



**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. 44/14

Date to Members: 31/10/14

Member's Deadline: 06/11/14 (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. Please note a copy of your referral e mail will appear on the website. **If in exceptional circumstances, you are unable to e-mail you request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.**
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

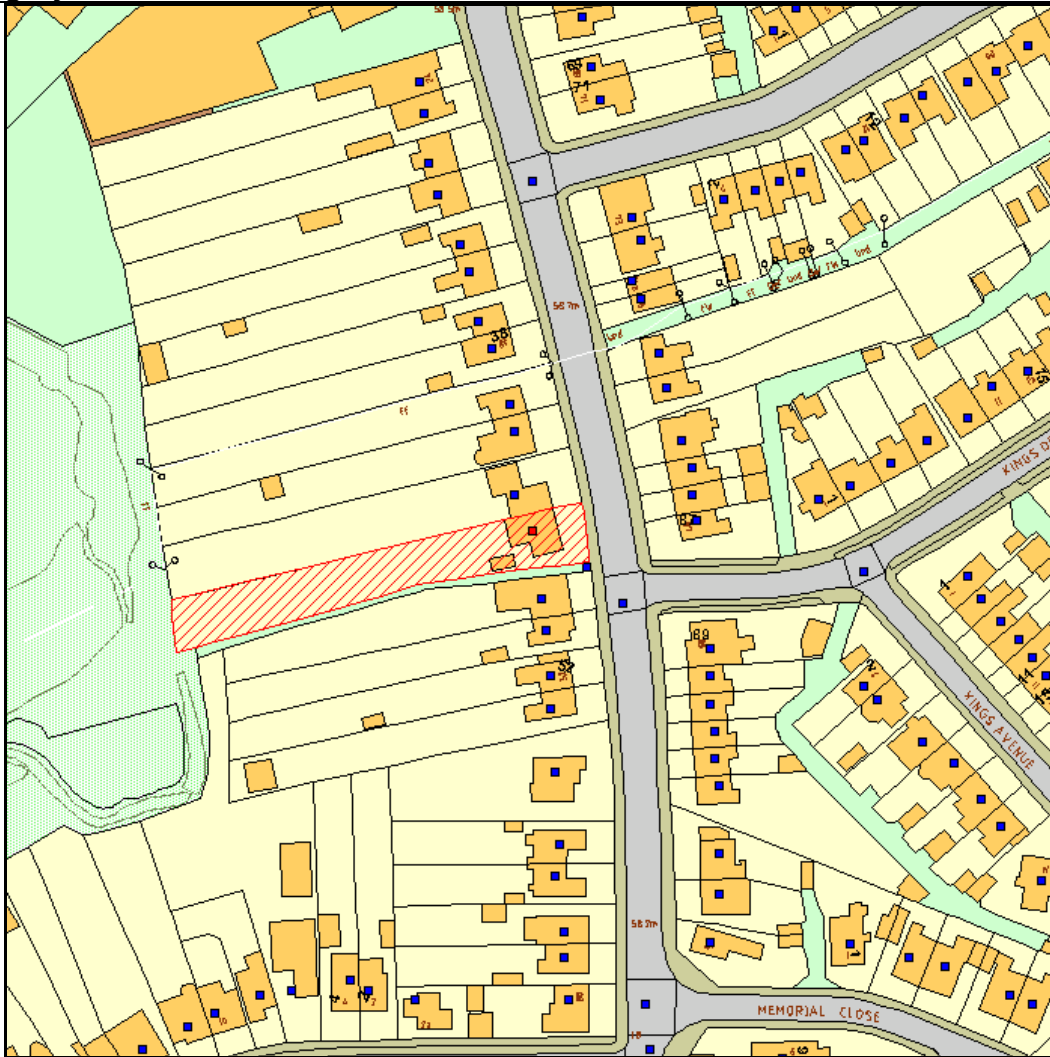
CIRCULATED SCHEDULE - 31 October 2014

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK14/1732/F	Approve with Conditions	46 Memorial Road Hanham South Gloucestershire	Hanham	Hanham Abbots Parish Council
2	PK14/2712/F	Approve with Conditions	52A High Street Staple Hill South Gloucestershire BS16 5HW	Staple Hill	None
3	PK14/3409/F	Approve with Conditions	86 Goldcrest Road Chipping Sodbury South Gloucestershire BS37 6XH	Chipping	Dodington Parish Council
4	PK14/3436/LB	Approve with Conditions	Lodge Farm Carsons Road Mangotsfield South Gloucestershire BS16 9LW	Siston	Siston Parish Council
5	PK14/3460/F	Approve with Conditions	Plot of Land Between 75 And 83 High Street Wick South Gloucestershire BS30 5QQ	Boyd Valley	Wick And Abson Parish Council
6	PK14/3562/F	Approve with Conditions	1 Oakleigh Gardens Oldland Common South Gloucestershire BS30 6RJ	Bitton	Bitton Parish Council
7	PK14/3650/F	Approve with Conditions	140 Pound Road Kingswood South Gloucestershire	Rodway	None
8	PK14/3740/F	Approve with Conditions	35 Palmdale Close Longwell Green South Gloucestershire BS30 9UH	Longwell Green	Oldland Parish Council
9	PK14/3783/F	Approve with Conditions	6 Station Road Warmley South Gloucestershire BS30 8XH	Siston	Siston Parish Council
10	PT14/2915/F	Refusal	Amont Mill Road Winterbourne Down South Gloucestershire BS36 1BP	Winterbourne	Winterbourne Parish Council
11	PT14/3646/F	Approve with Conditions	12 Kingfisher Close Bradley Stoke South Gloucestershire BS32 0AN	Bradley Stoke Central And Stoke Lodge	Bradley Stoke Town Council
12	PT14/3697/F	Approve with Conditions	27 Burrough Way Winterbourne South Gloucestershire BS36 1LF	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.: PK14/1732/F
Site: 46 Memorial Road Hanham Bristol
 South Gloucestershire BS15 3JQ
Proposal: Demolition of existing side extension
 and detached garage and erection of
 1no. attached dwelling with associated
 works.
Map Ref: 363811 171889
Application Category: Minor

Applicant: Mr Nick Carr
Date Reg: 9th June 2014
Parish: Hanham Abbots
 Parish Council
Ward: Hanham
Target Date: 30th July 2014



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 100023410, 2014. **N.T.S.** **PK14/1732/F**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule in order to take account the comments of objection received. It should be noted that there were also comments of support.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a new dwelling attached to no.46 Memorial Road in Hanham. The proposed dwelling would be formed through erecting a side extension to the existing property to create a 3-to 4-bedroom property.
- 1.2 When the plans were originally submitted they included the installation of a new, large, rear dormer in the existing house as well as much alteration to the side roof for the proposed dwelling. The extent of the roof alterations meant the application required an ecological survey. The design of the proposed dwelling was also considered to be poor.
- 1.3 Amended plans have been submitted which improve the appearance of the proposed dwelling and reduce the amount of disturbance to the original roof. These amendments have meant that the development is now considered, on balance, to be acceptable and that an ecological survey is not required.
- 1.4 The application site is located within the existing urban area of the East Bristol Fringe. The site backs onto a Site of Nature Conservation Interest and the Bristol and Bath Green Belt. A public right of way runs alongside the application site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS29 Communities to the East Fringe of Bristol

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

- L1 Landscape
- L8 Sites of Regional and Local Nature Conservation Interest
- L9 Species Protection
- T12 Transportation

H4 Development within Existing Residential Curtilages
LC12 Recreational Routes

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 P98/4200 Approval of Full Planning 24/04/1998
Erection of single storey rear extension

4. CONSULTATION RESPONSES

4.1 Various rounds of consultation have taken place on this application following the submission of revised plans. Therefore, when more than one consultation response has been received from the same body, the summary below will refer to the most recent responses.

4.2 Hanham Abbots Parish Council

9 October

No revised plans on the website at time of reconsultation; the parish council is unable to make any further comments.

18 June

The parish council has concerns about property value and seek a detached dwelling as an alternative.

4.3 Drainage

Request a number of conditions and informatives

4.4 Ecology Officer

Objection removed. Request informatives.

4.5 Environmental Protection

Request working hours conditions and condition in relation to contaminated land.

4.6 Highway Structures

No comment

4.7 Public Rights of Way

No objection, request informative

4.8 Transportation

No objection

Other Representations

4.9 Local Residents

One letter of objection, one letter of support, and one general letter have been received which raise the following points:

- Boundary along footpath should be improved
- Boundary along the west should also be improved.
- Boundary should be maintained in an improved state
- Boundary should not be moved
- Cause additional and harmful on-street parking issues
- Development would result in a terrace; this would be out of character with the rest of the street
- Footpath should remain open during works
- Trees should be cut back
- Would result in a reduction to property value

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the erection of an attached dwelling in Hanham.

5.2 Principle of Development

Policy CS5 supports residential development within the existing urban areas subject to the proposal meeting other policy considerations. There are no planning or land use designations that cover the site which would affect the principle of development. Therefore the proposed development is acceptable in principle but should be determined against the analysis set out below.

5.3 Design and Appearance

This application is being assessed on the revised plans. These plans propose to create a new dwelling by extending the existing pair of semi-detached houses to make a terrace. The front of the property would have a double height bay window and would generally match the proportions of the existing house.

5.4 A number of discrepancies are shown between the various plans, for example: the proposed side dormer is shown on the side and rear elevations but not on the front elevation or roof plan; a roof light is shown in this side dormer on the side elevation and roof plan on the rear but not the rear elevation; two roof lights are shown on the roof plan on the side elevation and partly on the section plan but not on the front elevation.

5.5 Roof lights in the front elevation could be inserted as permitted development and therefore, although this may not represent the highest possible design standards, it would be unreasonable to require their removal. The dormer in the side elevation is considered acceptable; there would be no windows only a roof light and the dormer is set back from the front of the property.

Therefore, although not accurately depicted on all the submitted plans, the sum of the development proposed has been assessed and meets an acceptable standard of design and appearance. A condition will be attached that requires the materials used in the proposed dwelling to match those of the existing dwelling.

5.6 Site Layout and Density

Development is required to make the most efficient use of land. The site is located within the existing urban area. This provides good access to existing services and transport links and therefore is considered a sustainable location for development.

5.7 The proposed building would be attached to the existing property. The layout therefore follows the prevalent built form in the locality and does not have a material impact on the openness of the green belt which is to the rear of the site.

5.8 As the NPPF discourages the building on gardens, the density proposed is considered to be the maximum achievable as to gain a higher density would require development to the rear of the site which should be discouraged. The proposal is therefore considered to make the most efficient use of land.

5.9 Residential Amenity

Proposals should ensure that a good standard of residential amenity prevails. The proposed dwelling will be constructed in line with the existing houses along Memorial Road and therefore the development is unlikely to result in any new opportunities for overlooking nor will the position of the building be overbearing on any nearby occupiers.

5.10 The development is located within an existing residential curtilage. However, the property benefits from a very large garden and the construction of a new dwelling would not leave inadequate amenity space for the existing dwelling. Furthermore, adequate private amenity space has been provided for the proposed dwelling.

5.11 It is therefore not considered that the proposal would have a prejudicial impact on residential amenity or lead to a less than good standard of residential amenity for any nearby occupier.

5.12 Transport and Parking

Residential development is required to provide a certain minimum off-street parking provision depending on the number of dwellings and the number of bedrooms in each of these dwellings.

5.13 Four parking spaces which adhere to the minimum size standard are proposed. This equates to two parking spaces per property. This would accord with the off-street parking provisions required by the Residential Parking Standard SPD.

5.14 As sufficient off-street parking is proposed, the development is not considered to have

- 5.15 Ecology
The site is located to the east of a SNCI and there is a possibility that the existing roof structure of the dwelling could provide a bat roost. When the original plans were submitted they included significant disturbance to the existing roof structure to the extent where it was considered that a bat survey was required.
- 5.16 Amended plans have been received that reduce the extent of roof disturbance to the original house by excluding the previously proposed dormer. Due to reduced level of works to be undertaken, it would be unreasonable to require a survey as the potential impact to bats has been significantly reduced.
- 5.17 It is therefore considered that adequate protection to ecology can be provided through alternative legislation, the attention of which will be drawn to the applicant through informatives.
- 5.18 Public Right of Way
A public right of way runs alongside the property. It is not considered that the development would affect this right of way and therefore the proposal is not contrary to policy. An informative regarding the limitations of the right of way shall be attached to the permission.
- 5.19 Site Boundaries
The existing boundary along the south of the site is in a poor state of repair. This boundary runs adjacent to the PROW and would be adjacent to the proposed dwelling. This boundary should be improved to ensure that a satisfactory standard of design is reached and to secure the privacy of the new occupiers of the dwelling. Therefore a condition will be attached that requires the submission of details of the boundary treatments along this section.
- 5.20 Contamination
Land to the rear of the site has been used for the mining of coal and lignite and is the site of the former Hanham Colliery. This therefore may have given rise to potential contamination on the site. A planning condition will be attached that requires the submission of further details to ensure that potential land contamination is adequately mitigated.
- 5.21 Other Matters
Some of the comments received from members of the public have not been addressed in the analysis above. These matters will be considered below.
- 5.22 For a terrace to be unacceptable there would have to be a well defined and strong character of semi-detached dwellings in the locality to be able to form a robust refusal reason. Within urban areas it is commonplace and acceptable to a variety of building forms and massing and therefore the change from a semi to a terrace cannot be considered harmful in principle. Therefore, any impact this may have on house values is given little weight in determining an application for planning permission.
- 5.23 It is not considered necessary to require the applicant to cut back the trees as part of this planning application.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Griff 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 dwelling hereby permitted shall match those used in the existing building known as 46 Memorial Road.

Reason

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

3. The off-street parking facilities (for all vehicles, including cycles) 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 T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and the Residential Parking Standard SPD (Adopted) December 2013.

4. Prior to the commencement of development a plan indicating the positions, design, materials and type of boundary treatment(s) to be erected shall be submitted to the Local Planning Authority for approval. The boundary treatment shall be completed before the dwelling hereby permitted is first occupied. Development shall be carried out in accordance with the approved details.

Reason

To ensure the highest possible standards of design and to protect the character and appearance of the area to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

5.
 - A) Previous historic uses(s) of the site may have given rise to contamination. Prior to commencement, an investigation (commensurate with the nature and scale of the proposed development) shall be carried out by a suitably qualified person into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.
 - B) Where potential contaminants are identified, prior to the commencement of development, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks the contamination may pose to the development in terms of human health, ground water and plant growth. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings (presented in terms of a conceptual model) and identify what mitigation measures are proposed to address unacceptable risks. Thereafter the development shall proceed in accordance with any agreed mitigation measures.
 - C) Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
 - D) If unexpected contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing to the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Note: An appropriate investigation is likely to include the following:

- i) A comprehensive desk study to identify all potential sources of contamination both arising on-site and migrating onto site from relevant adjacent sources.
- ii) A comprehensive ground investigation including sampling, to quantify the extent and nature of contamination.
- iii) An appropriate risk assessment to determine the scale and nature of the risks to human health, groundwater, ecosystems and buildings arising from the contamination. This will normally be presented in the form of a conceptual model.
- iv) A report detailing the remediation options including the final proposals for mitigating any identified risks to the proposed development.

v) All works should be carried out with reference to the most relevant, appropriate and up to date guidance.

Reason

To ensure that adequate measures have been taken to mitigate against contamination to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.: PK14/2712/F
Site: 52A High Street Staple Hill
 South Gloucestershire BS16 5HW
Proposal: Installation of 1m high railings and
 staircase to rear of property
Map Ref: 364589 175925
Application Category: Householder

Applicant: SNT Property Ltd
Date Reg: 22nd July 2014
Parish: None
Ward: Staple Hill
Target Date: 16th September
 2014



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 100023410, 2008. **N.T.S.** **PK14/2712/F**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application previously appeared on Circulated Schedule 43/14 on 24 October 2014 with a recommendation for a split decision. The recommendation would have approved the railings but refused the staircase on the basis that the staircase had an unacceptable impact on parking and amenity due to poor design.

Amended plans have been received by the case officer which show the relocation of the staircase. These amendments are considered to be sufficient to overcome the previous refusal recommendation. Therefore, the application is now referred to the Circulated Schedule with a recommendation for approval, in accordance with the Council's adopted scheme of delegation, to take into account the comments received during the public consultation period.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of railings around a first floor flat roof to form a balcony and the installation of a rear external staircase. The application site is a hairdressers with one-bedroom flat above on High Street in Staple Hill.
- 1.2 At the rear of the property is a courtyard which provides parking and bin storage for a number of properties on High Street and Upper Station Road.
- 1.3 To the rear of the application site are two parking spaces. It has been confirmed by the applicant that these serve the one-bedroom flat on the first floor and the hairdressers on the ground floor. The proposed staircase would descend between these parking spaces.

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)
T8 Parking Standards
T12 Transportation
H4 Development within Residential Curtilages
RT12 Use of Upper Floors in Town Centres
- 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 | K4270/2 | Approval of Full Planning
Change of use from office (B1) to hairdressing salon (A1) | 09/08/1995 |
| 3.2 | K4270/1 | Approval
Erection of storage building | 19/19/1983 |
| 3.3 | K4270 | Approval
Erection of single storey extension to offices | 22/08/1983 |

4. **CONSULTATION RESPONSES**

- 4.1 Parish/Town Council
This area is unparished
- 4.2 Transport Officer
Insufficient information to make a full and detailed comment.

Other Representations

- 4.3 Local Residents
Four comments of objection have been received from members of the public which raise the following points:
- Article 8 of the Human Rights Act applies
 - Development would lead to a reduction in property value
 - Disputes have taken place over the parking at the rear
 - Has impacts on security
 - Lead to a loss of light
 - May lead to problems accessing parking bays
 - Result in a loss of privacy and lead to overlooking
 - Use of balcony would result in excess and disruptive noise and smells
 - Works have taken place at the property without notification

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks planning permission for the erection of railings around a first floor balcony and the installation of an external rear access staircase.
- 5.2 Principle of Development
The application site is a mixed site of retail on the ground floor and residential on the upper floor. The development relates to the residential element on the upper floor. Policy RT12 supports the residential use of upper floors provided that it would not have an unacceptable environmental or transportation impact. In addition to this, policy CS1 should be applied with regard to design. Therefore the development is acceptable in principle and should be determined against the analysis set out below.

- 5.3 It should be noted that the development does involve any material change of use. The erection of the railings would create a balcony through utilising the existing flat roof and there are no previous conditions preventing the use of the roof for such a purpose.
- 5.4 A number of conditions on the previous planning consents for the site relate to the parking area and require the retention of parking spaces in the interests of highway safety.
- 5.5 Residential Amenity
The amenity of nearby occupiers should be protected from unreasonable harm as a result of development. Within a built up urban environment, there is likely to be some close relationships between properties and the test is therefore whether the harm of the development has an unreasonable impact on other occupiers.
- 5.6 A door has been inserted into the rear elevation of the property; this does not require planning permission. Nor does the use of the flat roof. A residential flat would fall into class C3 of the Use Classes Order. The use of the flat roof in association with the residential flat does not constitute a material change of use as it remains within class C3 of the Order.
- 5.7 However, the use of the flat roof as a roof terrace would be less likely without the guard railings and therefore some weight can be applied to the increase in use as a result of this development.
- 5.8 As existing, the property does not accord with building regulations. The railings are required as without them the door onto the unguarded flat roof represents a dangerous structure.
- 5.9 The railings along the eastern boundary (with no.54) would only stand at 0.7 metres in height. Although close relationships between dwellings exist within urban areas, the relationship between these two is very close at hand. A railing of 0.7 metres is not considered to be an adequate to protect the amenity and a screen of 1.8 metres should be erected along this elevation. This is required due to the close proximity and intervisibility between the application site and the adjacent flat.
- 5.10 Objections have been received from the neighbour on the opposite side (no.50). The railings are set back from the boundary with no.50 and the use of the flat roof as some form of roof terrace is consistent with the extant planning permission on the site.
- 5.11 The railings themselves are not considered to have an impact on the amenity of the occupiers of no.50. This is because the railings would not be directly adjacent to the property and therefore the existing relationship is mainly retained.
- 5.12 The roof terrace may be used by the occupier of the flat and it would not be possible for the Local Planning Authority to restrict the use of the terrace, for example to prevent smoking upon it.

- 5.13 The proposed staircase would project from the rear elevation of the property. When originally submitted, this staircase was located adjacent to the side elevation of the next door property blocking a window. A revision to the scheme has been received which relocates the staircase further away from the wall, in between the two existing parking spaces.
- 5.14 This is not considered to result in a prejudicial harm to residential amenity and is an improvement over the scheme as submitted. The revisions have therefore overcome the previous concerns with regard to amenity and the development is now considered acceptable.
- 5.15 Transport and Parking
Two policies apply that are relevant to parking and transport in addition to the previous conditions on the site. Past planning decisions have placed a requirement on the site that the number of parking spaces be retained in order to meet the needs arising from the mixed use of the site.
- 5.16 Since these permissions have been granted, the development plan has changed. With regard to the retail unit, the Council operates a maximum parking provision as set out in policy T8. Residential parking operates under a minimum parking provision as set out in the Residential Parking Standard SPD. Under the above, a one-bedroom flat would require 1 parking space measuring a minimum of 2.4 metres by 4.8 metres and the retail use 1 parking space per 35 square metres.
- 5.17 Two parking spaces are provided at the site. This is considered to be the minimum acceptable number of parking spaces. For a parking space to attribute towards parking provision it should have a minimum size of 2.4 metres by 4.8 metres.
- 5.18 The proposed staircase has been relocated so that it would descend from first floor level in between the parking spaces. Revised plans show two parking spaces measuring 2.4 metres by 5.4 metres. A gap of 0.8 metres is provided between the parking spaces. The end of this corridor nearest the building will house the staircase.
- 5.19 As amended, the proposed staircase retains the existing level of parking provision to a satisfactory standard. This has overcome the previous concerns and the development can now be recommended for approval.
- 5.20 Design and Visual Amenity
It is important to note that only the railings themselves and the staircase require planning permission and can therefore be assessed. A door has been inserted into the rear elevation of the first floor of the building; this does not require planning permission. The proposed railings would not enclose the entire flat roof. Instead they would enclose the area of flat roof beyond the gable wall. This would enclose an area of approximately 3.4 metres by 1.9 metres, leaving a gap of 2.2 metres between the railings and the edge of the roof on the boundary of the site to the west.

- 5.21 The railings are shown on the plan to be constructed of a post and guard rail at a height of 0.7 metres. The railings are inoffensive and are not considered to be harmful to the visual amenity of the property. This is because they face into a rear service yard which has little discernible character. A roof terrace, such as that which would be created, would be reasonably expected to have a guard rail. There are no objections to the railings or staircase with regard to the appearance.
- 5.22 It is not considered that the development would have an impact on safety. Policy CS1 requires development to take account of personal safety, security and crime prevention. The formation of additional accesses into an area which has limited pedestrian movements and interaction is considered to increase the natural surveillance over the yard to the benefit of security.
- 5.23 Other Matters
Points have been raised in the public consultation exercise which have not been addressed above. Applications should be decided in accordance with planning policy unless material considerations dictate otherwise. Therefore, in terms of parking the proposal must accord with policy and disputes between residents would not necessarily prevent the development.
- 5.24 Whether works have been undertaken with the relevant building regulation approvals is not given weight in determining an application for planning permission.
- 5.25 Whether the proposal would impact on property value is given no weight in determining this planning application.
- 5.26 The Human Rights Act requires decision to balance the wider public interest against the impact on an individual. In determining this planning application, an assessment has been made as to whether the proposal would have a prejudicial impact on residential amenity. This judgement exercise is a proportionate response to the proposed development, its impacts, and the public interest. Therefore the proposal is not considered to contravene the Human Rights Act and the decision making authority is considered to have undertaken its statutory duty.

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 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 is GRANTED subject to the conditions listed below.

Contact Officer: Griff 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).

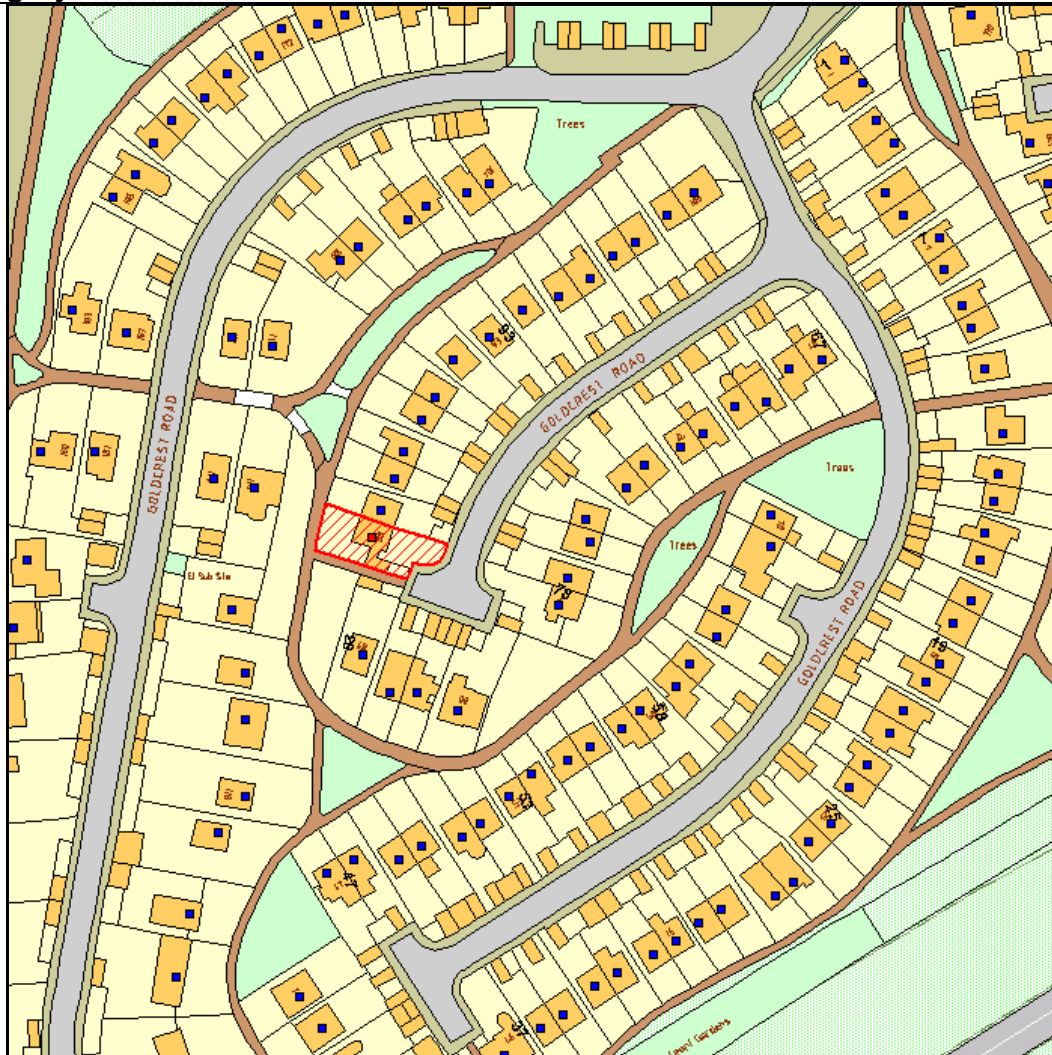
2. Prior to the first use of the balcony following the installation of the railings hereby approved, a privacy screen of 1.8 metres in height must be installed against the railings along the eastern boundary adjacent to no.54 High Street.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with policy RT12 of the South Gloucestershire Local Plan (adopted) January 2006; and the provisions of the National Planning Policy Framework, March 2012.

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PK14/3409/F	Applicant:	Mr Damian Hearle
Site:	86 Goldcrest Road Chipping Sodbury Bristol South Gloucestershire BS37 6XH	Date Reg:	19th September 2014
Proposal:	Demolition of existing garage and garden wall, erection of two storey side extension to form additional living accommodation. Erection of attached rear garage, 1.82 metre high rear fence and erection of front porch.	Parish:	Dodington Parish Council
Map Ref:	371715 181245	Ward:	Chipping Sodbury
Application Category:	Householder	Target Date:	13th November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been submitted to the Council's Circulated Schedule procedure, following representations which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission to demolish the existing garage and garden wall to facilitate a two-storey side extension, a replacement rear garage, a 1.82 metre high rear fence and the erection of a front porch.
- 1.2 The application site relates to a semi-detached property on a Radburn estate within Chipping Sodbury, and the additional living accommodation is sought to create a family room, larger kitchen, and a larger third bedroom with an en suite bathroom.
- 1.3 Amendments were received on 20/10/2014 to address transport concerns by increasing the size of the garage to meet minimum standards. Following this, a period of re-consultation was undertaken for seven days.
- 1.4 The Parish Council queried the height of the fence which was originally registered as 2.3 metres. This was an error and was amended on 7th October 2014 to state that the fence is actually 1.82 metres in height.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance 2014
- 2.2 Development Plans

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

South Gloucestershire Local Plan Adopted January 2006 Saved Policies
T12 Transportation
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
 - (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history at the site.

4. **CONSULTATION RESPONSES**

4.1 Dodington Parish Council
No objection.

4.2 Other Consultees

Highway Drainage

No objection subject to an informative advising the applicant of the close proximity of the development to a public sewer.

Sustainable Transport

No objection to the revised plans, subject to the condition that ensures two spaces are provided and permanently maintained within the site boundary.

Other Representations

4.3 Local Residents

Four letters of objection have been received from three neighbouring occupiers, one of which was received after the period of re-consultation had expired but has still been taken into account. Their concerns are summarised as follows:

- Dimensions of the proposal will block light from rear garden of no. 87, and the front garden as the proposal does not fall in line with the front of the property
- Topography means that garage will have to be a significantly higher level than the garden to meet the current road height, blocking sunlight
- The sun pattern shown in the plans goes through the top half of no. 87 where there is a sun decking area
- The original submission shows the garage dimensions to fall short of the internal requirements of 6 metres by 3 metres
- Hardstanding does not allow for 2 spaces minimum, or extra for visitors parking
- The applicant's current driveway is suitable as a parking space as it is used as one frequently
- Goldcrest Road has a historic problem with street parking and it is currently a concern for most residents
- Four on street parking would be lost to make way for the proposal (two in front of the existing garden wall and two immediately to the side of the driveway)
- Out of character with the rest of the properties
- The plans do not show the height of the proposed garage which is on a slope
- Plans do not show how far the front elevation will extend out from the existing house – it appears to be approximately 7 feet
- Original plans do not show the lamppost. If this is removed it will leave a busy hammerhead footpath in darkness
- The extension at no. 89 the applicant compared it to is only a single storey bathroom extending forward just 1.5 metres

One letter of objection has not been considered due to the submission being made anonymously.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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 in accordance with policy CS1 of the Core Strategy, and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation. Therefore, the proposal is acceptable in principle but should be determined against the analysis set out below.

5.2 Design

Goldcrest Road is part of a Radburn style estate within the settlement boundary of Chipping Sodbury. This application relates to a semi-detached two storey property, which is on the end of its row with footpaths and grass verges separating it from detached properties to the south and west. No. 86 has a flat roof garage to the side of it, which differs from the majority of the neighbours who have a garage to the rear leading on to the vehicular access. The property is finished in brick and render with a wooden lean-to porch, and white UPVC windows and doors. The proposed extension will extend two metres forward and 4.2 metres to the side, with the proposed new garage extending to the rear. The new garage will have a flat roof which reflects the other garages in the vicinity, as well as the existing garage. The forward facing pitch on the proposed front elevation of the two-storey side extension is unusual and cannot be seen in the wider area, and objections have been received which highlight this point. Notwithstanding this, due to the dwellings position on the end of a row, it will provide a bookend feature to the street scene and is considered to constitute acceptable design in the area. A small hipped porch is proposed, which will infill the corner between the new addition and the existing dwelling to the front of the house, and is modest in size. The existing boundary treatment to the rear is to be moved to create a new area of hardstanding for one parking space, and the amended plans show the lamppost to be retained on the boundary of the site.

5.3 It is considered that whilst the extension is large, its end plot location allows it to be acceptable in the locality, appropriate materials have been selected and the layout of the development is suitable to the density of the surrounding area, and it is in accordance with policy CS1 of the Core Strategy (Adopted) December 2013.

5.4 Residential Amenity

Objections have been received which mostly relate to the loss of light to the garden of no. 87 to the north as a result of the development going ahead. Due to the garden of no. 87 being due north of the proposal it may experience some loss of light towards the end of the day, however this is not deemed to be harmful to their residential amenity and the extant situation would also cause some loss of light at this time.

5.5 No windows are proposed on the south facing elevation which would overlook the garden at no. 83, and the front and rear proposed windows are considered only to offer indirect views into neighbouring properties which are common in high density residential areas. Adequate private amenity space remains for the host dwelling and it is considered that the proposal does not have a detrimental effect on residential amenity, and is in accordance with policy H4 of the Local Plan (Adopted) January 2006.

5.6 Transport

Assessment of transportation impacts with regard to extensions to existing houses relates to the provision of adequate off-street parking. Under the Residential Parking Standard, a three-bedroom dwelling should have two off-street parking spaces. Amendments have been made from the original submission, received 20th October 2014, which show the size of the garage increased so that it meets the minimum internal requirements for a parking space. The second required space is to be situated on the hardstanding to the rear, which has been created by moving the boundary of the garden back to the west. Representations from the public have raised the query of visitors parking, however visitors parking is not required on a development of this scale. The Council's Transport officer has no objection to the revised proposal subject to these two parking spaces being maintained thereafter by means of a condition on the decision notice.

5.7 Other matters

Comments were made stating that the plans did not have measurements on them, however they were to scale and therefore the height and size of the proposal could be easily ascertained from the scale used. Secondly, comparisons were made to an extension at no. 89, which is not considered relevant to this application as each proposal is to be determined on its own merits.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

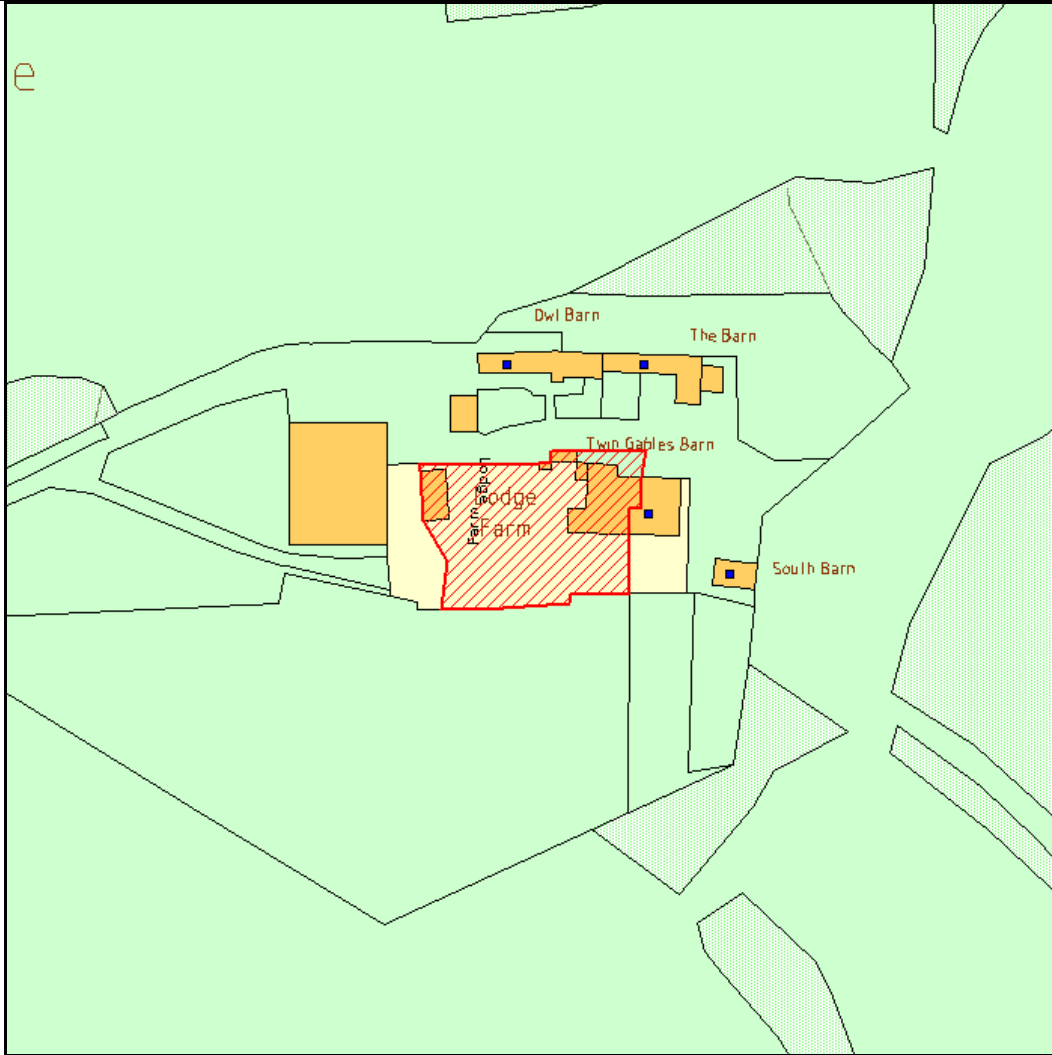
2. The two off-street parking spaces shown on the plans hereby approved shall be provided before the development is first occupied, and thereafter retained for that purpose.

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 T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 44/14 - 31 OCTOBER 2014

App No.:	PK14/3436/LB	Applicant:	Mr M Williams
Site:	Lodge Farm Carsons Road Mangotsfield Bristol South Gloucestershire BS16 9LW	Date Reg:	26th September 2014
Proposal:	Application to retain internal and external works already carried out including installation of alarm, re-instatement of basement windows, strengthening of 1no. beam, replacement of south external door, basement tanking and dry lining 1no. reception room.	Parish:	Siston Parish Council
Map Ref:	367707 175257	Ward:	Siston
Application Category:	Minor	Target Date:	30th October 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 The applicant seeks listed building consent for the retention of internal and external works already carried out and for new works, including the installation of an alarm box, the reinstatement of basement windows, the strengthening of an internal floor beam, the replacement of an external door, dry-lining to a ground floor room and the tanking of the basement level. The building, a grade II listed late 17th/ early 18th century farmhouse is located in an isolated position within a golf course with converted outbuildings to the north and east. The building is undergoing extensive refurbishment and alteration, the majority of works being covered by application reference PK14/2088/LB. Revised plans were received showing the removal of the originally proposed CCTV cameras following a neighbour's objection to these items and officers concerns over the impact on the character of the listed building. The neighbour has not withdrawn the objection, hence inclusion of the application on the circulated schedule.

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 Managing the Environment and Heritage

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies
L13 Listed Buildings

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|--------------|---|
| 3.1 | PK14/2088/LB | Application to retain internal and external works already carried out including extension, new doors, joinery, new en-suites and storage, new flooring and rooflights.
Pending decision |
| 3.2 | PK14/2286/F | Demolition of part of boundary wall and erection of 1.8m max high gates. Erection of 0.9m high railings and handrail. (Retrospective).
Pending Decision |
| 3.3 | PK05/3156/LB | Alterations to Lodge Farmhouse to facilitate subdivision into 2 no. self contained dwellings. Conversion of 3 no. barns to facilitate 2 no. dwellings and garages (Resubmission of PK05/1135/LB). |

Approved with conditions 20.12.2005

- 3.4 PK05/3134/F Alterations to Lodge Farmhouse to facilitate subdivision into 2 no. self contained dwellings. Conversion of 3 no. barns to form 2 no. dwellings and garages with associated works (Resubmission of PK05/0951/F). Approved with conditions 20.01.2006
- 3.5 PK05/1135/LB Alterations and change of use of 3 barns to facilitate conversion to 2 no. dwellings and 1 no. detached garage. Alterations to existing dwelling to facilitate sub division into 2 no. dwellings. Refused 03.06.2005
- 3.6 PK05/0951/F Alterations to Lodge Farm to facilitate subdivision into 2no dwellings. Conversion of 2no barns to form self contained dwellings and conversion with associated works. Refused 03.06.2005

4. CONSULTATION RESPONSES

- 4.1 Siston Parish Council
Made a 'Neutral' comment
- 4.2 Other Consultees
None received

Other Representations

- 4.3 Local Residents
One letter of objection has been received from a local resident. The points raised are summarised as:
- We do not wish to be monitored by neighbours surveillance system. The driveway already has cameras installed at the Golf Course.
 - An intruder alarm system would be more appropriate.
 - The submitted Design and Access Statement notes that "attaching these items to a listed building is not the ideal".

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
This application stands to be assessed against National Planning Policy Framework March 2012 and Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.2 Assessment
Lodge Farm has been historically extended from its original plan form which is believed to have comprised the northern block with prominent attic gables that now is now ancillary to the larger, dominant south facing with its formal stone mullion and transom windows and central door opening with stone architrave and flat cornice.

Internally, a number of original doors and surrounds survive, along with fireplaces and the main timber floor and roof structures. The building was recorded as being in a parlous state in the late 1990s, early 2000s and it was partly refurbished around the same time as the other farm buildings were redeveloped and converted to separate residential dwellings. Many of the casement windows in the northern block were replaced but the stone mullioned windows were left *in situ* and in need of repair.

- 5.3 This application seeks permission, mostly retrospectively, for a number of alterations that were carried out without the benefit of listed building consent and for additional works that were not covered by the recent application for consent (PK14/2088/LB).
- 5.4 This application originally included proposals for the installation of domed CCTV cameras to the north elevations of the listed building, and the east facing elevations of the single storey attached outbuilding and the existing garage/workshop to the west. Officers regard the installation of these cameras as wholly unacceptable additions to the listed building and the applicant has withdrawn them from the application. Revised plans have been submitted showing their omission. This overcomes the objection raised by the neighbour but they have not confirmed in writing the withdrawal of their objection hence inclusion of the application on the circulated schedule.
- 5.5 The remaining alterations are relatively minor in nature and comprise:

Replacement door to south elevation: This is an internal door that has been modified and altered to give the impression of a Tudor style plank door with applied timber fillets. The door is in a state of disrepair, with rot at the base and the applied planks/fillets now falling off. It was originally proposed to replace this with a similar mock Tudor door but it has been agreed that a traditional panelled door would better suit the architectural style and classical stone door surround. A revised door design has been submitted and is acceptable. This door will be conditioned to have a painted finish, not stained or oiled.

Glazing to basement windows: These blocked windows have been opened and glazed with a single sheet of glass. Two iron stanchions are to be inserted into the stone surrounds to replicate the original configuration and match the appearance of the adjacent window openings.

Strengthening to second floor beam: This beam had been modified by the applicant who inserted a pair of battens to either side to help strengthen it. This has been identified as an unacceptable intervention and the battens are to be removed and the beam end supported through the addition of a metal shoe which will be profiled around the beam end and the previously introduced timber corbel.

Basement Tanking: The ground water level around the property is high, with the result that the basement is permanently wet. A corrugated waterproof membrane has been installed within the basement, connected to a sump which pumps the water out. The system has been taken up to cill height around the window openings and the walls finished in plaster.

This, unfortunately, has been executed using a cement based plaster, not a traditional lime plaster and a condition will be required stipulating the removal of the existing plaster and its replacement with a lime plaster.

Insulated wall lining: One ground floor room has been lined with insulated plasterboard and it is proposed to retain this in situ despite officers reservations over the impact of this system on the breathability of the building fabric. The system has been installed without affecting any of the window or door openings and the plaster has been swept into the reveals without the use of modern corner beads. The timber window cills have been subtly extended and the original shutter reinstated. It is considered that the installation in this particular room has not harmed the significance of the listed building.

- 5.6 On the basis of submitted revisions Officers are of opinion that the revised scheme is acceptable subject to conditions. It is proposed to shorten the length of time required for the commencement of works to 3 months in order to ensure that the remedial works required for the rectification of the unauthorised repairs are carried out in a timely manner. Conditions will also be applied to include the removal of the cement based plasters and their replacement with lime plasters.

6. **CONCLUSION**

- 6.1 The recommendation to **approve** Listed Building Consent has been made having regard to section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and Government advice contained in the NPPF (2012).

7. **RECOMMENDATION**

- 7.1 Listed building consent is **granted** subject to conditions and informatives attached to the decision notice.

Contact Officer: Ian Gething
Tel. No. 01454 863578

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three months 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 and to ensure that the remedial works required to address the unauthorised works are commenced within an acceptable timescale.

2. The cement-based plasters applied above the oak dado line to the stone walls in the basement and basement stair area shall be carefully removed and replaced with a traditional haired lime plaster in accordance with a specification and method statement that shall be agreed in advance with the local planning authority. The works shall be carried out strictly 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.

3. Prior to its installation or construction, the details of the finish and colour of the proposed front door shall be submitted to and agreed in writing by the local planning authority. The works shall be carried out strictly in accordance with the agreed 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.

4. Notwithstanding the submitted information, and prior to its installation or construction, details of any additional strengthening or alteration of the second floor floor beam shall be submitted to and approved in writing by the local planning authority. The works shall be carried out strictly in accordance with the agreed 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.

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PK14/3460/F	Applicant:	Mr William Gage Cemex
Site:	Plot Of Land Between 75 And 83 High Street Wick South Gloucestershire BS30 5QQ	Date Reg:	2nd October 2014
Proposal:	Erection of 1no dwelling with new access, parking and associated works.	Parish:	Wick And Abson Parish Council
Map Ref:	370582 172731	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	13th November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representations have been received which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of 1no. detached double storey dwelling situated between no.s 75 and 83 High Street, Wick.
- 1.2 The application site has an existing access across the layby on High Street and is laid to grass with some shrub and tree planting. It currently serves as an access to the land at the rear of the site edged in blue on the site location plan. This land is currently being used for grazing horses.
- 1.3 The site is situated within the settlement boundary of Wick, which is washed over by the adopted Bath/ Bristol Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

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

L1 Landscape Protection and Enhancement
L5 Open Areas within Existing Urban Areas and Defined Settlements
EP2 Flood Risk and Development
T12 Transportation DC Policy

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) 2007
South Gloucestershire Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history

4. **CONSULTATION RESPONSES**

4.1 Wick and Abson Parish Council
No comments received

4.2 Transportation DC
It is proposed to use the existing vehicular access that is located off an existing lay-by in High Street-Wick and to serve the new development. This access is considered adequate to serve one dwelling. The scheme also shows acceptable level of off-street for the new house. Furthermore, there is sufficient space on the site to provide suitable turning space in order for. No transportation objection subject to a condition securing parking and turning areas.

4.3 Highway Drainage
No objection in principle subject to SUDs condition.

Other Representations

4.4 Local Residents
Four letter of objection have been received from local residents. The comments are summarised as follows:

- Many vehicle owners rely on parking afforded by the layby on the road. No provision is made for the loss of parking in layby.
- Vehicles already forced to park on pavement when the layby either side of the road are full.
- Perhaps additional parking can be made in proposed plans to compensate.
- The development will reduce parking in layby but increase the need for extra parking to accommodate visitors.
- Current level of parking already makes access dangerous.
- The proposal will prevent access to the field, which is currently horse grazing.
- How will the field be maintained without access?
- Trouble in the past with field being so overgrown it has broken fence.
- Loss of rural amenity – access strip to field at rear.
- The field needs access for machinery to allow maintenance.
- Field has several electricity poles and numerous trees – there would be no access to the field in the case of an emergency such as a fire.
- Loss of privacy to no.s 75 and 83.
- Two bedroom dwelling not in keeping with four bedroom detached properties either side.
- Access to site required to maintain hedge boundary.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development
Green Belt

Section 9 of the NPPF states that Local Planning Authorities should consider the erection of new buildings in the Green Belt as inappropriate development. Exceptions to this are outlined in paragraph 89 of the NPPF. Amongst other exceptions paragraph 89 identifies the following as not inappropriate: *‘limited*

infilling in villages, and limited affordable housing for local community needs under policies set out in the local plan'. Policies CS5 and CS34 of the Core Strategy (Adopted December 2013) state that in the Green Belt small scale infill development may be permitted within the settlement boundaries of villages shown on the policies map. Infill development is defined within the Development in the Green Belt SPD (Adopted 2007) as *'development that is small in scale and which fits into an existing built up area in a defined settlement boundary, normally in-between existing buildings, in a linear formation'*.

5.2 The application proposes 1no. detached two bedroom dwelling situated between 73 and 85 High Street, Wick. The dwellings on the north side of High Street are set back from the highway in a linear formation. The application site falls within the defined settlement boundary. It is considered that the proposed development falls within the definition of 'infill development' as set out within the Green Belt SPD as the proposed development is small scale and would sit between two existing buildings fitting into the existing pattern of development which has a linear formation. The proposed development is therefore considered to fall within the exception of development 'limited infilling' as identified within paragraph 89 of the NPPF and policies CS5 and CS34 of the Core Strategy. The principle of the proposed development is therefore considered acceptable subject to criteria relating to design, residential amenity, highway safety and parking provision, and other environmental considerations.

5.3 Design

The application site consists of a strip of undeveloped land between no.s 75 and 83 High Street. It is laid to grass with some bush and tree planting. It is bordered to the east by a domestic hedgerow and to the west by a post and rail and a close boarded fence. The site has an existing gated access from High Street across a layby. The gate is set back with a wire fence either side. The land increases in gradient from the highway to the north of the site. The field beyond then decreases in gradient into a valley with undulating open countryside beyond. This is also reflected in the other properties on the south side of High Street. The land also increases in gradient from west going up High Street towards the east.

5.4 The locality is characterised by a mix of residential dwellings which vary in scale and design. The village settlement has a linear formation with dwellings situated either side of High Street and countryside behind. The dwellings in the locality have landscaped front gardens enclosed by low level stone boundary walls. The dwellings either side of the application site consist of pitched roof double storey dwellings with reconstituted stone and render materials. No.83 is wider than no.75.

5.5 The proposal is to erect a double storey pitched roof dwelling with a rear gable end in an 'L shaped' layout. The plans indicate that the front elevation of the dwelling would be finished in natural stone facing with a rendered porch and limestone details. The rear and side elevations would be rendered. Although the width of the proposed dwelling would be narrower than the two either side its maximum height and eaves height would be similar.

Space would remain either side of the new dwelling between the side elevations and the mutual boundaries. It is noted that concern has been raised that a two bedroom dwelling would not be in keeping with the four bedroom dwellings either side. However, although the width of it would be narrower it is considered that the dwelling has been sensitively designed to remain in keeping with the height of the immediate dwellings and the overall design and appearance of them. The heights proposed would ensure that the dwellings in the street scene continue to step up in accordance with the gradient of the land. The development would enhance the variety and diversity of housing in the locality therefore according with the Government's objectives to deliver a wide choice of homes to encourage diverse communities. The materials proposed are considered appropriate for a village location and would enhance the character of the street scene. In order to secure high quality materials a suitably worded condition can secure submission of samples prior to commencement of development. Overall it is considered that the proposed development has been informed by would respect and would enhance the character of the locality.

5.6 In terms of landscaping the plans indicate that the existing trees would be removed with the hedgerow on the boundary to no.83 being retained. The plans identify new tree and shrub planting across the site with a stone boundary wall to the front entrance. These details would help to integrate the dwelling into the area whilst enhancing and softening the street scene. The loss of the existing trees is therefore considered acceptable subject to the implementation of replacement planting. The final planting and boundary details (e.g, height and materials) have not been identified on the plan and as such it is recommended that these matters form a suitably worded planning condition.

5.7 Residential Amenity

The application proposes a detached dwelling to be located between no.75 and 83. The front and rear elevation of the dwelling would match no.75. No.83 is set further back and as such the dwelling would not extend beyond its rear elevation. Neither 75 nor 83 have first floor windows in the side elevations facing into the application site.

5.8 It is considered that the siting and layout of the new dwelling is such that it would not appear overbearing or dominating on the residents of either dwellings and would not materially alter light entering either of them. Concern has been raised that the new dwelling would overlook the occupiers either side of the site and it is acknowledged that the rear windows on the dwelling would have obtuse views across their rear gardens. However, it is not considered that these views would significantly prejudice mutual privacy to the extent that a refusal could be warranted. There would be no direct line of vision between the proposed windows and those windows on the neighbouring properties. The plans indicate that the boundary treatments enclosing the rear gardens of each neighbour would remain. These are considered to be appropriate for the privacy of the rear gardens. These details will nonetheless be confirmed within the landscaping condition discussed above. In terms of the amenity space the plans show a garden area at the rear of the site which is considered to be adequate to serve a two bedroom dwelling

- 5.9 It is noted that during the construction phase some disruption can occur to nearby occupiers as a result of building operations. Given the proximity of the neighbouring occupiers either side it is considered reasonable and necessary to condition working hours in the interests of residential amenity.
- 5.10 Highway Safety
As existing the application site serves as an access to a field behind which is used for grazing horses. The site has an existing access and drop kerb on the layby of the highway with a gate set back. The proposal is to utilise this existing access with a private driveway to the dwelling situated centrally in the site. The plans identify 2no. parking spaces within the site with a turning and manoeuvring area to the front of the dwelling.
- 5.11 The amount of parking proposed accords with the Residential Parking Standards SPD (Adopted 2013) which states that a two bedroom dwelling must have a minimum of 1.5 spaces (requirement rounded down to the nearest whole number). The Transport Officer confirms that the turning area identified at the front of the dwelling is acceptable and would allow vehicles to enter and egress the site in a forward gear. The layout and parking provision is therefore acceptable for the development proposed. A suitably worded condition is recommended to ensure that parking and turning areas are completed before the dwelling is first occupied.
- 5.12 Concern has been raised that the development would result in the loss of parking within the layby on the highway and would increase pressure on the on-street parking. These comments are noted however from visiting the site it is clear that the access to the site already exists with a dropped kerb from the layby. Therefore the part of the highway directly in front of the access does not provide any on street parking as existing. There is therefore no loss of parking in the layby. The parking provided within the curtilage of the site exceeds the minimum standards set by the Parking Standards SPD. It is therefore considered that the site provides adequate parking within the curtilage for visitors as well as the dwelling and as such it is not considered that the development would cause any additional pressure on the parking in the layby.
- 5.13 Drainage
The application form states that surface water will be disposed by main sewer however it is noted that there is no public water sewer available for this. There is no in principle objection to the development on drainage grounds subject to the submission of surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection. It is recommended that this forms a suitably worded condition.
- 5.14 Other Matters
Additional matters have been raised by local residents which have not been addressed above. These are discussed in the following paragraphs:

5.15 It is noted that the proposed development would remove the vehicular access to the field behind which is currently used for grazing horses and is otherwise landlocked by the surrounding land. This issue has been raised with the Agent who confirms that the intention is for the field at the rear to be utilised by a neighbouring landowner who will gain access to it over their property. Whilst the loss of the access to this field from the highway is not ideal it is not considered that this matter can stand in the way of granting planning permission. The field beyond does not form part of the application site and its future maintenance and use stands with the landowner. Access into to the field, including access to the electricity poles, would be a civil matter between relevant parties. This issue is not within the remit of the application to control. Access into the site to maintain the hedgerow boundary treatment is also a civil matter which does not hold material weight in the determination of this planning application.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. Prior to the commencement of development samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

3. The hours of working on site during the period of construction shall be restricted to 08:00 to 18:00 Mondays to Fridays (inclusive), 08:30 to 13:00 Saturdays, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the residential amenity of the neighbouring occupiers to accord with the provisions of the National Planning Policy Framework 2012

4. Prior to the commencement of development a scheme of landscaping, which shall include details of trees and hedgerows on the land to be retained, proposed planting (including location, species and times of planting); boundary treatments (including height and materials) 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 in the first planting season following the completion of the dwelling or the first occupation of the dwelling whichever is sooner.

Reason

In the interests of the visual amenity of the locality to accord with saved policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006, and policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

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

Reason

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

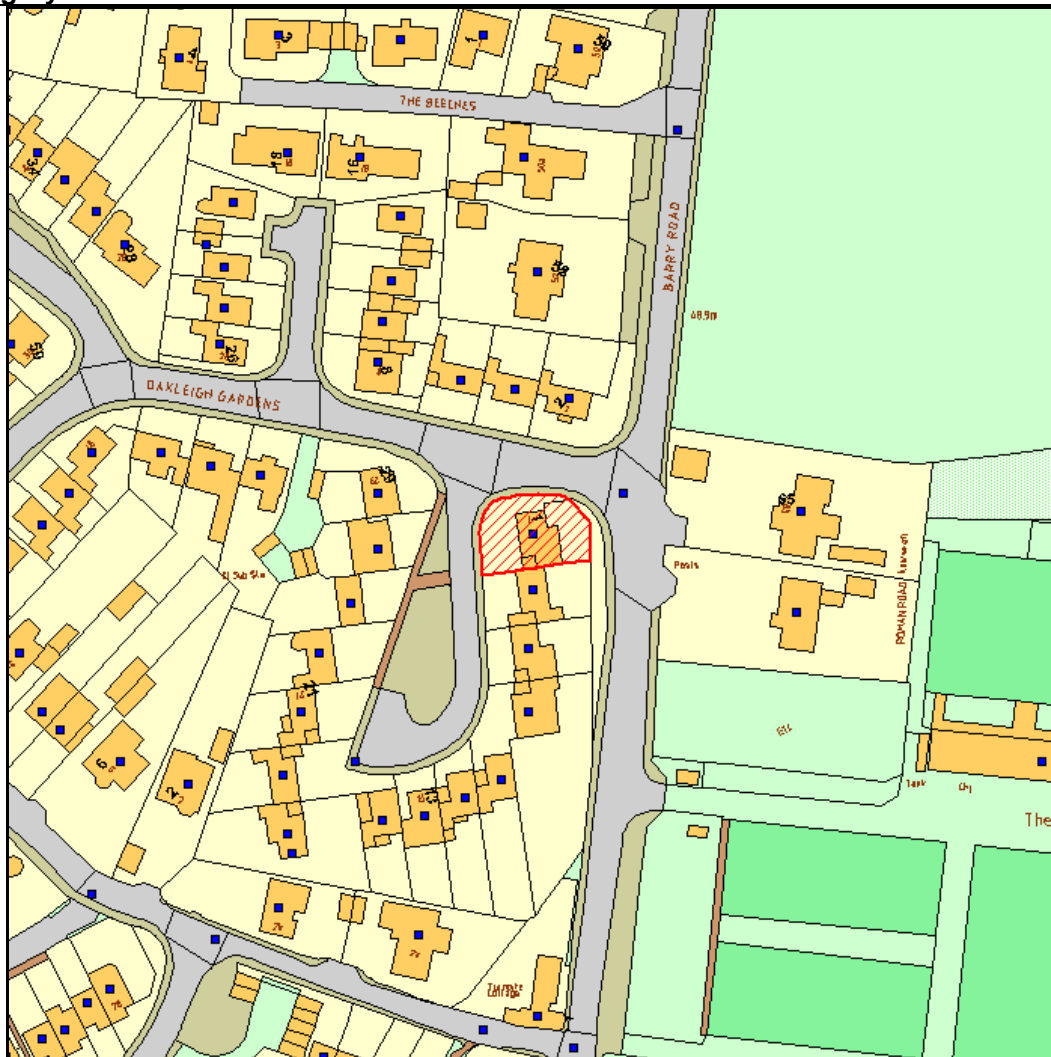
6. Prior to the first occupation of the dwelling hereby approved the off-street parking and turning areas shall be provided in accordance with the 'Proposed Block Plan' (drawing no. 50362/09/101 rev A) and retained as such thereafter.

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 Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and the Residential Parking Standards SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PK14/3562/F	Applicant:	Mr And Mrs R Simpkins
Site:	1 Oakleigh Gardens Oldland Common Bristol South Gloucestershire BS30 6RJ	Date Reg:	30th September 2014
Proposal:	Demolition of existing conservatory and erection of single storey front extension and single storey rear extension to form additional living accommodation, single storey front extension to garage and erection of fencing over existing boundary wall to overall maximum height 2.4m.	Parish:	Bitton Parish Council
Map Ref:	367249 170765	Ward:	Bitton
Application Category:	Householder	Target Date:	11th November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections were received from Bitton Parish Council and an adjoining neighbour which go against officer recommendation of approval and as such, this application is required to be taken forward under the Circulated Schedule procedure.

Please note that revised plans have been submitted with the application which materially alter the character and appearance of the proposal and as such the application is still within a consultation period. Therefore if any further comments are received which raise issues that have not already been addressed in this report, the application will be pulled from the circulated schedule and submitted again at a later date.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey front extension, a single storey side extension, a single storey rear extension to replace an existing conservatory and 2.4 metre fencing over the existing boundary wall.
- 1.2 The application site relates to a two storey detached dwelling in the established residential area of Oldland Common. The dwelling is located on a corner plot and is bordered by Oakleigh Road to the west and north (front and side) and Barry Road to the east (rear). The site lies on a hill sloping downwards west to east which leaves the rear elevation of the dwelling exposed to Barry Road. Whilst not located within the green belt, the green belt boundary is located on the eastern side of Barry Road, some 12 metres away.
- 1.3 The dwelling itself has a pitched roof with an attached garage which is set back from the principal elevation, and a car port which extends to meet the principal elevation. This is characteristic of the street scene of which has retained a very uniform building pattern with no extensions to the front elevations in the immediate vicinity and very few modest side extensions. The dwelling has facing brick and tile hanging walls and concrete roof tiles, also characteristic of the street scene.
- 1.4 The original submission of this application included a two storey front extension to provide a larger hallway and bathroom. As a result of negotiations to improve the design, revised plans were submitted which replaced the two storey front extension with a significantly smaller single storey front extension which has been informed by a slightly larger front extension on a neighbouring dwelling.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework 2012
National Planning Policy Guidance 2014

- 2.2 Development Plans

South Gloucestershire Local Plan Core (Adopted) December 2013.
CS1 High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006

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

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK00/2977/PDR – Erection of rear conservatory – No objection 06/12/2000
- 3.2 SG8758/2 – Residential development and ancillary development of approximately 2.5 acres – Approved 30/10/1968

Condition (c) No walls, fences or other structures of any kind shall be erected within the estate without the express consent of the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3.3 This application has not been subject to pre-application advice.

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
In response to the original application:

Strongly oppose the development for the following reasons;

- the proposal would result in the overdevelopment and over-intensification of the site
- the proposal would be out of keeping in its locality and have an adverse effect on the street scene
- amount of amenity space left would be very limited

- 4.2 Other Consultees

Highway Drainage

No objection

Other Representations

- 4.3 Local Residents

One neighbour objection was received which can be summarised as follows;

- Not in favour of the single storey side extension to the garage due to the proximity to their property and the negative impact to their boundary wall.
- Concern over future access to our property (No.3) if repair/maintenance is required and the risk of damp.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal is therefore acceptable in principle, subject to the assessment to follow.

5.2 Visual Amenity

The proposal consists of four components; a single storey front extension, a single storey side extension to the existing garage, a single storey rear extension and finally, the erection of a fence above an existing stone wall to the rear boundary of the property. Cumulatively, the proposal would increase the footprint of the dwelling quite significantly. The Parish Council expressed that the proposal would result in an overdevelopment of the site. It should be noted however that the majority of works are to the rear of the property and the extensions are all single storey. The proposal is therefore not considered to significantly dominate the appearance of the dwelling to an extent to warrant a refusal reason based on overdevelopment alone.

5.3 For clarity, each component of the proposal will also be assessed in turn. The single storey front extension (which has been significantly reduced in size during the application process) would be located in the centre of the principal elevation and extend outwards some 1.7 metres to form a larger hallway. A series of negotiations took place to reduce the size of this extension from a two storey extension which projected outwards 2.4 metres to a single storey porch which measures smaller than an existing porch on No.31 (reference K2109/1). As previously mentioned, the street scene is very uniform with very few modest alterations to the frontages. That said, the single storey front extension is subservient and as it appears as a large porch, it would not look out of place in a modern housing estate. Overall, the front extension has shown that it has been informed by the surrounding area and would not considerably alter the character of the dwelling or the street scene and as such, it is considered acceptable.

5.4 The second component of the proposal is the single storey side extension to the front of the existing garage. This would remove the existing car port and shift the garage forwards to meet the front building line to create a utility room behind, in the space of the existing garage. The next door neighbour has raised concerns in regard to this extension, as listed above. The concerns raised however do not form planning matters and therefore cannot be considered in the determination of this decision. As previously explained, the proposed garage would extend forwards to meet the position of the existing car port, in line with the principal elevation of the dwelling. Whilst there are no garages in the immediate vicinity that align with the principal elevation, it is not considered out of character in an established residential area and given the subservient

design, it would not stand out in the street scene. On balance, the single storey side extension is considered acceptable.

- 5.5 The third component of the proposal is the single storey rear extension that would take the place of the existing conservatory and extend the width of the rear elevation. The extension would have a lean-to roof with roof lights and windows to the rear. Whilst this extension is large in size, the design is simple and subservient to the main dwelling and is therefore on balance is considered acceptable.
- 5.6 The final component of the proposal is the fence to the rear boundary. The fence would be fixed above an existing stone boundary wall, taking the overall height to 2.4 metres. This would match the appearance of the fence erected to the rear of the neighbouring dwelling (No.3) permitted under reference PK14/2114/F however measure some 0.5 metres higher. Whilst this may seem very high for a rear garden fence, the drop in ground level means that extra height is required in order to provide privacy to the rear garden. The fence is not considered unusual or uncommon in a residential area and given the ground levels, it is not considered inappropriate.
- 5.7 Overall, whilst the proposed extensions and additions are recognised to be significant in scale, cumulatively they are not considered so large in scale to the extent to be considered inappropriate or detrimental. The extensions have been informed by the surroundings and are subservient to the dwelling. As such, the proposal is considered acceptable in terms of visual amenity.
- 5.8 Residential Amenity
As previously described, the property lies on a corner plot on a hill sloping downwards to the rear of the property. The dwelling is bound by roads to the north, east and west and the neighbouring dwelling to the south is sited forward of the host dwelling, in line with the staggered positions of the properties on the street scene. Given the distance between the property and neighbouring dwellings to the north, east and west and the single storey height of the proposed extensions, no issues of overlooking or overshadowing are likely to occur to neighbouring dwellings. The sloping ground levels and corner plot location means that the rear of the property is currently exposed and overlooked from Barry Road and so the proposed fence would provide privacy to the rear garden and ground floor windows. Considering the distance between neighbours, the fence would not be detrimental to residential amenity.
- 5.9 It should be noted that the Parish Council expressed concern that the rear extension would not leave enough private amenity space in the rear garden. It should be noted however that over half of the rear extension would replace the existing large conservatory and so the increase in floor space would not significantly greater. Furthermore, the size of the gardens in the surrounding area vary greatly and so the private amenity space to be retained is not considered to be inappropriate.
- 5.10 On balance, the proposal is not considered to be detrimental to the living conditions currently enjoyed by the dwellings in the surrounding area and it is therefore considered acceptable in terms of residential amenity.

5.11 Sustainable Transport

The proposal would not alter the number of bedrooms in the property and would not reduce the parking provision for the property and therefore no consideration of transport or highway safety is required.

5.12 Other Issues

The single storey side extension to the existing garage would be built against the neighbouring wall. The neighbour of the adjoining property has expressed concern that the extension to the garage will cause damp to this property due to a lack of air flow and would cause problems for access if any maintenance or repair issues would ever arise. Whilst these are valid concerns they cannot be considered under planning control and as such do not alter the material impacts already discussed in this recommendation.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: Hannah Minett
Tel. No. 01454 862495

CONDITIONS

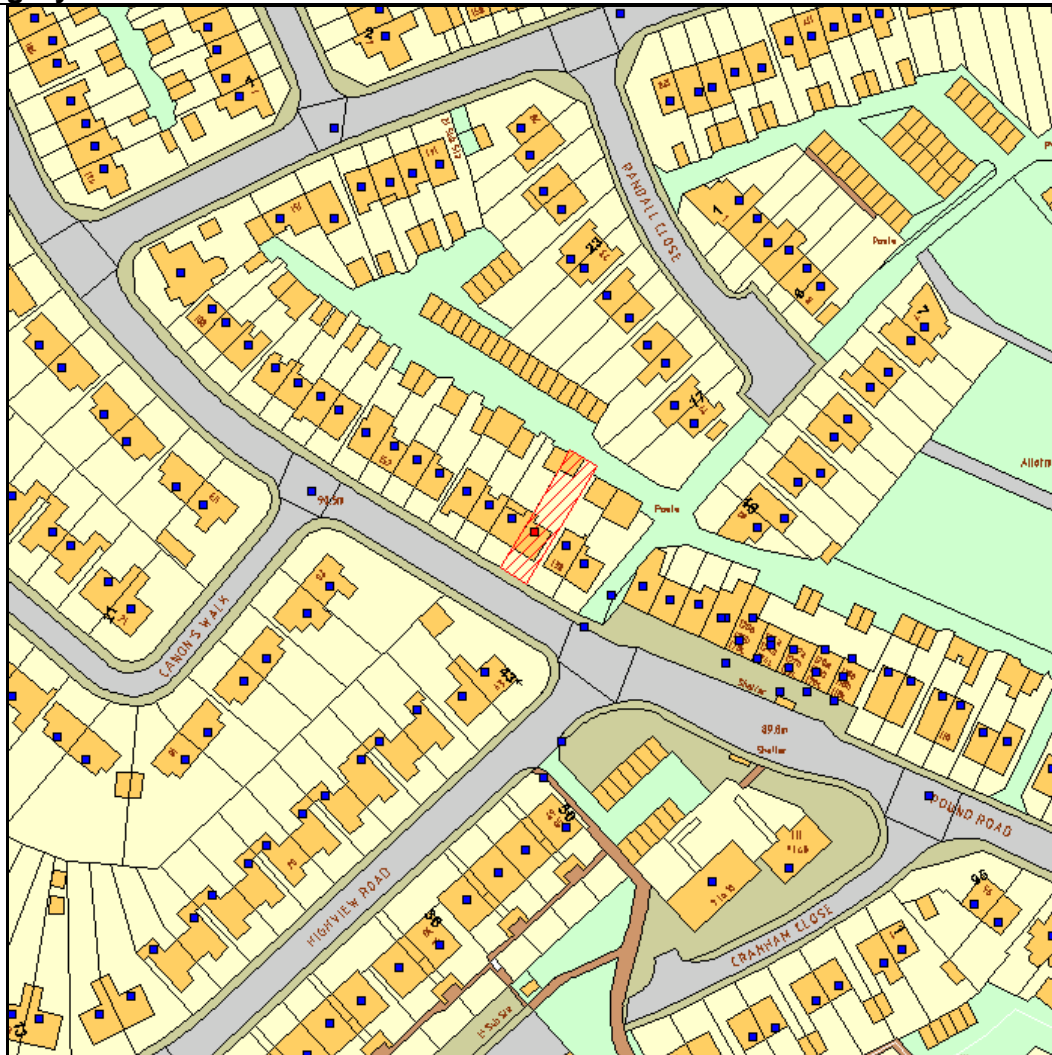
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PK14/3650/F	Applicant:	Mr J Barrett
Site:	140 Pound Road Kingswood Bristol South Gloucestershire BS15 4QS	Date Reg:	2nd October 2014
Proposal:	Demolition of existing detached garage to facilitate the erection of new detached garage.	Parish:	None
Map Ref:	365631 174768	Ward:	Rodway
Application Category:	Householder	Target Date:	11th November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

A neighbour objection was received which goes against officer recommendation of approval and as such, this application is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

1.1 The applicant seeks full planning permission for the erection of a detached double garage within the residential curtilage of a two storey semi-detached dwelling situated within the established residential area of Kingswood. This would include the demolition of an existing single detached garage.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)
CS1 High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies
H4 Development within Existing Residential Curtilages
T12 Transportation Development Control

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

3. RELEVANT PLANNING HISTORY

3.1 No planning history

4. CONSULTATION RESPONSES

4.1 Town/Parish Council

The area is unparished.

4.2 Other Consultees

Highway Drainage
No comment

Other Representations

4.3 Local Residents

One objection was received from a neighbour which can be summarised as follows;

- Plans do not show the following; the position of an access ramp which may be required due to change in ground levels, if the garage will extend further north than the existing garage, whether the wall between No.140 and No.138 Pound Road would be retained.
- No details shown of how excess surface water will be drained from the garage or the existing pond system.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the proposal is informed by, respects and enhances the character, distinctiveness and amenity of both the application site and its context. The proposal therefore accords with the principle of development subject to the considerations below.

5.2 Visual Amenity

The application site is surrounded by a mixture of terraced and semi-detached properties of a very similar character, with long thin plots and vehicular access to the rear through small private unclassified roads. The vast majority of properties in the surrounding area have detached garages located at the rear of the residential curtilages facing the rear vehicular access. The application site as present has a detached single garage to the rear of the property which would be replaced by the larger double garage which would extend the width of the rear garden, located within the pattern of the existing detached garages. Whilst the majority of existing garages are single sized, there are numerous double garages in the locality also. The garage would have rendered walls to match the existing dwelling and would not extend outwards any further than the existing garage.

5.3 Given the characteristics of the surrounding area, the proposed detached double garage is considered to be informed by its surroundings and as such is considered acceptable in terms of visual amenity.

5.4 Residential Amenity

As previously described, the application site is surrounded by detached garages to the rear of the gardens. The proposed garage would sit in line with the existing garage to the rear of the property and measure some 2.5 metres to the eaves. Considering the distance of the proposed garage to neighbouring dwellings it is not considered to adversely impact on the residential amenity of neighbours. Furthermore, considering the long length of the existing garden, sufficient residential amenity space would remain to serve the host property.

5.5 Overall, the proposal would not be a detriment to the living conditions currently enjoyed by the dwellings in the surrounding area and it is therefore considered acceptable in terms of residential amenity.

5.6 Sustainable Transport

As no additional living accommodation is proposed, there is no requirement to assess the parking provision of the proposal, there are no highway or parking objections.

5.7 Other Issues

Concern was raised in regard to the lack of detail of an access ramp. It can be confirmed that no access ramp is required for the proposal and the access will remain as existing. In regard to concern raised as to whether the party wall would be retained, the proposed garage would sit within the existing walls of the curtilage and so the party walls would not be altered. Finally, concern was also raised relating to the drainage of the excess surface water and the existing pond system. A trench type soakaway has been included in the proposal which is considered to adequately manage surface water from the proposal.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: Hannah Minett

Tel. No. 01454 862495

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.: PK14/3740/F
Site: 35 Palmdale Close Longwell Green
 Bristol South Gloucestershire
 BS30 9UH

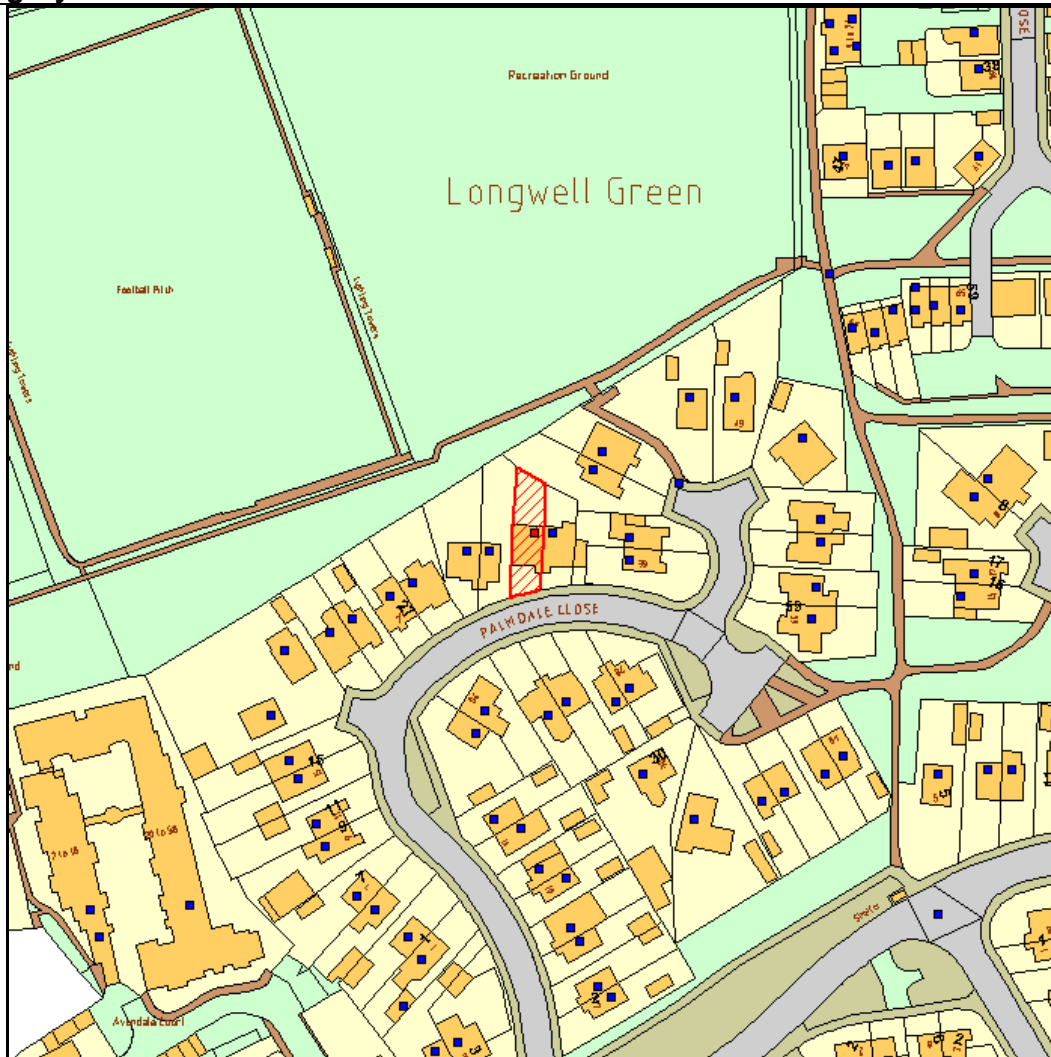
Applicant: Mr Juergen May
Date Reg: 3rd October 2014

Proposal: Erection of first floor side extension
 over existing garage to provide
 additional living accommodation

Parish: Oldland Parish
 Council

Map Ref: 366061 171073
Application Category: Householder

Ward: Longwell Green
Target Date: 18th November
 2014



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REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as comments received have been contrary to the Officer's decision.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a first floor side extension over the existing garage and utility room. As well as this, the proposal includes the conversion of the existing garage to form additional living space.
- 1.2 The existing garage and utility room form a single storey side extension, which was afforded planning permission under planning ref. K4340.
- 1.3 The proposal is a semi-detached property in a residential close within Longwell Green, where the majority of properties are semi-detached and of similar character to the host-dwelling.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Residential Development within Existing Residential Curtilages, Including Extensions and New Dwellings

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
Residential Parking Standard SPD (Adopted) December 2013
South Gloucestershire Design Checklist SPD (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

K4340 Approval 28.09.1983
SINGLE STOREY SIDE EXTENSION (Previous ID: K4340)

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No Objection
- 4.2 Other Consultees

Highway Drainage
No Comment.

Transportation Development Control

No Objection, provided revised parking plans showing at least two parking spaces within the site boundary are submitted. Such plans were submitted.

Other Representations

4.3 Local Residents

One objection has been received by the Council by a neighbouring resident. Their comments were as follows:

- It is not feasible to construct the additional structure without imposing on the neighbouring property (33 Palmdale Close);
- If scaffolding is needed (which the objector is sure it will need), the scaffolding will be erected in the driveway/rear garden of No. 33 Palmdale Close and this will obstruct parking and put further pressure on street parking which is already at capacity.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted if the highest possible standards of site planning and design are achieved. Meaning developments should demonstrate that they: enhance and respect the character, distinctiveness and amenity of the site and its context; have an appropriate density and well integrated layout connecting the development to wider transport networks; safeguard and enhance important existing features through incorporation into development; and contribute to strategic objectives. Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) is supportive in principle of development within the curtilage of existing dwellings. This support is provided proposals respect the existing design; do not prejudice residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation.

The proposal is considered to accord with the principle of development.

5.2 Design

The proposed development, involving the erection of a first floor extension over a single storey extension is not uncommon in the area. For example No. 31 Palmdale Close has erected a two storey side extension involving a ground floor garage, with a first floor room. Accordingly, such development is considered in keeping with the character of the area.

The existing side extension comprises a garage and a utility room, this extension extends for the entire depth of the house. This existing extension has a tiled pitched lean-to roof. The proposed works will effectively form a two storey side extension; it will extend 2.4 metres from the side of the original dwellinghouse and will extend to the rear elevation of the house. The proposal will be set back from the front elevation of the existing dwelling house by 0.45 metres, through doing this the extension remains subservient to the main dwelling house.

The proposed extension will have a dual pitched roof, which will be at the same angle as the existing pitch, although the front elevation of the roof will be 0.3 metres lower than the existing height of the roof on the southern (front) elevation. The extension will form a gable end on the west elevation; this together with all the walls of the proposal will be finished in matching bricks to the original house. With regard to materials, the proposal will match the existing house as much as possible, using white PVCu windows and door frames, a garage door will remain on the southern elevation which will match the existing garage door (which will be removed).

Overall, the proposal is in keeping with the form and design of the existing neighbouring dwellings and street scene, and respects the existing dwellinghouse through being set back from the front elevation and choice of materials. Accordingly, the proposal satisfies policy CS1 of the adopted Core Strategy.

5.3 Residential Amenity

The amenity of the nearby occupiers and the residents of the host property should not be prejudiced as a result of this proposal. The proposal could result in some in-direct views into neighbouring properties, as there is a window proposed in the first floor of the rear elevation. However, this is to be expected and is typical of houses which are laid out in this form. Due to the orientation of the existing dwellinghouse there will be no material loss of light to the neighbouring properties. As well as this, the proposal is not expected to have an overbearing impact on No. 33 Palmdale Close, especially when considering the existing garage and utility room which is positioned where the proposal will be.

As the proposal is not expected to have a detrimental impact on the neighbouring dwellings, the proposal accords with saved policy H4 of the adopted Local Plan.

5.4 Highways

The proposal will result in the addition of a bedroom, meaning the property will have a total of three bedrooms; the property must have at least two parking spaces to accord with the Council's Residential Parking guidance. As a result of this, the transport officer requested a block plan which showed at least two parking spaces within the curtilage of the host dwelling which accorded with the minimum standards of the Council. Consequently, the agent submitted proposed plans which concurs with the Council's Residential Parking Standard, meaning there is no transport objection to this proposal. To ensure the two parking spaces are permanently maintained, a condition will be imposed on any permission granted.

To provide access to the two parking spaces, the plan showing parking arrangements depicts an extension to the dropped kerb of 2.2 metres to the east of the existing dropped kerb. This development is considered to be permitted development.

5.5 Other Matters

As expressed within the consultations section, the neighbouring resident (No. 33 Palmdale Close) has objected to this proposal on the grounds that the applicant will have to erect scaffolding in the neighbour's property. Any planning permission granted does not constitute the right for a person to carry out works on, or over, land not within the ownership, or control, of the applicant. The applicant must obtain written consent from the owner and occupier of any land upon which the applicant wants to access to undertake works in connection with their property. Accordingly, the objection reasons raised relating to accessing the neighbour's land is not considered to be a material consideration within this planning application. Information regarding accessing land not owned or controlled by the applicant is included within the decision notice in the form of two informative notes.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application is **APPROVED** subject to the conditions on the decision notice.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

CONDITIONS

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

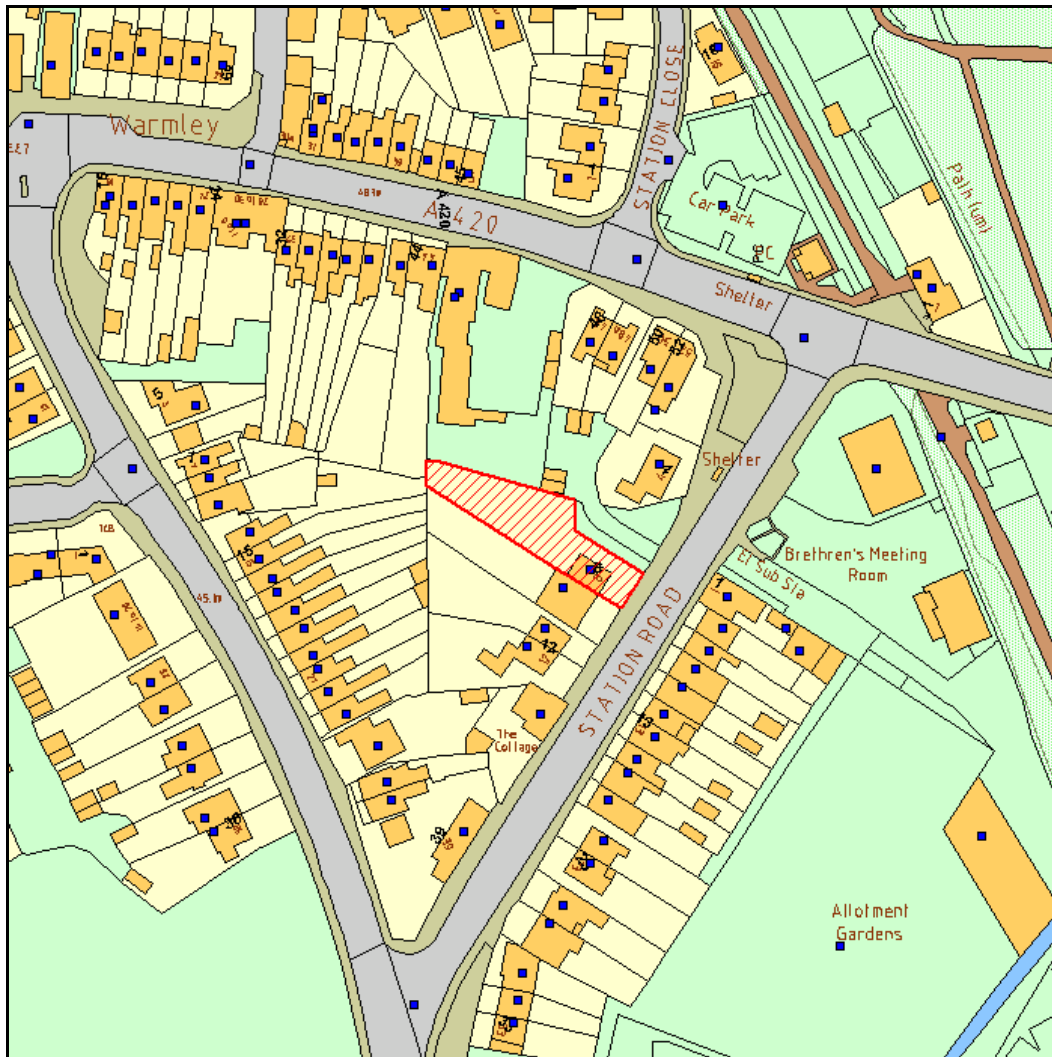
Reason
To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. The off-street parking facilities (for all vehicles, including cycles) shown on the plan (Block Plan with Parking Provisions), hereby approved shall be provided before the extension hereby approved is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and to accord with policy CS8 of the South Gloucestershire Local Plan: Core Strategy (adopted) December 2013; and the Council's Residential Parking Standard SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PK14/3783/F	Applicant:	Mr D Lethaby
Site:	6 Station Road Warmley Bristol South Gloucestershire BS30 8XH	Date Reg:	3rd October 2014
Proposal:	Erection of two storey side extension and single storey rear extension and conservatory to provide additional living accommodation	Parish:	Siston Parish Council
Map Ref:	367039 173473	Ward:	Siston
Application Category:	Householder	Target Date:	21st November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received from Siston Parish Council which goes against officer recommendation of approval and as such, this application is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two storey side extension and single storey rear extension to form additional living accommodation including a fourth bedroom and the demolition and construction of a replacement attached garage.
- 1.2 The application site relates to a two-storey semi-detached property on the northern side of Station Road situated in Warmley, within the parish of Siston. The street scene is characterised by late Victorian terraced dwellings to the eastern side and later infill of suburban post-war dwellings to the western side of Station Road. The dwelling has a long, narrow residential curtilage approximately 58 metres long.
- 1.3 It should be noted that following discussions with the applicant regarding insufficient parking provision, revised plans were submitted to include the laying of hardstanding to the front garden to allow for a second off-street parking space to meet the SGC parking standards, as explained in further detail in the report.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework 2012
National Planning Policy Guidance 2014
- 2.2 Development Plans

South Gloucestershire Core Strategy (Adopted) December 2013.
CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
South Gloucestershire SPD: Residential Parking Standards (Adopted 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/1593/F - Erection of 1no. detached bungalow – Refused 21/07/2005
- 3.2 PK03/0236/F - Erection of 1 No. detached bungalow with access and associated works – Refused 13/03/2003

4. CONSULTATION RESPONSES

4.1 Siston Parish Council

Objection on the basis that the proposal would result in overdevelopment of the site.

4.2 Other Consultees

Sustainable Transport

In response to the original submission, there was no objection subject to the submission of a plan showing adequate parking provision.

Subsequently revised plans were submitted by the applicant showing a longer garage which meets the Council's Residential Parking Standards SPD requirements, thus showing adequate parking provision. Subject to advising that the dropped kerb is widened and a permeable bound surface is laid.

Highway Drainage

No objection

Public Open Spaces

Permission, in the form of a licence, should be sought from our Property Services section if the developer wishes to use this open space to erect scaffolding or gain access to his property across this land.

Other Representations

4.3 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Visual Amenity

The semi-detached dwelling currently has a pebble dash render and roman tiled hipped roof. This is characteristic of the majority of dwellings on the northern side of Station Road. The proposed two storey side extension would be set back from the existing building line of the principal elevation and have a lower ridgeline than the existing dwelling resulting in a subservient appearance. To the rear, the two storey extension would extend backwards some 4.6 metres resulting in a long blank side elevation with only two windows. This however would only be visible from a private access to dwellings some distance away. The single storey rear extension would not be visible from the street scene, however would have a mono-pitched roof designed with respect to the character and appearance of the surrounding area. Cumulatively, the two storey side extension, single storey rear extension and conservatory would result in a large extension that would significantly increase the floor space of the dwelling, however given the large amount of space available in the curtilage and that the majority of works would be to the rear of the dwelling, the proposal is not considered to be inappropriate. Furthermore, the proposed materials would match those of the existing dwelling.

5.3 Overall, it is considered that the development has been informed by and respects the character of the site and the street scene and as such is considered acceptable in terms of visual amenity.

5.4 Residential Amenity

The application site is bound by rear gardens to neighbouring dwellings to the west and south and a private access and public house to the north. Windows are placed on the extension so as to avoid issues of overlooking, with no side facing windows to the south. The potential issue with the proposal however, is the rear of the two storey extension causing overshadowing to the dwelling to the south. It should be considered however firstly, the neighbouring dwelling as a single storey rear extension also, which would mitigate the loss of light due to its flat roof and secondly, due to the orientation of the extension the rear elevations would not receive a large amount of sun as existing. Therefore, on balance although the two storey extension extends backwards considerable, the impact on overshadowing or overbearing is minimal. Due to the single storey height of the rear extension and conservatory, it is not considered to cause any overlooking or overshadowing.

5.5 Overall, the proposal is not considered to be detrimental to the living conditions currently enjoyed by the dwellings in the surrounding area and it is therefore considered acceptable in terms of residential amenity.

5.6 Sustainable Transport

The dwelling currently has two bedrooms and a study with one off-street parking space, which means the dwelling does not currently meet the Council's minimum parking standards. The proposal would result in a four bedroom dwelling with a study which could be used as a fifth bedroom. There is the possibility of laying hardstanding and dropping the kerb to allow for a second parking space. The applicant has confirmed that they are willing to do this and so a condition will be imposed to ensure the works are done to facilitate a second off-street parking space before the extension is occupied.

On balance, the proposal is not considered detrimental to highway safety and as such, there is no objection.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Hannah Minett
Tel. No. 01454 862495

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).

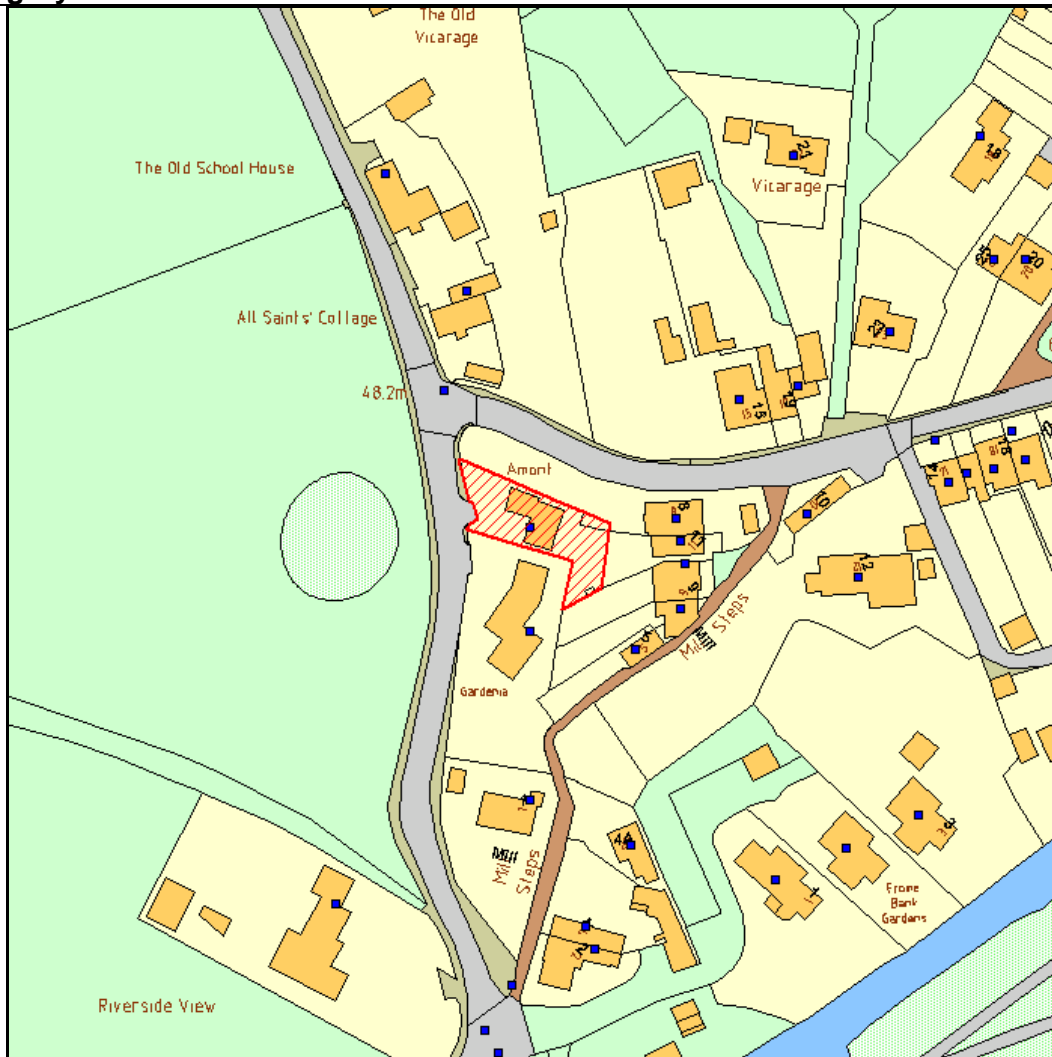
2. A minimum of two off-street parking spaces shall be provided within the residential curtilage of the 6 Station Road prior to the occupation of the extension and shall be permanently maintained thereafter.

Reason

To accord with policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Residential Parking Standards SPD (Adopted) 2013.

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PT14/2915/F	Applicant:	Mr Mike Seward
Site:	Amont Mill Road Winterbourne Down Bristol South Gloucestershire BS36 1BP	Date Reg:	12th August 2014
Proposal:	Alterations to roofline and installation of front dormer to form second floor living accommodation. (Resubmission of PT13/3618/F).	Parish:	Winterbourne Parish Council
Map Ref:	364993 179538	Ward:	Winterbourne
Application Category:	Householder	Target Date:	16th September 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of letters of support which would be contrary to officers' recommendations.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the alteration to the existing roofline to include a front dormer window to facilitate a loft conversion. The applicant withdrew the previous planning application PT13/3618/F. The development would thereby create one additional bedroom and a bathroom to serve the property.
- 1.2 The application site relates to a modest detached bungalow with a basement garage situated within the settlement boundary of Easter Compton.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance

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
CS9 Managing the Environment & Heritage
CS34 Rural Areas

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

L1 Landscape Protection and Enhancement
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Landscape Character Assessment (Adopted 2005)
Residential Parking Standards (Adopted December 2013)
Winterbourne Down Village Design Statement (Endorsed by SGC on November 2012)

3. RELEVANT PLANNING HISTORY

- 3.1 P94/2627 Erection of detached double garage. Approved 04.03.1995
- 3.2 P93/1369 Erection of single dwelling. Construction of vehicular and pedestrian access (outline). Refused 19.05.1993

3.3 P96/1983 Erection of detached dwelling and construction of vehicular access. Allowed 09.09.1996, the Planning Inspector highlighted the following elements:

- The main issue in this appeal to be whether or not the proposed dwelling would respect the residential character of Winterbourne Down in the vicinity of the site.
- The elevational drawing also show in my judgement that its slipt level design incorporating a low roof and complement features has been very carefully thought out and ... would relate harmoniously with Gardenia and minimise its impact in Mill Road.
- The vantage point of the cricket field to the west I observed that the proposed dwelling would be inconspicuous.
- A planning condition was imposed seeking a scaled site section indicating its finished floor level in relation to the adjacent dwelling, know as Gardenia, to ensure its low siting.

4. **CONSULTATION RESPONSES**

4.1 Winterbourne Parish Council

Objection as there seems to be very little difference between this and the original application. Our original objections were that it is totally overbearing and overdevelopment of the site. The original planning permission was for low level roofing. This application contravenes this. The rear windows overlook the neighbours and blanks out light. This is not in line with the Winterbourne Down village design statement.

4.2 Highway Officer: This application is a resubmission of a previous one (ref PT13/3618/F) and that there was no objection to that application. As the amendments to these proposals are unlikely to materially alter their traffic generation patterns, therefore there is no transportation objection to the current application.

4.3 Highway Drainage: No comment.

4.4 Landscape Officer: No objection.

Other Representations

4.5 Local Residents

Officers received letters of objections and also letters of support, and the residents' concerns and comments are as follows:

Eight **letters of objection** have been received and the residents raise the following concerns:

Design / Visual Amenity

- The site was identified by the Planning Inspector as being in a sensitive position and reference was made to the split level design, incorporating a low roof.
- The application are again ignoring the Inspector's consideration and contravening the condition of the original approval, which was low level roofing
- Overbearing effect on the area, totally out of character, increase its adverse effects and totally detrimental to the local area, including views from Hambrook,
- It would not be inconspicuous
- The Inspector went as far as to make this a condition seeking a site section indicating its finished floor of the dwelling to protect the quality of the local environment.
- Overdevelop this site.
- There is also a lack of bungalow housing stock in the area, whereas two storey, three bedroom homes are in abundance.
- Adversely affect the nature of the village due to the mass and height, a direct contravention of the Winterbourne Down Village Design Statement endorsed by the council.
- Allowing an increase in size to the current dwelling, would represent a gradual creep away from this context that was an identified consideration when the original application was approved on appeal.
- The proposed change from bungalow, to a 2 storey dwelling would create an imposing and overbearing impact to Mill Road, with a further negative impact upon the view of the village when approaching from Hambrook, along Mill Road. This specific view has been identified as one of the defining views of Winterbourne Down by the Village Design Statement. by the Winterbourne Down Society in their Village Plan document. There would also be an additional negatively overbearing impact upon the presentation of the village, from the public footpath which runs across the fields opposite to Amont.
- Adverse effect on the landscape quality of the locality and would be detrimental to the visual and environmental amenity of this section of the village.
- The terms and conditions of the appeal in 1997 needed to be taken into account, as it seems obvious that the appeal would not have been upheld, had the current content been included at that time.
- My property, sited directly to the rear of 'Amont', is situated within a rural village environment and where the local Council are most keen that properties are not built/extended to alter the character of the area. I do feel that these proposed building alterations will not fit within this premise.

Residential Amenity

- Not much different from the previous submission.
- Greatly impact - loss of daylight/sunlight to the living area and blocking out light
- Restricting the current outlook. Our home is directly to the rear of Amont).

- Loss of privacy, the new windows would be directly in line with the neighbouring properties to the rear of Amont. Although the windows are shown as slightly smaller and on an angle this would not restrict the sightline to this. These windows will face directly into the bedroom and living area windows, to the rear of our property. They will also face over the upper section of our garden, representing a further encroachment into our current privacy.
- The 3 dormer windows are shown as being slightly smaller and at a different angle but this would not detract from their overlooking my property, having direct sightline to the living area/bedroom and garden, therefore removing privacy.
- Overlooking into the windows and private gardens of neighbouring properties.
- Blocking views - blocking some neighbour's views of the surrounding countryside and intruding on the view of others
- Blocking light - Loss of daylight and sunlight to neighbouring properties including gardens.
- The reference to the treeline is very misleading as the trees are lower. The trees are also regularly pruned to keep them low to maintain light to our garden.
- Overbearing impact
- Planning permission was reject for a two storey building originally and they are simply trying again 15 years later.
- This will encroach on our view and enjoyment in the garden.

Two **letters of support** have been received from adjacent neighbours:

Design / Visual Amenity

- Plans have been designed by a local architect familiar with the area, and he has had many designs approved locally.
- The site is not listed, and original planning does not prevent future development.
- This development is in keeping with the enhancement that the area is currently seeing
- This development is set on a plot that allows for growth.
- There is sufficient green area behind and on both sides of the house. No homes to the side or behind will lose space between themselves and Amont.

Residential Amenity

- There is a great distance of Amont from the neighbours to the side and behind. The houses in front and to the side of Amont are North/south facing. Therefore the sunlight comes across the gardens for most of the day. Windows in neighbouring houses will not be impacted by the proposed development.
- Designs have preserved privacy. Obscured glazing will be used on all rear facing windows, which will keep neighbours behind from looking in and residence looking out. These windows are also set to be sloped as to not offer direct views into the property.

- Extending up will not make the house any closer to other houses. Amont is also spaced far away from neighbouring houses as to not influence light exposure to windows. As the houses behind the property are up hill, they will always remain above the property, even if the residents build up.

Parking

- Amont has a private drive & garage already so the local street will not be impacted with increased parking needs.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the adopted 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. Policy CS1 of the adopted Core Strategy requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality.

The site is situated adjacent to the Bristol / Bath Green Belt.

5.2 Design and Visual Amenity

National Planning Policy Framework states that one of the core principles of planning is to *'always seek to secure high quality design and a good standard of amenity for existing and future occupiers of land and buildings'* NPPF para 17.' In addition, the South Gloucestershire Local Plan: Core Strategy has been adopted in December 2013, and Policy CS1 seeks high quality standard of design.

In addition, officers also acknowledge that the Council endorsed the Winterbourne Down Village Design Statement in 2012, therefore the document is given weight in the assessment and determination of this application.

Furthermore, officers acknowledge that the site has been subject to a planning appeal in the past. Planning Inspector has indicated that the site is in a sensitive position and its split level design incorporating a low roof and complementary features would relate harmoniously with Garden and minimise its impact in Mill Road. In addition, a planning condition was imposed seeking the finished floor level in order to ensure its low siting.

The proposed development would raise the ridgeline of the dwelling house and replacing the existing hipped roof with gables. In addition, a large flat roofed dormer is proposed in the front elevation along with 3 no. rooflights on the rear elevation.

The existing dwelling comprises of two hipped roof structures. The proposal is to raise the ridgelines by approximately 1.2 metres and change the roof form in order to create additional bedroom and bathroom in the loft and also create a link between the hipped roof structures.

Whilst officers have no objection to the replacement of hipped roof with gables, it is considered that the roof height would be out of proportion to the scale of the host dwelling. In particular, the property is situated at the elevated position, as such, the raised roof would create a dominant feature to the host dwelling and the locality.

Part of the proposal is to install 3 no. rooflights at the rear elevation and these rooflights are simple in design. They would not be visible from public domain. It is considered that the proposed rooflights are acceptable.

The front dormer would measure approximately 7.2 metres wide by 2 metres high and would be approximately 1 metre set back from the eave lines. The proposal would provide one additional bedroom and a bathroom. In addition, there would be 3 no. rooflights at the rear elevation (one is proposed for the bathroom and two are proposed for the bedroom). The brown concrete double rom tiles would be re-used for the dormer. The new gables and dormer cheeks would be rendered to match those of the host dwellinghouse.

Although the proposed dormer would be significantly set back from the new gables, the dormer is considered to be too large in size. As such this proposed dormer would dominate the front elevation where highly visible from public domain. In addition, the lean-to roof interacting with the ridgeline would create an alien feature to the host dwelling. It is considered that the design and scale has been led by functional and technical aspirations to provide as much space and headroom as possible to facilitate the required accommodation without sufficient consideration of aesthetic qualities being given.

Given the inappropriate scale and massing and the poor design, it is considered that the proposed raised height and front dormer would be out of keeping with the character of the host dwelling. In addition, given the location of the proposed dormer, it is considered that the proposal would result in harm to the distinctiveness and visual amenity of its surroundings. The proposal therefore fails to accord with Policy CS1 of the adopted Core Strategy.

5.3 Residential Amenity

The nearest neighbouring properties at the rear to the proposed roof extension and alteration are No. 8 Church Road, No. 11 and No. 9 Mill Steps, and officers acknowledge that these neighbouring occupiers including No. 15 Church Road, have raised their strong objections to the proposal.

A detached dwelling, Gardenia, is situated to the south side of the application site, and occupiers of Gardenia submitted their support to the proposal.

Given that the proposed dormer is proposed to the front of the property, it is considered that the proposal would not have any overshadowing or overbearing effect on the neighbouring dwellings.

Residents are concerned that the replacement of hipped roof with a gable roof and the proposed raised ridge would cause loss of view and have an overbearing impact.

Whilst the loss of private view would not be planning material consideration, the overbearing impact and the intrusiveness would be planning material consideration. As the proposed development would be approximately 19-22 metres from the nearest neighbouring properties, it is considered that the proposal would not cause significant overbearing impact to warrant a refusal of this application.

Residents are concerned over the loss of privacy as they would be a number of rooflights on the rear elevation. Officers have concerns that the proposed rooflights would cause some degree of overlooking as they are principle windows, in addition, the proposed rooflights would be just above the neighbours' existing boundary fences. However, these rooflights would only be additional windows to the main dormer window on the front elevation. If necessary, a planning condition can be imposed to seek high level of obscurity and to restrict opening to protect the privacy for both neighbouring occupiers and applicants.

In summary, it is not considered that the proposal would result in significant increase in overlooking or loss of privacy or overbearing impact upon the neighbouring occupiers to warrant a refusal of this application.

5.4 Other issues

Officers acknowledge that residents have raised concerns over the loss/block of views. Although the Village Design Statement indicates that key views should be recognised, protected, conserved and enhanced, it should be noted that the loss / block of private views are not planning material consideration.

Regarding the impacts upon the landscape character to the site from the public domain, Landscape Officer has no objection to the proposal as the proposal would not affect the greenery of the site.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **REFUSED**

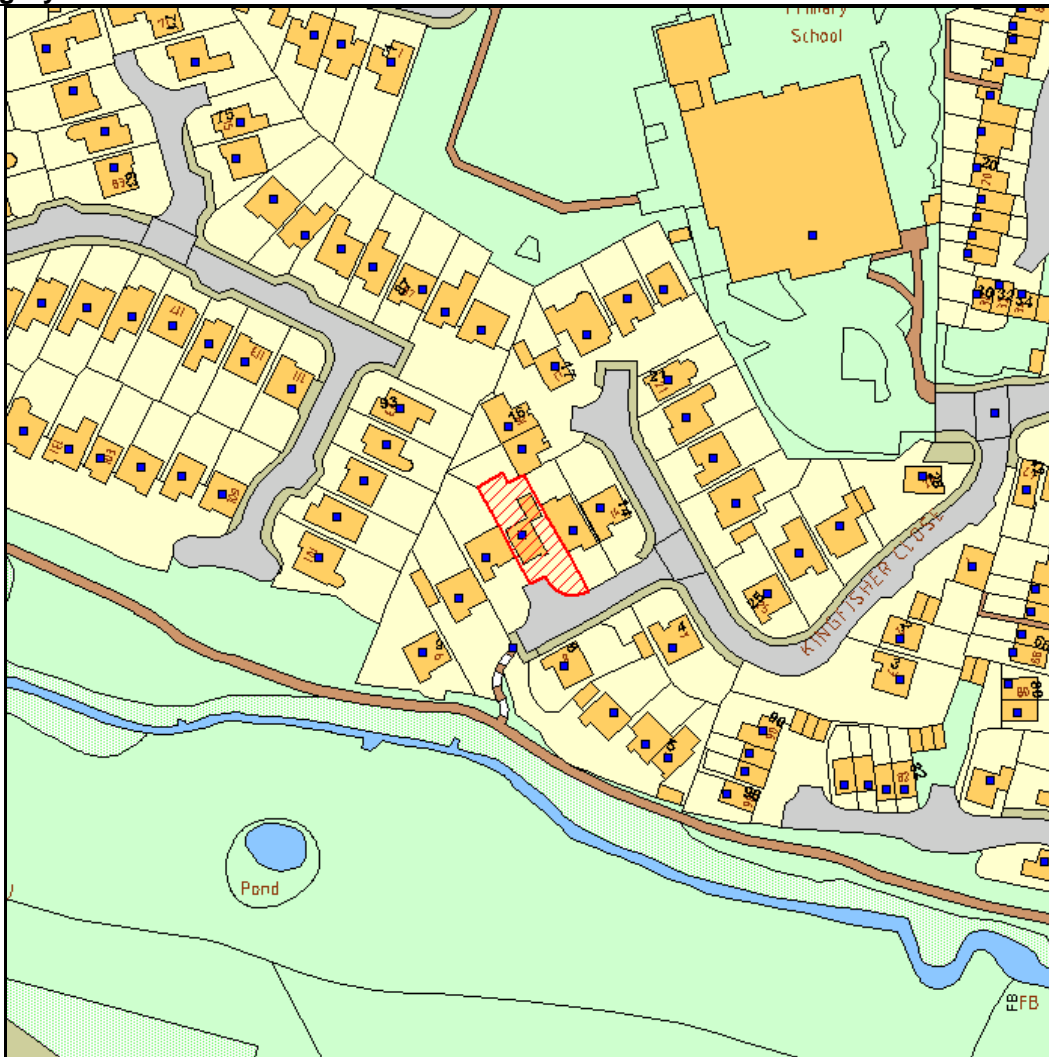
Contact Officer: Olivia Tresise
Tel. No. 01454 863761

REASON FOR REFUSAL

1. The proposed front dormer window and the increasing the roofline in height by virtue of its siting, form, scale, height, massing and external appearance would fail to respect and enhance the character, distinctiveness and amenity of the dwelling and surrounding area. As such the proposal therefore fails to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Supplementary Planning Document: Design checklist (Adopted) 2007), and Winterbourne Down Village Design Statement (Endorsed by the Council in November 2012).

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PT14/3646/F	Applicant:	Mr Jonathon Edgley
Site:	12 Kingfisher Close Bradley Stoke Bristol South Gloucestershire BS32 0AN	Date Reg:	3rd October 2014
Proposal:	Erection of two storey side extension with integral garage and single storey rear extension to provide additional living accommodation	Parish:	Bradley Stoke Town Council
Map Ref:	361995 182544	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Householder	Target Date:	27th November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

Objections were received which go against the officer's recommendation of approval and as such, this application is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two storey side extension and single storey rear extension to form additional living accommodation.
- 1.2 The two storey detached dwelling is located on a cul-de-sac in the established residential area of Bradley Stoke. The properties are characteristically close together, typical of a modern built up estate and are located on a hill sloping downwards from northeast to southwest.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework 2012
National Planning Policy Guidance 2014
- 2.2 Development Plans

South Gloucestershire Local Plan Core (Adopted) December 2013.
CS1 High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
South Gloucestershire SPD: Residential Parking Standards (Adopted 2013)

3. RELEVANT PLANNING HISTORY

No relevant planning history.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objection on the basis that the proposal would result in overdevelopment of the site.
- 4.2 Other Consultees

Sustainable Transport
No objection, subject to a confirmation of the number of bedrooms.

It was unclear from the plans whether four or five bedrooms were proposed. The agent later confirmed that only four bedrooms were proposed, meeting the minimum parking requirements of the Council.

Highway Drainage

No objection.

Other Representations

4.3 Local Residents

One neighbour objection was received from No.13, directly east of the property that can be summarised as follows;

- Object to the plans submitted, not the principle of an extension
- The two storey side extension would reduce the amount of sunlight into our single storey rear extension roof light and block our view of the sky
- Suggest a hipped roof design as an alternative

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Visual Amenity

The two storey detached dwelling has an attached garage set back from the principal elevation, facing bricks and a concrete tiled roof, characteristic of the street scene and a typical modern housing development. The street pattern is irregular due to the cul-de-sac location however the properties are characteristically close together except from a gap created by an extended driveway between No.12 and No.13, located directly to the east. It should be noted that while all of the plots in Kingfisher Close are roughly the same size, No.12 has a significantly smaller dwelling than neighbouring properties with no obvious reason why.

5.3 The proposed two storey side extension would fill this gap in the street scene and ultimately create a larger dwelling that matches the scale and proportions of the street scene. The side extension would be flush with the existing ridge height and building line of the principal elevation. While the Council usually recommends extensions and additions to be subservient to the host dwelling, in this case the proposal has been informed by the surrounding dwellings and would create a frontage that would match the design, scale and form of the surrounding dwellings and is considered appropriate in this instance. The single storey rear would not be visible from the street scene, however would be subservient to the dwelling and have a mono-pitched roof designed with respect to the character and appearance of the surrounding area.

Furthermore, the proposed materials would match those of the existing dwelling. Overall, it is considered that the development has been informed by and respects the character of the site and the street scene and as such is considered acceptable in terms of visual amenity.

5.4 Residential Amenity

As previously explained, the application site is in a built up residential area and as such is bound by neighbouring dwellings and so an extent of overlooking and overshadowing should be expected. Due to the siting of the proposed extension, No.13 (to the east) would be the only affected neighbour. The slope in land means that No.13 is sited on slightly higher land, and is also set slightly forward of No.12. The proposed single storey rear extension is not considered detrimental to residential amenity. The two storey side extension would not have any side facing windows and so would not cause a loss of privacy, however the neighbour has expressed concern over the loss of natural sunlight to a roof light on their single storey rear extension which must be evaluated.

5.5 The two storey extension would not extend past the existing rear elevation of the house but due to the proximity to the neighbouring dwelling, it would inevitably cause some loss of light. Comments from the neighbour expressed concern over the proximity of the side extension to their dwelling (No.13), however the side extension would be built in line with the existing garage and leave a distance between the dwellings that is consistent with every other dwelling in the street scene. Furthermore, due to the north facing garden and position of the dwellings, the rear elevation of No.13 would not receive a great amount of light in its existing state. It should also be considered that the neighbour's rear extension is shown to have large wrap-around rear windows and glazed doors facing north which would not be affected by the extension and still provide a sufficient amount of natural light into the room. In light of this, while the issue of overshadowing is considered material, given the built up character of the area, the extent of overshadowing is not considered to impact unreasonably upon the living conditions currently enjoyed by the neighbouring dwelling.

5.6 On balance, the proposal is not considered to be detrimental to the living conditions currently enjoyed by the dwellings in the surrounding area and it is therefore considered acceptable in terms of residential amenity.

5.7 Sustainable Transport

As previously mentioned, it was originally unclear whether four or five bedrooms would be proposed. The agent of the applicant has confirmed that only four bedrooms are proposed which requires a minimum of two off-street parking spaces. Given there are two existing off-street spaces provided within the residential curtilage the proposal meets the minimum parking requirements of South Gloucestershire SPD and is therefore acceptable.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Hannah Minett

Tel. No. 01454 862495

CONDITIONS

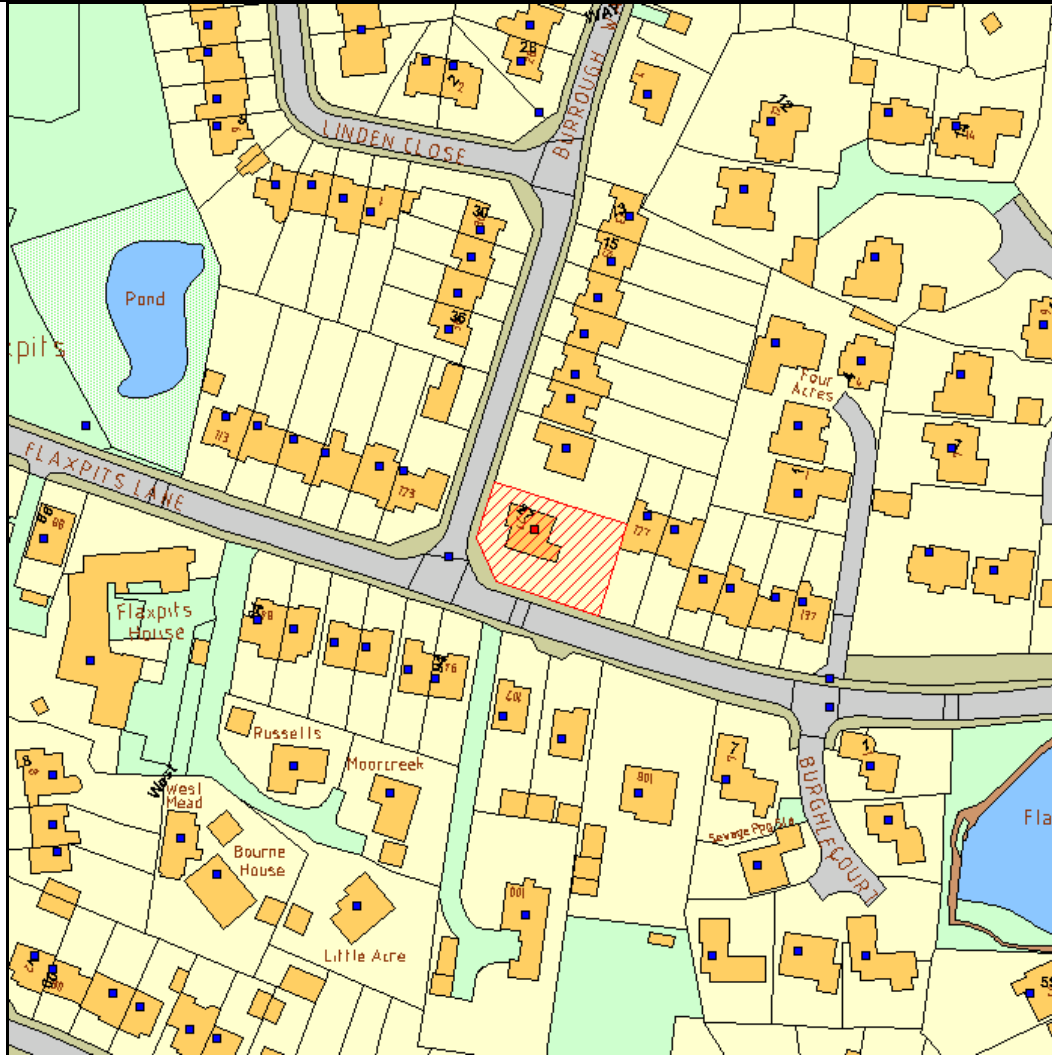
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 44/14 – 31 OCTOBER 2014

App No.:	PT14/3697/F	Applicant:	Mr Rolf Smallridge
Site:	27 Burrough Way Winterbourne Bristol South Gloucestershire BS36 1LF	Date Reg:	3rd October 2014
Proposal:	Erection of 2m high boundary fence.	Parish:	Winterbourne Parish Council
Map Ref:	365268 180434	Ward:	Winterbourne
Application Category:	Householder	Target Date:	18th November 2014



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 100023410, 2008. N.T.S. PT14/3697/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

A comment was received from Winterbourne Parish Council which goes against officer recommendation of approval and as such, this application is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a new wood panelled fence measuring 2 metres in height which would replace a 2.4 metre Leylandii hedge to the south and southwest border of the dwelling and rear garden.
- 1.2 The application site relates to a two-storey detached dwellinghouse in Winterbourne.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance 2014
- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)
CS1 High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection however commented that the fence would be offensive to the street scene.
- 4.2 Other Consultees

Highway Drainage
No comment

Sustainable transport
No response received

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Visual Amenity

The property is located on a corner plot and as such the southern boundary runs parallel to the main road. Currently, a 2.4 metre high hedgerow borders the south and southwest boundary of the site to provide privacy to the side elevation and private amenity space to the rear. In the street scene there is a mixture of stone walls and hedgerows of varying heights however as these are only used on front and side boundaries. The proposed fence would replace the whole length of the existing hedgerow and measure 2 metres in height, resulting in a boundary shorter than the existing hedgerow which would provide the property with more private amenity space also, as a result of losing the wide hedgerow. The Parish Council have commented that the fence would be offensive in the street scene. Whilst there are no timber panelled fences in the immediate vicinity, it is not considered uncommon or unusual and would not look out of place in an established residential area and as such, would not warrant a refusal on visual amenity grounds. Overall, the proposed fence is considered to be acceptable in terms of character and appearance.

5.3 Residential Amenity

As previously mentioned, the proposed fence would replace a taller existing hedgerow and as such would result in a less dominant appearance. The closest neighbours are situated across the road and as such it is considered would experience little change to the living conditions of neighbouring dwellings. The proposal is therefore acceptable.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Hannah Minett
Tel. No. 01454 862495

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).