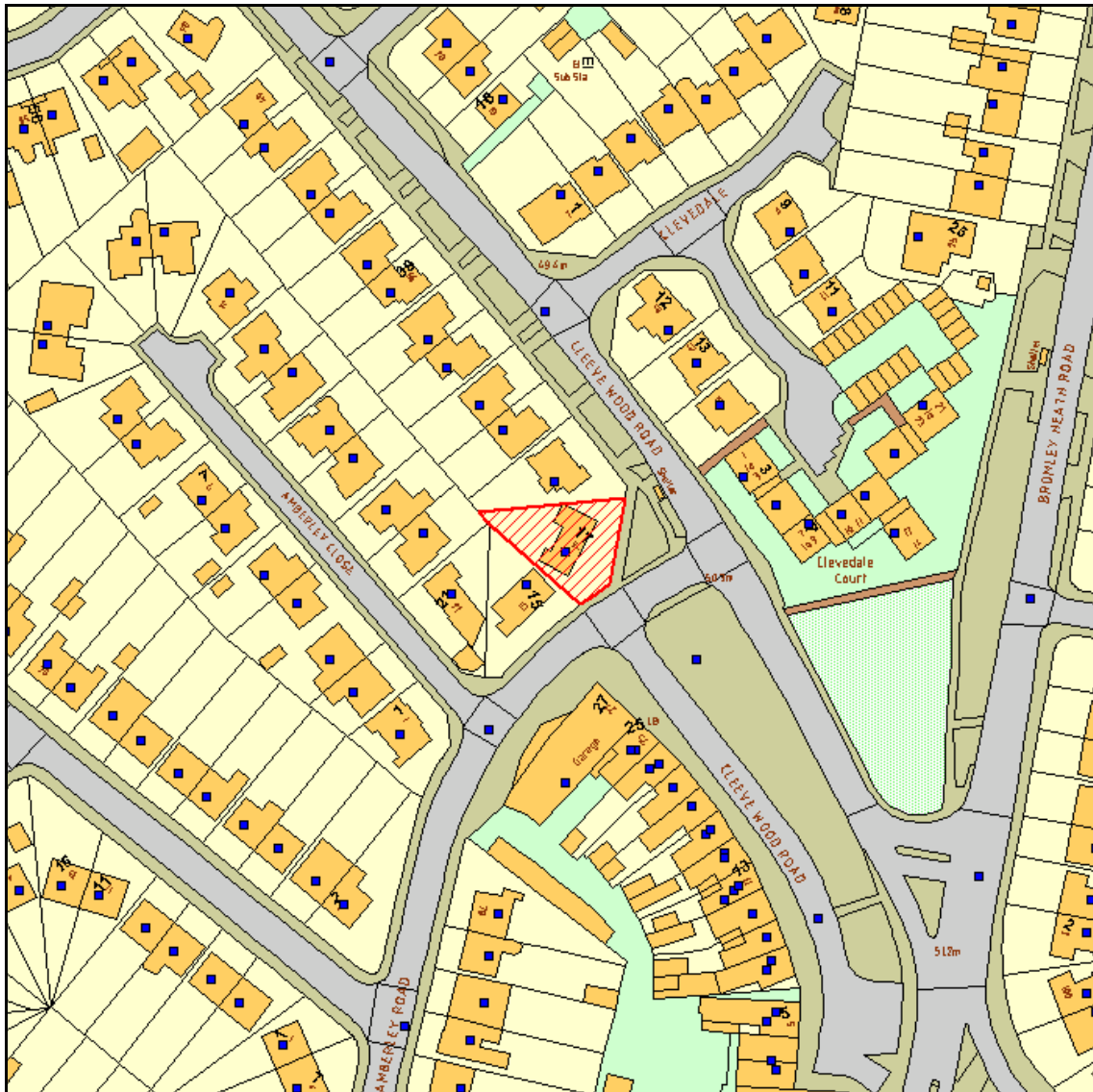
Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

ITEM 6

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PK14/2539/F	Applicant:	Mrs L Phipps
Site:	17 Amberley Road Downend Bristol South Gloucestershire BS16 2RS	Date Reg:	8th July 2014
Proposal:	Erection of single storey side extension to form garage. (re-submission of PK14/1555/F)	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364622 177343	Ward:	Downend
Application Category:	Householder	Target Date:	25th August 2014



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for determination to take into account the comments of objection that have been received.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey attached garage at a property in Downend.
- 1.2 Previous applications have sought permission to erect a garage to in front of the principal elevation of the property; these applications have been refused. It is now proposed to locate the garage to the side of the property to overcome the previous refusals.
- 1.3 The application site is a prominent detached house on the corner of Amberley Road and Cleeve Wood Road in Downend. The property has an outlook over a wide open area (mainly used for car parking) and is a landmark building in the street scene.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility
South Gloucestershire Local Plan Adopted January 2006 Saved Policies
T12 Transportation
H4 Development in Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK14/1555/F Refusal 09/06/2014
Erection of detached garage. Erection of fence on existing boundary wall to height of 2m overall.
- 3.2 PK13/3865/F Split Decision 27/11/2013
Demolition of existing single storey side extension to facilitate the erection of a two storey side extension to provide additional living accommodation. Erection of detached garage.

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

No objection

4.2 Drainage

Location of a public sewer may affect development, refer applicant to Wessex Water

4.3 Transportation

No objection

Other Representations

4.4 Local Residents

Two letters of objection have been received that raise the following points:

- Garage width should be reduced
- Garage would project beyond the established building line
- Garages should have a low pitched roof
- Proposal is detrimental to character and appearance of area
- Roof line and style is not in keeping with the area

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the erection of a garage at a property in Downend.

5.2 Principle of Development

Extensions and alterations to existing dwellings are generally supported by policy H4 of the Local Plan subject to an assessment of design, amenity and transport. Therefore, the proposed development should be assessed against the analysis set out below.

5.3 Design

The proposed garage extension would result in a 4 metre wide extension to the side of the dwelling. Due to the triangular shape of the plot, the width of the extension tapers to 1.9 metres at the rear. The garage would have an eaves height of 2.7 metres and a ridge height of 4.9 metres.

5.4 Comments have been received which state that the roof structure is inappropriate. The existing house has a gable ended roof and the proposed garage will use the same roof structure. It is also stated that the roof pitch is too steep. Both the main house and proposed garage will have a roof pitch of 55°. The use of a different pitch between the house and the garage would not exhibit a good standard of design and therefore the pitch of the proposed garage roof is acceptable.

- 5.5 The layout, with the position of the proposed garage adjacent to the house and not forward of the principal elevation is a great improvement on the previous design versions.

The garage would also not sit beyond the established building line. If the building line is projected from Cleeve Wood Road and no.17, the garage would be located 0.6 metres behind this line.

- 5.6 Materials have been selected that match those used on the existing dwelling and therefore the proposed garage would integrate into the street scene and respects the character and appearance of the application site. Overall an acceptable standard of site planning and design has been proposed and the development is considered acceptable.

- 5.7 Amenity
Development should not be permitted that prejudices residential amenity. Amenity considerations should include the application site and all nearby occupiers.

- 5.8 The siting of the proposed garage means it is located in an area of the site that is currently under used. It is not considered that additional buildings in this location would be harmful to the amenities of the application site.

- 5.9 Located to the side of the dwelling, the garage is in between no.17 Amberely Road and no.29 Cleeve Hill Road. It is not considered that the proposed garage would adversely affect the amenity of the latter as the position of the garage would not be overbearing, result in a loss of privacy or have any other prejudicial impacts.

- 5.10 Transport and Parking
The proposed development does not increase the size of the property when measured in numbers of bedrooms. The parking provided at the property is sufficient to meet the needs of the site (as assessed in application PK13/3865/F). As such 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 proposed development has been assessed against the policies listed above. The design is considered to be in keeping with the character and appearance of the dwelling and would not harm visual amenity. The development will have little effect on residential amenity or highway safety.

- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy

(Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

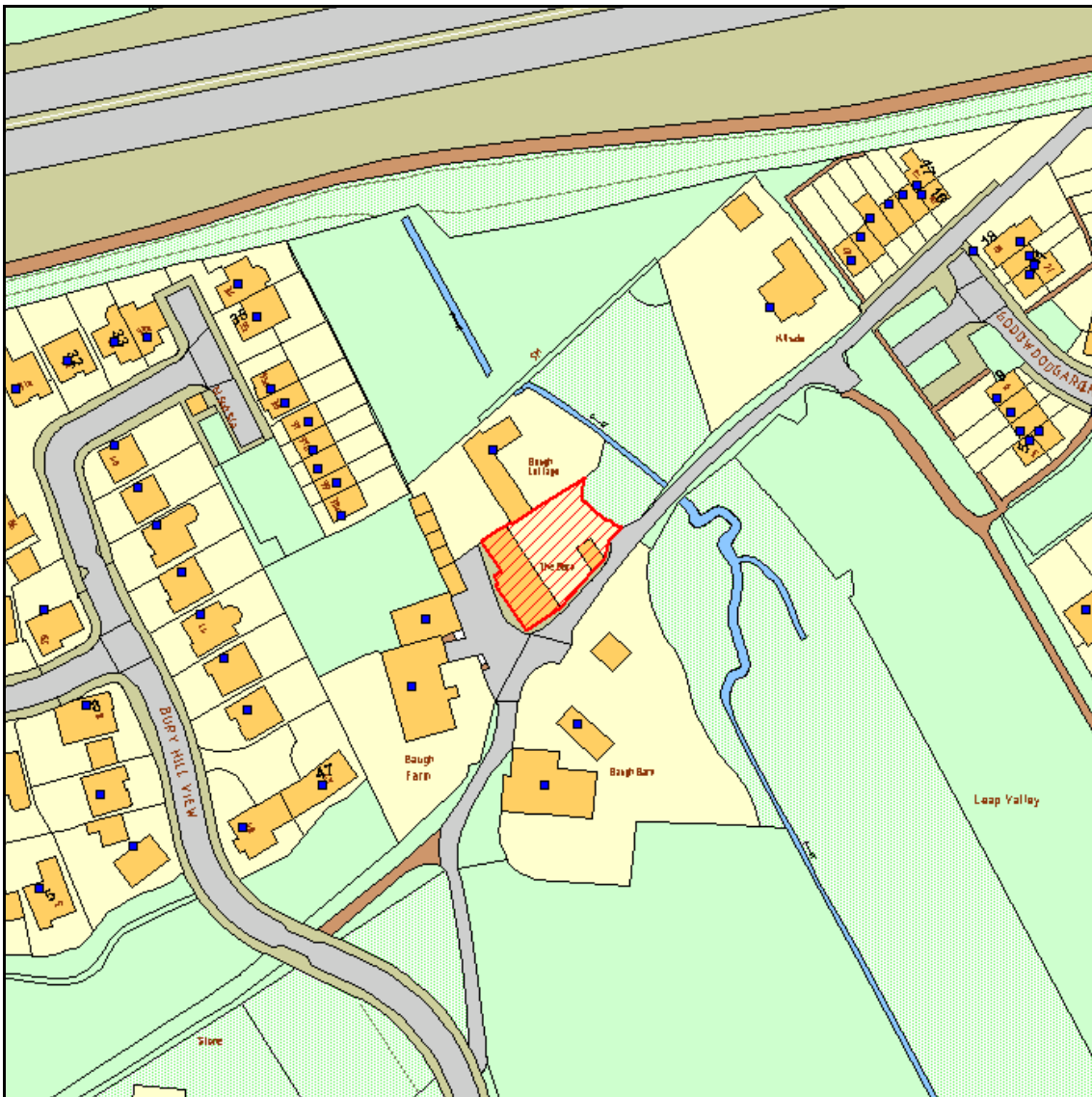
Reason

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

ITEM 7

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PK14/2586/LB	Applicant:	Mr Andrew Hill
Site:	The Barn Baugh Farm Fouracre Crescent Downend South Gloucestershire BS16 6PX	Date Reg:	17th July 2014
Proposal:	Erection of 1.8m maximum high wall and timber gates.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365406 178347	Ward:	Downend
Application Category:	Minor	Target Date:	2nd September 2014



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100023410, 2008. N.T.S. PK14/2586/LB

INTRODUCTION

This application is referred to the Circulated Schedule in accordance with procedure given that an objection has been raised contrary to the officer recommendation.

1. THE PROPOSAL

1.1 The applicant seeks permission for the erection of a wall of varying height either side of a pair of timber gates. The proposed development in detail comprises solid timber gates with a height of 1.65m with a wall constructed of stonework to match the existing). The gates sit between two stone piers 3.8 metres apart.

1.2 The application site known as The Barn comprises a curtilage listed, (previously converted), barn that forms part of a group of traditional farm buildings associated with Baugh Farm itself a Grade II Listed Farmhouse). The immediate surroundings retain a rural feel, with the property accessed from an enclosed (by trees) narrow lane with a row of cottages however within the wider area there is a 20th Century Housing Estate as well as a cycle path and the Avon Ring Road situated to the north.

1.3 This application should be read in conjunction with PK14/2586/LB.

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

CS9 Environmental Resources and Built Heritage

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

L13 Listed Buildings

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

3.1 K5454 Barn Conversion and P87/4300 Listed Building Consent (Approved)

PK12/1299/F Erection of single storey rear extension to form additional living accommodation. Erection of detached garage/workshop (Approved)

PK12/1301/LB Internal and External alterations to facilitate (Approved)

4. **CONSULTATION RESPONSES**

4.1 Downend and Bromley Heath Parish Council
No objection

4.2 Other Consultees

Listed Building/Conservation Officer (summary)

Objects to the proposed development.

It is considered that boundaries and gates should respect the rural character and qualities that contribute to the charm and sense of character of this part of the leap valley. Any boundary treatment shall be low and respect the character, context and amenity of the local area. The applicant has been advised that the gate should have a more open design. There would be no objection to the wall should it drop down to a lower level before the gateway (height of 1.3 metres indicated to the Case Officer). This would be more compatible with the boundaries to neighbouring properties where boundaries are relatively low or have a degree of visual permeability such that the open character of the area is protected. None of the surrounding buildings are surrounded by high stone walls or solid gates and in my opinion the wall appears discordant and incongruous in context. Recommendation – refusal.

No objection subject to conditions attached to the decision notice

Other Representations

4.3 Local Residents

An objection has been received to the Listed Building Consent Application submitted with this application (PK14/2586/LB). The grounds of objection are summarised as follows:

The Councils conservation officer previously advised what would be acceptable and that any contrary proposal would be resisted.

The applicant's objective of privacy and security can be achieved by other means.

The proposed high wall and gates would be an feature not found anywhere else in relation nearby properties or the locality in general and as such would have a significant adverse impact on the setting of the listed building and the rural, open character of the locality, and in this regard represents inappropriate development which as such is contrary to guidance set out the SGLP policy

The development does respect and enhance the character, distinctiveness and amenity of both the site and its context and is therefore contrary to SGCS

policy CS1 (1). The development should be completed in accordance the plans approved under reference PK12/1299/F

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The only issue for analysis is the impact of the proposal upon the curtilage listed building

The proposal stands to be assessed against the above listed policies along with all other material considerations. Policy CS1 of the South Gloucestershire Core Strategy (Adopted) 2013) states that all development will only be permitted where the highest possible standards of design and site planning are achieved. Proposals will be required to demonstrate that they respect and enhance the character, distinctiveness and amenity of the site and its context; is well integrated with existing and connected to the wider network of transport links; safeguards existing landscape/nature/heritage features; and contributes to relevant strategic objectives. Policy CS9 seeks to protect and manage South Gloucestershire's environment and its resources in a sustainable way and new development will be expected to, among others, ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance; conserve and enhance the natural environment and conserve and enhance the character, quality, distinctiveness and amenity of the landscape. Policy L13 of the South Gloucestershire Local Plan (saved policy) also considers this matter.

5.2 Listed Building Issues/Design and Visual Amenity

The application site is set within the curtilage of a Listed Building. The National Planning Policy Framework states that where a proposed development will lead to a substantial harm to or total loss of significance of a designated heritage asset consent should be withheld unless criteria set out in para 133 apply – essentially that there are factors such as public benefit that outweigh the harm. Para 134 reiterates that where a development proposal will lead to less than a significant harm, this harm should be weighed against any public benefit including securing its optimum viable use.

It is considered that the proposal must be seen within the context of the previously approved scheme. The existing wall forms a substantive part of the front boundary.. This wall as it currently stands has a height of 1.95 metres (2.1 metres to the top of the coping stones), with the wall dropping down to a height of approx 1.3 metres either side of the farm gate that forms the approved entrance. This later element has not been implemented.

The current proposal is amending this previously approved scheme by altering a section of wall either side of the entrance and changing the farm gate to a solid timber gate. It should be noted that the proposal does not alter the substantive part of the boundary wall that remains as described in the paragraph above. The section of wall to the left of the entrance starts at a height of 1.9 metres where it joins the existing wall, dropping down to a height

of 1.7 metres and then rising to a height of approx. 1.9 metres to a pillar to the left of the 1.65m timber solid gate. To the right of the entrance (when viewed from the front) the wall including the coping stones is at a uniform height of 1.8 metres. The materials are shown as the same as those on the existing wall.

An objection has been received from the Conservation Officer as set out in para 4.2 above and the comments from a neighbour set out in 4.3 are also noted.

It is noted that the proposed wall will be lower than that already in place and to the left of the entrance there is a diminution in height. While the loss of open character is regretted, this has already taken place through the installation of the main part of the wall. Views into the site are to buildings rather than to open countryside. It is acknowledged that the wall and gate give more of a domestic feel moving away from the traditional low rise boundaries found within the immediate vicinity. It is not however considered that this impact is a significant harm particularly with the use of the right stone and timber that will be secured by condition.

Your Case Officer is mindful that the building itself has been put to a viable use and that it comprises a high quality designed conversion. In addition adequate security does support the reuse of the buildings.

It is not considered that the adverse impact of the development upon curtilage listed building (or impact upon general visual amenity) would be so significant as to justify the refusal of the application and to sustain that decision upon appeal.

6. CONCLUSION

- 6.1 The recommendation to **grant** Listed Building Consent has been taken having regard to the section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and Government advice contained in the National Planning Policy Framework.

7. RECOMMENDATION

- 7.1 That the application be **approved** subject to the conditions outlined on the decision notice.

Contact Officer: David Stockdale
Tel. No. 01454 866622

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

2. The facing stonework shall match the existing original stonework in respect of colour, texture, coursing, jointing and pointing.

Reason

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

3. Prior to the commencement of development the detailed specification of the gates to include the colour shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

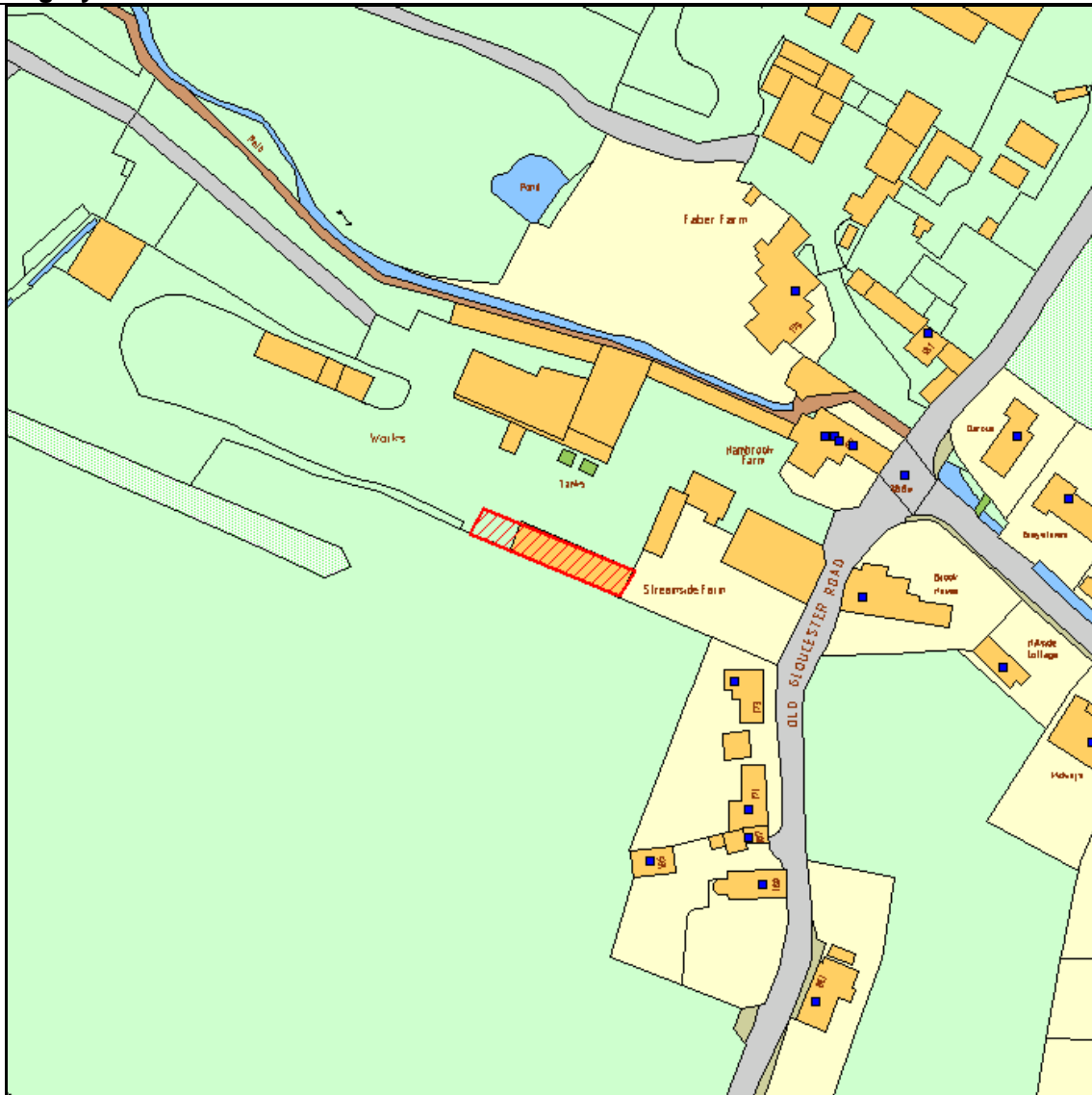
Reason

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

ITEM 8

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.:	PT14/0567/F	Applicant:	ACH Limited
Site:	Hambrook Farm 177 Old Gloucester Road Hambrook South Gloucestershire BS16 1RQ	Date Reg:	19th March 2014
Proposal:	Erection of single storey extension (retrospective) and change of use from (Class B8) to Office (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	Parish:	Winterbourne Parish Council
Map Ref:	363842 178825	Ward:	Winterbourne
Application Category:	Minor	Target Date:	12th May 2014



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100023410, 2008. **N.T.S.** **PT14/0567/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of objections from Winterbourne Parish Council and local residents; the concerns raised, being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a building located within an existing business park, associated with ACH Limited, Hambrook. The building the subject of the application, lies on the southern edge of the business park and can be legally used for car storage (see PT11/4015/CLE). The building is a single-storey structure with a mono-pitch roof and an approximate floor area of 248sq.m. The overall site lies in open countryside to the west of the Established Settlement Boundary of Hambrook Village but within the Hambrook Conservation Area and Bristol/Bath Green Belt. Vehicular access to the business park is from Old Gloucester Road, which is in part a Major Recreational Route.
- 1.2 It is proposed to change the use of the building from B8 storage/parking of cars to separate office use (B1). To facilitate the proposed change of use, the proposal would involve the provision of doors and glazing in the northern façade. A total of 7no. car parking spaces would be provided to the front of the building. The building has recently been refurbished which included a side extension, 12m wide, to the north-west,; in this respect the current application is part retrospective.
- 1.3 A similar application PT13/1472/F for the change of use only, was previously the subject of a visit by the Sites Inspection (West) Sub-Committee but upon discovering that the building had been extended, the applicant withdrew the application. The current application covers both the proposed change of use and (retrospectively) the extension of the building.

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

L1 - Landscape Protection and Enhancement
L12 - Conservation Areas
L13 - Listed Buildings
T8 - Parking Standards
T12 - Transportation Development Control for New Development
E6 - Employment Development in the Countryside.
E7 - Conversion and Re-Use of Rural Buildings.

South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013

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

2.3 Emerging Plan

Draft Policies, Sites & Places Development Plan

PSP1 - Local Distinctiveness

PSP2 - Landscape

PSP7 - Development in the Green Belt

PSP10 - Development Related Transport Impact Management

PSP14 - Active Travel Routes: Identification and Safeguarding of Existing and Proposed Routes

PSP16 - Parking Standards

PSP17 - Heritage Assets and the Historic Environment

PSP20 - Flood Risk, Surface Water and Watercourse Management

PSP21 - Environmental Pollution and Impacts

PSP27 - Rural Economy

2.4 Supplementary Planning Guidance

Development in the Green Belt (SPD) Adopted June 2007

Advice Note 7 : Hambrook Conservation Area

3. RELEVANT PLANNING HISTORY

- 3.1 PT11/4015/CLE - Certificate of Existing use for buildings A, B, C, D, E, F, G, H, I and J for Class B1 (Business), Class B2 (General Industrial) and Class B8 (Storage and Distribution).

Consent 12 June 2012 in that a Certificate of Lawful Existing Use was granted denoting the buildings and areas used by Automotive Accident Solutions and in relation to the use of part of Buildings F, B and C for separate independent planning units in office use, because on balance only those parts of the site have been proven in those uses for a continuous period of over ten years.

It was concluded as such that on the balance of probability the buildings and areas of land which have been used in association with the alleged main use of the site for a continuous period in excess of ten years prior to the submission of the application are as follows:

Building A -	General repair garage associated with Automotive Accident Solutions use of the site.
Building D -	Storage/parking of cars ancillary to the Automotive Accident Solutions use of the site.
Building E -	Office associated with Automotive Accident Solutions use of the site.
Building F -	Ground floor use for storage ancillary to the Automotive Accident Solutions use of the site.
Building G -	Ground floor use for storage ancillary to the Automotive Accident Solutions use of the site.
Building H -	Ground floor use for storage ancillary to the Automotive Accident Solutions use of the site.
Building I -	General Storage associated with the site.
Building J -	Contrary to the evidence submitted no use but agricultural is found to have been in use for over ten years.

Land enclosed by red outline as set out on the Councils plan attached to the decision notice - land used as outside storage in association with the Automotive Accident Solutions use of the site and as ancillary parking for the three separate planning units.

The areas proven to have been used as separate independent planning units, on the balance of probability, are as follows and these are shown hatched on the plan:

Building B - Ground floor office
Building C - Office
Building F - First floor for office in part of building

3.2 PT12/2800/CLE - Certificate of Lawfulness for existing use of land for Class B8 (Storage and Distribution).
Refused 2nd May 2012

3.3 PT13/1472/F - Change of use of existing storage building (Class B8) to office (Class B1) and associated works as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).
Withdrawn 13 Nov. 2013

Enforcement

3.4 COM/13/1047/OD - Building being used for the storage of vehicles for approximately one year. It has been enlarged by 40% and the roof height has been increased by four brick height.
Status : Pending consideration.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

The comments of the Parish Council are Objection. There would be a problem with increased traffic as this building was not designed for office use due to the lack of access. This is the fourth time this applicant has put in for retrospective planning permission. Currently the yard is used as a lorry depot. Change of use is requested from storage to office, employing 15 persons with vehicles. There was strong representation from local residents. This property is within the local conservation area. Councillor Jones is to call plan in to sites. Points that were raised by local residents include: The brick finish to the front of the building is a recent addition and was not acceptable to the Conservation Officer, being next to a grade 2 listed building; Nowhere on the plans or elevations is the increase in height mentioned, as shown by the photo of the rear of the building; This scheme was previously examined by ECS Transportation Control, Bristol, and found to contravene policy T12 of the SGLP.

4.2 Other Consultees

Highway Drainage

No comment

Historical Environment

No archaeological objections.

Environmental Protection

No objection subject to a condition to identify contamination and mitigation measures should contaminants be found.

Landscape Officer

The development is not visible from beyond the confines of the site and there is therefore no landscape objection with regards to Policy L1 and CS1.

Conservation Officer

This is a resubmission of the application submitted in 2013, and I note that no objection was raised to the principle of the extension at the time although the use of brick rather than pennant stone was felt to be regrettable. The design and construction of the infill screens and doors was, however, raised as a particular issue that needs to be resolved and a suitable condition is recommended.

Sustainable Transport

Subject to a revised car parking plan to take account of the maximum parking standards and showing secure cycle parking, there are no transportation objections.

A revised block plan was subsequently submitted.

Other Representations

4.3 Local Residents

10no. letters/e.mails of objection have been received from local residents. The concerns raised are summarised as follows:

- Retrospective nature of application.
- Brick finish to front not acceptable.
- The building has been raised in height.
- Cars and lorries have to cross a pedestrian and cycle way and negotiate a narrow road i.e. The Stream.
- Increased traffic on a narrow road and dangerous junction at B4058.
- The building has been extended.
- Out of character.
- Road is prone to flooding.
- Adverse impact on Conservation Area and Listed Building.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

On 27th March 2012 the National Planning Policy Framework (NPPF) was published. The policies in this Framework are to be applied from this date with due weight being given to policies in the South Gloucestershire Local Plan 2006 (SGLP) subject to their degree of consistency with this Framework. It is considered that the Local Plan policies as stated in section 2.2 of this report are broadly in compliance with the NPPF. It is noted that the NPPF puts considerable emphasis on delivering sustainable development and not acting as an impediment to sustainable growth, whilst also seeking to ensure a high quality of design and good standard of amenity for all existing and future occupants of land and buildings.

- 5.2 The South Gloucestershire Local Plan Core Strategy was adopted in Dec. 2013 and now forms part of the Development Plan. The Policies, Sites and Places Development Plan Document is only a draft document and whilst it is a material consideration, the policies therein can currently only be afforded very little weight.
- 5.3 Green Belt Issues
In the first instance, the proposal must be assessed against the relevant Green Belt Policies to be found at Section 9 of the NPPF and guidance found within the South Gloucestershire Development in the Green Belt (SPD) Adopted June 2007.
- 5.4 The most important attribute of Green Belts is their openness and inappropriate development within the Green Belt is by definition harmful to the Green Belt. The NPPF para. 89 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but lists exceptions which includes the following:
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 5.5 The NPPF para.90 states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt and these include:
- The re-use of buildings provided that the buildings are of permanent and substantial construction.
- 5.6 The proposal is to a) change the use of the existing B8 storage unit to a B1 office use and b) retrospectively extend the building. The unit is currently being used for the storage of cars. The building has a rural appearance having previously formed part of an agricultural complex.
- 5.7 An area of hard-standing lies to the front of the building where the proposed 15 car parking spaces would be located, beyond which is a yard area. It is evident that vehicles already park and manoeuvre in these areas, in this respect the site is previously developed land.
- 5.8 Given the previously developed nature of the land and the existing uses, the proposed change of use would not have a materially greater impact than the present authorised use on the openness of the Green Belt and is therefore, in this respect, not inappropriate development within the Green Belt.
- 5.9 As regards the extension and refurbishment of the building, the original building was approximately 23.5m long and 7m wide, resulting in a floor area that was 164.5 sq m. The building has subsequently been extended 12m in length, to create a building with a total floor area of 248.5 sq m. Notwithstanding the information given in the Design and Access Statement, this in fact represents a 51% increase in floor area. The applicant states that the height of the building has in fact not been increased. The top four brick courses were however replaced and 'made good' during the replacement of the roof. Officers have no

evidence to suggest otherwise but even if the building had been increased in height by four bricks this would be an insignificant amount.

- 5.10 The building is single-storey with a uniform cross section with mono-pitch roof. Given the modest scale of this building and its location within an existing industrial complex, where there are much larger buildings, the increase in size to result from the extension is not considered, in this case, to be disproportionate. The scheme is not therefore inappropriate development within the Green Belt and as such, by definition, is not harmful to the openness of the Green Belt.
- 5.11 Other Issues
The NPPF at para.28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings.
- 5.12 Local Plan Policy E6 permits proposals for new B1 uses where they are conversions or the re-use of existing rural buildings. Policy E7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 permits the conversion and re-use of existing buildings for employment uses, outside the existing boundaries of settlements subject to the following criteria
- 5.13 **A. The buildings are of permanent construction and structurally sound and capable of conversion without major or complete re-construction; and**
- 5.14 The building is structurally sound and appears to have been re-clad. The works to convert the building would not be major and relate to the front elevation only which faces into the courtyard.
- 5.15 **B. The buildings are in keeping with their surroundings in terms of character, form, bulk and overall design; and**
- 5.16 Having been formerly part of a farm complex and having a simple form with a mono-pitch roof and modest in scale, the building is considered to be sufficiently in-keeping with its surroundings of open fields to the south and the larger buildings within the complex to the north, east and west.
- 5.17 **C. Development, including any alterations, intensification or extensions, would not have a harmful effect on the character of the Countryside or the amenities of the surrounding area.**
- 5.18 The building has already been extended. The extension merely extended the existing cross-section by 12m. The conversion would involve the provision of doors and glazing in the northern façade. Given the nature of the proposal, the building's existing use and modest size, peripheral location and visual detachment from the remainder of the village; it is considered that the development would not have a harmful effect on the character of the Countryside or the amenities of the surrounding area.

5.19 Transportation Issues

The building and its associated forecourt is currently used for the storage of cars in association with Automotive Accident Solutions and this B8 use is therefore considered to already generate vehicle movements, including HGV movements, to the site.

5.20 Whilst the scale of development is relatively small it would generate some additional vehicle movements within an area that is characterised by narrow often single-track roads; furthermore the access suffers restricted visibility. A revised plan has been submitted to show 7 parking spaces and 2 disabled spaces to the front of the building, together with cycle parking; the proposed parking would therefore not exceed the Council's maximum standards outlined in Local Plan Policy T8. In relation to the previous application, some concerns were raised by officers about highway safety, in particular for pedestrians and cyclists using the recreational route to the front of the site.

5.21 In response to the concerns raised, a Transportation Study was carried out by a suitably qualified engineer. The study noted that the building has been more intensively used for car storage in the past and concluded that:

'The NPPF advises in paragraph 32 that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. The site has access to alternative travel than the private car and there is no existing highway safety issues surrounding the site. The proposal for the change of use of 248sqm of employment use at this location is concluded not to have a severe impact, as the site area is small and there are low numbers of employees (15) and anticipated trips associated with the proposed use. The proposal has the potential to reduce the amount of HGV movements to the site as a result of the change of use of both the building and the 'storage' parking to the front of the building, that is to be used for car parking for the proposed office use.

5.22 At this point it is worth noting that up to 500sq.m. of B8 use can be changed to B1 use under Permitted Development Rights. The only reason planning permission is required in this case is because the building has been extended.

5.23 Due to the relatively small scale of the proposal officers do not consider that a Travel Plan is required. Subject therefore to a condition to secure the parking areas and secure cycle parking, there are no transportation objections.

5.24 Impact upon Residential Amenity

Given the authorised B8 use and the relatively small scale of the proposed B1 use, together with the location of the unit in relation to the nearest residential elements, officers consider that with appropriate controls, the proposed use should not have a sufficiently adverse impact on residential amenity to justify refusal of planning permission.

5.25 The submitted plan confirms that all parking would be to the front of the building and contained within the existing courtyard. The proposed hours of working were previously given as 07.30hrs – 16.30hrs Mon to Fri, 08.00hrs – 13.00hrs Sat. with no working on Sundays or Bank Holidays although this has not been confirmed in this current application; nevertheless these hours are considered reasonable and could be conditioned. Given that there are currently no controls

on the hours of working, this offers the opportunity to improve this situation for local residents, where at least this building is concerned. Subject to this condition there would be no significant adverse impact on residential amenity, which is likely to be less than would be generated from the existing authorised use.

5.26 Environmental Issues

The site is not prone to flooding as it lies in Flood Zone 1; existing drains and sewers would be utilised. The Council's Drainage Engineer has not raised any objection.

5.27 Conservation Issues

Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 relating to Listed Buildings requires development to preserve the setting of Listed Buildings. Policy L12 requires development to preserve or enhance the character or appearance of the Conservation Area. The stone barn directly opposite the proposed office building is Grade II Listed, however the site does include a number of more modern agricultural buildings that are now converted into commercial uses. A Heritage Statement has previously been submitted at officer request. Subject to a condition to secure the detailed design of the proposed windows and doors, which should be hardwood; there are no objections on conservation grounds.

5.28 Other PD Issues

Members are advised that notwithstanding recent changes to Permitted Development Rights, that allow B1 offices to be changed to C3 residential units, the unit, should the current application be allowed, would not be able to take advantage of this new policy because the unit was not in B1a use on the 30th May 2013.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

2. Notwithstanding previously submitted details, and prior to the commencement of the development hereby approved, the detailed design of all new windows and doors shall be submitted to and approved in writing by the local planning authority. The details shall be accompanied by drawings at a minimum scale of 1:5, including sections. For the avoidance of doubt all new windows and doors shall be hardwood. Thereafter the development shall be carried out in full accordance with the details so approved.

Reason

In order that the development is of an appropriate quality of design that serves to preserve the character and appearance and setting of the Hambrook Conservation Area and the setting of the adjacent Grade II Listed Buildings, in accordance with section 72(1) and 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and policies L12 and L13 of the Adopted Local Plan and Policies CS1 and CS9 of the Adopted Core Strategy.

3. The hours of use of the building for the purpose hereby permitted shall be restricted to 07.30hrs - 16.30hrs Mon to Fri, 08.00hrs - 13.00hrs Sat. with no working on Sundays or Bank Holidays

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy E7 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the first use of the building for the purposes hereby approved, full details of the secure cycle parking facilities shall be submitted and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason

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

5. Prior to the first use of the building for the purposes hereby approved, the associated car parking spaces shall be implemented in full accordance with the details shown on the approved Proposed Block Plan Drawing No. BRS.3773_14-1B and maintained as such thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. (a) The building proposed to be used as an office has previously been used to store vehicles, there is therefore the potential for spills of fuel and/or oils which may have the potential to give rise to contamination not suitable for the end use as an

office. An investigation shall be carried out by a suitably qualified person, into the previous use and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the first use of the building for the purpose hereby approved.

- (b) Where potential contaminants are identified, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks the contamination may pose to the development and how any unacceptable risks will be mitigated. Prior to the first use of the building for the purpose hereby approved, a report shall be submitted for the written approval of the Local Planning Authority setting out the findings and what mitigation measures are proposed to address these.
- (c) If works are required to mitigate contaminants, a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority prior to the first use of the building for the purpose hereby approved.

Reason

In the interests of future occupants of the building having regard to the potential for contamination of the existing building and to accord with Policy EP6 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of the NPPF.

ITEM 9

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.: PT14/2024/F
Site: 4A Green Dragon Road Winterbourne
South Gloucestershire BS36 1HF

Applicant: Mr I Singh
Date Reg: 30th May 2014

Proposal: Erection of single storey front and side extension to provide additional living accommodation.

Parish: Winterbourne Parish Council

Map Ref: 364916 180348
Application Category: Householder

Ward: Winterbourne
Target Date: 18th July 2014



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule to take into account the comments of objection made by the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey front and side extension at a detached house in Winterbourne.
- 1.2 During the course of the application, the width of the proposed extension has been reduced to improve the architectural composition of the development.
- 1.3 The existing property is a rendered detached house located on a corner plot between Green Dragon Road and Ludwell Close.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan Adopted January 2006 Saved Policies
T12 Transportation
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT09/0066/RVC Approve with Conditions 20/02/2009
Removal of Condition 9 attached to planning permission PT07/3081/F relating to the Code for Sustainable Buildings
- 3.2 PT07/3081/F Approve with Conditions 06/12/2007
Erection of 1 no. detached dwelling. Creation of new vehicular and pedestrian access.
- 3.3 PT07/1731/F Withdrawn 15/07/2007
Erection of 1 no. detached dwelling with associated works.

4. **CONSULTATION RESPONSES**

4.1 Winterbourne Parish Council
Objection – overdevelopment of the site and no parking available

4.2 Drainage
No comment

Other Representations

4.3 Local Residents
None received

5. **ANALYSIS OF PROPOSAL**

5.1 This application seeks planning permission for the erection of a single storey extension to a dwelling in Winterbourne.

5.2 Principle of Development
Extensions and alterations to existing dwellings are generally supported by policy H4 of the Local Plan subject to an assessment of design, amenity and transport. Therefore the proposed development is acceptable in principle but should be determined against the analysis set out below.

5.3 Design
An amendment to the proposed design was sought during the application. This amendment reduced the width of the proposed extension so that it better reflected the proportions of the existing house. The width of the proposed side extension would now fall within permitted development. However, the side extension projects forward of the principle elevation and side elevations of the property, both of which face the highway, and therefore planning permission is required.

5.4 The projection beyond the front elevation would stand level with the existing gable fronted wing. As such, the extension would create a uniformed front elevation rather than the stepped elevation as existing.

5.5 Materials have been indicated that match those of the existing house and an acceptable standard of site planning and design is proposed. The extension would not result in the overdevelopment of the site as adequate curtilage would remain and the development would be in keeping with the character and appearance of the dwelling and the street scene.

5.6 Amenity
Development should not be permitted that prejudices residential amenity. Amenity should be considered with due regard to the amenities of the application site and all nearby occupiers.

- 5.7 It is not considered that the proposed development would have an adverse impact on the amenities of the application site. The proposal does not reduce the size of the rear garden and only marginally reduces the front garden size.
- 5.8 The proposed extension is not considered to have an adverse impact on the amenity of any nearby occupier. The extension is of single storey and would not introduce windows overlooking previously private areas. Located on the street corner, the development would not be overbearing on any nearby occupier or affect outlook.
- 5.9 In terms of its impact on residential amenity, the proposed extension is acceptable.
- 5.10 However, this assessment has been made on the basis that the proposed extension would form one residential unit with shared parking and amenity space. As an independent unit of accommodation, the proposed extension would be offer a poor level of residential amenity. As there is only limited interconnectivity between the proposed extension and the dwelling, a condition restricting the occupancy of the extension will be attached to any permission requiring it to be used as ancillary accommodation to the main dwelling.
- 5.11 Transport and Parking
Part of the objection from the Parish Council relates to the provision of adequate off-street parking. Under policy CS8 and the Residential Parking Standard SPD, development is required to provide adequate off-street parking commensurate with the number of bedrooms in the property. At present, the property contains three bedrooms. The proposed extension would provide an additional bedroom for a dependant relative bringing the total number of bedrooms to four.
- 5.12 Under the Standard, both three and four bedrooms properties require two off-street parking spaces. The front garden of the property is set to paving and the driveway as indicated on the submitted drawings is of an adequate size to provide two parking spaces that accord with the Standard. It is therefore considered that adequate parking is provided and the proposed development would not prejudice highway safety.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed development has been tested against the policies listed above. It is considered that an acceptable standard of site planning and design is proposed that would not have a prejudicial effect on residential amenity or highway safety.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted)

January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

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

Reason

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

3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 4a Green Dragon Road.

Reason

The development has been permitted on the particular circumstances of the case and the development would be unsuitable for use as a separate residential dwelling because it would suffer from poor levels of residential amenity and parking and would be contrary to policies CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 10

CIRCULATED SCHEDULE NO. 34/14 – 21 AUGUST 2014

App No.: PT14/2418/F
Site: 2 Nightingale Lane Winterbourne
Bristol South Gloucestershire BS36
1QX

Applicant: Mrs S Humphries
Date Reg: 21st July 2014

Proposal: Construction of Manege

Parish: Winterbourne
Parish Council

Map Ref: 366038 181475

Ward: Winterbourne

Application Category: Minor

Target Date: 3rd September
2014



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100023410, 2008. N.T.S. PT14/2418/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a member of the public contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the construction of a riding arena.
- 1.2 The proposed riding arena measures approximately 60 metres by 20 metres and is located on existing equestrian land to the south of Nightingale Lane. The site is located within the open Green Belt outside of any defined settlement boundary. The site is access of Nightingale Lane. A public right of way extends to the north, whilst the listed building Frampton Court and its associated curtilage are located beyond.

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)
L1 Landscape Protection and Enhancement
L9 Species Protection
T12 Transportation Development Control Policy for New Development
E10 Horse Related Development

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
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Development in the Green Belt SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT01/1811/F, change of use for land for keeping of horses and erection of stable block, approval, 20/08/14

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council

No objection

4.2 Transportation Officer

This manege is identified for domestic use; as such there is no transportation objection to the proposal

4.3 Highway Structures Officer

No comment

4.4 Landscape Officer

No objection subject to condition

Other Representations

4.5 Local Residents

One letter of objection has been received from a member of the public. The following is a summary of the reasons given for objecting:

The land owner already has a manege;
Loss of privacy.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Guidance in the NPPF is that Local Planning Authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation...

5.2 In this instance the application site comprises land that has already been granted for a change of use to equestrian purposes (PT01/1911/F). As the proposed manege is to function for equestrian purposes, there is no material change of use of the land. The NPPF states that engineering operations are not inappropriate development provided that they preserve the openness of the Green Belt. Given the nature of the proposal, which requires a small amount of excavation of top soil and the laying of compacted hard stone, compacted silica sand and rubber fibre to be built up to the existing ground level, and the fact that it has not been specified that any enclosure will be required around the manege, it is considered that the proposal is appropriate development and will not have a significant adverse effect on the openness of the Green Belt.

5.3 Planning policy E10 of the South Gloucestershire Local Plan (adopted) January 2006 (saved policy) allows for equestrian related development. The main issues to consider are the design and impact on the character of the area; the environmental effects; the impact on the residential amenity of neighbouring occupiers; and the transportation effects.

5.4 The proposed manege will provide a synthetic rubber fibre surface, which will be more durable and reliable than the existing grass surface, especially in poor weather. Accordingly, it is considered that the proposal will provide a safer

surface for the exercising of horses and therefore, has regard to the safety and comfort of horses. The site is located within close proximity to a bridleway, which can be used by horse riders. Given the nature of the proposal there are no suitable buildings available for conversion.

5.5 Design/Visual Amenity

When considering the design and impact on the character of the area weight is given to the fact that the site is already lawfully used for equestrian purposes. Whilst the proposal will intensify the existing use somewhat, the proposed manege will be located on land that is primarily flat and will not project beyond the existing ground level. It is not considered that there will be a material effect on the setting of the listed building Frampton Court, which is at a distance of approximately 55 metres to the north of the site. The manege will however, be open to views from the public footpath on Nightingale Lane and a section of native hedgerow and a native tree should be planted to the northeast of the manege to screen and soften immediate views of the manege. A condition is recommended on this basis if permission is granted. The site is not open to views from the wider countryside due to the residential properties to the northwest and a tall Leylandii hedge on the south eastern boundary. No floodlighting is proposed and this will be restricted by condition if permission is granted.

- 5.6 A Leylandii hedge is growing on the southeastern boundary of the site. The construction of the manege adjacent to the Leylandii and the associated excavation will sever the tree roots. This will most probably result in the trees dying and becoming unstable. Leylandii is a non-native species and do not make a positive contribution to the character of the area; therefore, there is no objection in principle to its removal. However, it does help to screen and soften the development from views from the surrounding area. The proposal therefore, represents an opportunity for a more appropriate form of landscape planting such as a mixed native hedge to be undertaken to replace the existing Leylandii.

5.7 Transportation

Weight is given to the fact that the site is already lawfully used for equestrian purposes. The proposed manege will function as ancillary to the existing use. It is not therefore; considered that there will be a materially greater effect than the existing situation in terms of level of vehicular traffic or parking. The existing access is sufficient to serve the proposal. If permission is granted, a condition is recommended to restrict the use of the manege to private use only.

5.8 Environmental Effects

No trees that make a significant positive contribution to the character of the area will be affected by the proposal. In addition, the site comprises improved grassland; therefore, it is not considered that there will be a significant adverse ecological impact.

5.9 Residential Amenity

The concerns of the neighbouring occupier are noted; however, the proposed manege is approximately 20 metres from the curtilage boundaries of neighbouring properties at the closest point. Accordingly, given that there will

be no significant increase in ground levels, it is not considered that there will be a materially greater effect on the privacy of neighbouring occupiers than the existing situation. Although the proposal will intensify the existing equestrian use, it is considered that there is a sufficient level of separation to ensure that neighbouring occupiers are not significantly adversely affected in terms of noise. No floodlighting is proposed, and if permission is granted, this will be restricted by condition.

5.10 Further Matters

The concerns raised by the neighbouring occupier on the basis that the applicant already has a manege are noted. However, policy E10 of the Local Plan allows for the principle of the development regardless of whether the applicant has an existing manege. This objection cannot therefore, be given any significant weight.

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. At no time shall the manege hereby permitted be used for riding school or other business purposes whatsoever; or by persons other than the owners/occupiers of the adjacent premises no.2 Nightingale Lane.

Reason 1

To protect the amenities of neighbouring occupiers and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Reason 2

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

3. No floodlighting shall be erected at the site.

Reason 1

In the interests of the visual amenity of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Reason 2

To protect the amenities of neighbouring occupiers and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

4. Prior to the commencement of development a scheme of landscaping, which shall include details of proposed planting (and times of planting); and a five year management plan shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details. (For the avoidance of doubt a native hedge should be planted to replace the leylandii and some native shrubs and trees also planted to the north east; the shrubs should be planted as 1+1 transplants and include at least five native hedge species).

Reason

In the interests of the visual amenity of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.