



**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.51/15**

**Date to Members: 16/12/15**

**Member's Deadline: 22/12/15 (5.00pm)**

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 Environment of Community Services know within 5 working days of the date of this Schedule (e.g., if the schedule is published on a Friday, comments have to be received by the end of Thursday) (see cover page for the date).

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

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

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

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

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

## **GUIDANCE FOR 'REFERRING' APPLICATIONS**

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

- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. **Please do not leave it to the last minute**
- Always make your referral request by e-mail to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk), where referrals can be picked up quickly by the Development Management Technical Support Team. 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.

**Dates and Deadlines for Circulated Schedule**  
**Christmas & New Year Period 2015/16**

<b>Schedule Number</b>	<b>Date to Members 9am on</b>	<b>Members Deadline 5pm</b>
<b>51/15</b>	<b>Wednesday 16 December</b>	<b>Tuesday 22 December</b>
<b>52/15</b>	<b>Wednesday 23 December</b>	<b>Tuesday 05 January 2016</b>
<b>01/16 Back to usual days</b>	<b>Friday 08 January 2016</b>	<b>Thursday 14 January 2016</b>

Highlighted above are details of the schedules that will be affected by date changes due to the Bank Holidays at Christmas & New Year 2015/16

# CIRCULATED SCHEDULE - 16 DECEMBER 2015

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	<b>PK15/3844/F</b>	Approve with Conditions	Manor Farm Wick Lane Upton Cheyney South Gloucestershire BS30 6NQ	Bitton	Bitton Parish Council
2	<b>PK15/4782/F</b>	Approve with Conditions	Rose Cottage 1B Millers Drive North Common South Gloucestershire BS30 8XX	Oldland	Bitton Parish Council
3	<b>PK15/4891/F</b>	Approve with Conditions	15 Troon Yate South Gloucestershire BS37 4HY	Yate Central	Yate Town
4	<b>PK15/4977/CLP</b>	Approve with Conditions	27 Riviera Crescent Staple Hill South Gloucestershire BS16 4SF	Staple Hill	None
5	<b>PT15/3613/F</b>	Approve with Conditions	21 Gayner Road Filton South Gloucestershire BS7 0SP	Filton	Filton Town Council
6	<b>PT15/4460/F</b>	Approve with Conditions	13 Samian Way Stoke Gifford South Gloucestershire BS34 8UQ	Stoke Gifford	Stoke Gifford Parish Council
7	<b>PT15/4478/F</b>	Approve with Conditions	Almondsbury Field Tockington Lane Almondsbury South Gloucestershire BS32 4EB	Almondsbury	Almondsbury Parish Council
8	<b>PT15/4575/F</b>	Approve with Conditions	38 Beach Avenue Severn Beach South Gloucestershire BS35 4PB	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
9	<b>PT15/4816/F</b>	Approve with Conditions	42 Warren Road Filton South Gloucestershire BS34 7EJ	Filton	Filton Town Council
10	<b>PT15/4937/F</b>	Approve with Conditions	21 The Wicketts Filton South Gloucestershire BS7 0SR	Filton	Filton Town Council

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PK15/3844/F	<b>Applicant:</b>	Mr D Hawking
<b>Site:</b>	Manor Farm Wick Lane Upton Cheyney Bristol South Gloucestershire BS30 6NQ	<b>Date Reg:</b>	21st September 2015
<b>Proposal:</b>	Change of use of agricultural barn to 1no. dwelling	<b>Parish:</b>	Bitton Parish Council
<b>Map Ref:</b>	369328 170017	<b>Ward:</b>	Bitton
<b>Application Category:</b>	Minor	<b>Target Date:</b>	13th November 2015



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**N.T.S.****PK15/3844/F**

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

This application has been referred to the Circulated Schedule due to the receipt of an objection from Bitton Parish Council and the proposal would be considered as a departure Development Plan policies.

### **1. THE PROPOSAL**

- 1.1 The application relates to 1 no. existing barn at Manor Farm located on the south side of Wick Lane, Upton Cheyney. The building measures approximately 4.8 metres by 10.4 metres by 4.3 metres to the ridge. It is proposed to convert the barn to form 1 no. dwelling and there would be a 1.5 metres high stone wall, which would be constructed in order to provide an amenity space for the new dwelling.
- 1.2 The application site is located beyond any settlement boundary within the open countryside. The site is located within the Bristol / Bath Green Belt and the Cotswolds Area of Outstanding Natural Beauty, but is outside the Upton Cheyney Conservation Area. The applicant also submitted a marketing report and an ecological survey report with mitigation plan to support the proposal.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

The National Planning Policy Framework March 2012  
The 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  
CS8 Improving Accessibility  
CS9 Managing Environment and Heritage  
CS16 Housing Density  
CS17 Housing Diversity  
CS34 Rural Areas

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

L1 Landscape Protection and Enhancement  
L2 Cotswolds Area of Outstanding Natural Beauty (AONB)  
L9 Protection Species  
H10 Conversion and Re-use of Rural Buildings for Residential Purposes  
E7 Conversion and Re-use of Rural Buildings

##### **Emerging Plan**

##### **Policies, Sites & Places Plan**

PSP1 Local Distinctiveness

PSP2	Landscape
PSP17	Parking Standards
PSP41	Residential Development in the Countryside
PSP44	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (SPD) Adopted 23<sup>rd</sup> Aug 2007  
 South Gloucestershire Council Residential Parking Standards (Adopted)  
 South Gloucestershire Landscape Character Assessment (Adopted) Nov. 2014  
 Development in the Green Belt (Adopted)

**3. RELEVANT PLANNING HISTORY**

3.1 PK15/0888/PNFU Notifications under Part 3 Class R of a flexible change of use from an agricultural building to Class D2 (assembly and leisure). Withdrawn.

3.2 PK00/1715/F Conversion of barn to 1 no. dwelling. Refused 04.08.2000 for the following reasons:

- a. The proposal, due to the adverse impact on rural character and appearance, would neither preserve nor enhance Upton Cheyney Conservation Area and is therefore contrary to policy KLP48 of the adopted Kingswood Local Plan and policy L13 of the South Gloucestershire Local Plan (as approved for Deposit).
- b. The site is in an isolated location in the open countryside within the Bristol/Bath Green Belt and the proposal, if permitted, is likely to lead to domestic appurtenances and vehicle parking within the associated curtilage, detracting from the rural character and the openness of the Green Belt in this location, contrary to policy KLP 36 of the adopted Kingswood Local Plan, policies GB1 and H5 of the South Gloucestershire Local Plan (as approved for Deposit) and Green Belt policy as contained in national guidance.
- c. The proposed development would give rise to additional vehicles turning onto and off a classified road at a point where visibility is restricted. Without improvement this would add to highway safety hazards contrary to policy KLP69 of the adopted Kingswood Local Plan, policy TR19 of the Avon County Structure Plan, incorporating the third amendment and policy T12 of the South Gloucestershire Local Plan (as approved for Deposit)

**4. CONSULTATION RESPONSES**

4.1 Bitton Parish Council

Objection. This is a sensitive site in the Green Belt, the Conservation Area and AONB. There is therefore a presumption against new dwellings except in exceptional circumstances. The land surrounding the site remains in agricultural use. Councillors are very concerned that if buildings currently in use for agricultural purposes or on a site suitable for such use become dwellings then further applications will be made for agricultural buildings, which

in turn they may be converted to dwellings at a later date. For this reason they object to the application.

4.2 Other Consultees [including internal consultees of the Council]

Highway Structures

No comment.

Drainage Engineer

No objection.

Ecology Officer

Further bat survey has been submitted, therefore no objection subject to condition.

Landscape Officer

Apart from concern about development in the Green Belt there is no landscape objection subject to conditions seeking a detailed landscaping and tree planting scheme.

Highway Officer

No objection

**Other Representations**

4.3 Local Residents

No responses received.

**5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The applicant seeks planning permission for the conversion of an existing stone barn to a new dwelling and to erect a 1.5 metres high stone wall adjacent to the barn building. The site is located within the open countryside and the following main policies would be relevant to the determination of this application. Officers also noted that a planning application was refused for a conversion of the existing barn to 1 no. dwelling, which incorporated a basement bedroom, in 2000 for a number of refusal reasons. Since the previous refusal, there have been a number of changes to national and local planning policies, therefore the proposal needs to be considered under the current planning policies, which are listed in the above paragraph 2.1, 2.2 and 2.3.

5.2 Paragraph 55 of the NPPF promotes sustainable development in rural areas and it highlights that Local Planning Authority should avoid new isolated homes in the countryside unless there are special circumstances such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. Given the saved Policy H10 would be consistent with NPPF, therefore the said policy is given some weight in the assessment of this application.



- 5.3 The saved Policy H10 states that proposal for the conversion and re-use of existing buildings for residential purposes outside the existing urban areas and the boundaries of settlement, will not be permitted unless a number of criteria would be met.
- 5.4 Policy T12 of the South Gloucestershire Local Plan seeks to control development, which may affect highway safety. The Council Residential Parking Standards has been adopted in December 2013 to ensure satisfactory parking provided.
- 5.5 Green Belt  
Paragraph 89 of the National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Paragraph 90 of the NPPF states that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. One form of development, which is not inappropriate in Green Belt provided they preserve the openness of the Green Belt and the purpose of including land within it than the existing development, is 'the re-use of buildings provided that the building are of permanent and substantial construction. As the proposal is to convert the existing barn to a one-bed residential unit and the barn is also structurally sound and is capable for conversion without any extensions or significant alterations to the existing building, therefore it is considered that the proposal is not inappropriate development in Green Belt.
- 5.6 It should be noted that a prior approval could be granted for the conversion of the existing barn to a residential use with a smaller curtilage under Class Q Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The current proposed curtilage is approximately 122 square metres, which would be approximately 71 square metres more than the permitted size of curtilage.
- 5.7 Officers are however mindful that the National Planning Policy Framework encourages sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. As there is no objection to the principle of the residential conversion and it is also considered the provision of a garden area was no more than reasonably necessary to provide satisfactory living standards for the occupants of the proposed dwelling, Officers are satisfied that the size of the proposed garden area would be proportionate to the size of the associated dwellings. In addition, they would be immediately adjacent to the proposed dwellings, as such; Officers accept that this proposal has a reasonable curtilage and would not have any adverse impact upon the openness of the Green Belt.
- 5.8 Permitted Development Rights  
Officers have also considered if it would be necessary to remove householder permitted development rights. Although there are a number of restrictions to limit some forms of extensions and alterations to the building, given that the site is situated within the Green Belt and is just outside the boundary of the

Conservation Area, it is considered that there are exceptional circumstances in this instance to remove the permitted development rights.

- 5.9 Policy H10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 relates to the conversion and re-use of rural buildings for residential purposes. It states:

‘Proposals for the conversion and re-use of existing buildings for residential purposes outside the existing urban areas and the boundaries of settlements as defined on the Proposals Map will not be permitted unless;

- a) *All reasonable attempts have been made to secure a suitable business re-use or the conversion is part of a scheme for business re-use;*
- b) *The buildings are of permanent construction and structurally sound and capable of conversion without major or complete reconstruction;*
- c) *The buildings are in-keeping with their surroundings in terms of character, form, bulk and overall design;*
- d) *Development including any alterations, extensions or the creation of a residential curtilage will not have a harmful effect on the character of the countryside or the amenities of the surrounding area;*
- e) *The building is well related to an existing settlement or other groups of buildings.’*

- 5.10 **a) All reasonable attempts have been made to secure a suitable business re-use or the conversion is part of a scheme for business re-use;**

As required by Policy H10(A), alternative uses to residential use for the existing building should first be explored. Criterion A requires that all reasonable attempts have been made to secure a suitable business re-use or the conversion is part of a scheme for business re-use. To meet this criterion, the applicant submitted a marketing statement dated September 2015. The Marketing results confirmed that the property was marketed from September 2014 and there were only two viewings being conducted and neither of these viewings led to an offer due to the restricted access for heavy Good Vehicles required for the commercial use.

- 5.11 It however should be noted that the Government has recently relaxed planning controls in respect of conversion of existing agricultural buildings to residential properties in the countryside and this is given significant weight in favour of the proposal. It is also noted that emerging policy PSP41 no longer requires a marketing exercise to be carried out for such conversions. Officers consider therefore that a residential conversion is in this case appropriate.

- 5.12 Officers also acknowledge the comments raised by Bitton Parish Council regarding the potential needs to erect additional agricultural buildings. Manor Farm runs a farm shop with café and a butchery along side a progressive agricultural business from the 300 acre mixed farm in the area. Officers are mindful that the existing barn is relatively small, in terms of its height and scale, for the modern agricultural practices. In addition, proposals submitted under a prior approval for barn conversion to residential dwelling will need to meet the

criteria of Class Q, which clearly set out that the site shall be solely for an agricultural use, when it was last in use, before 20<sup>th</sup> March 2013, and at least more than 10 years before the date development begins. Therefore, any proposals for converting future new agricultural buildings will be subject to a separate planning application.

5.13 **b) The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and**

A structural survey of the buildings has not been carried out, however, the submitted plans clearly show that the existing openings would be utilised and the existing structures are largely retained. Officers recently visited the site and concluded that barn is still of sound construction and physically capable of conversion without major or complete reconstruction. Officers are therefore satisfied that criterion 2 of Policy H10 is met.

5.14 Design and Visual Amenity

Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 11<sup>th</sup> Dec. 2013 seeks to secure good quality design in new development and more specifically Policy H10(D), which relates to the conversion of rural buildings for residential purposes, requires that – ‘Development, including any alterations, extensions or the creation of a residential curtilage would not have a harmful effect on the character of the countryside or the amenities of the surrounding area.

5.15 The majority of the work to the barn is to in-fill the existing large opening and to create a small window on the side elevation. There would be a stone wall approximately 1.5 metres high to provide a small outdoor amenity space. It is considered that the rural character of the existing buildings would be well preserved as such it would not result any adverse impact upon the character of the building. The use of timber glazed windows and doors is fully supported. Therefore officers have no objection to the proposed works to the barn.

5.16 The overall design of the proposed alterations and works to the building is rural in character by incorporating the existing form, using natural and traditional materials. Therefore the proposed conversion and associated change of use of land to residential curtilage is not considered to be inappropriate in this case and as such therefore meets criteria c, d and e of Policy H10.

5.17 The site is situated just outside the Upton Cheyney Conservation Area. The Council Conservation Officer has advised the proposed works to the existing barn are acceptable, and officers consider that there is no objection to the proposal from historic conservation perspective subject to a planning condition to secure that the proposed rooflights would be of conservation types with recessed installation from the roof plane.

5.18 Transportation Issues

There is an existing vehicular access to the barn and this access will be utilised for the proposed dwelling. Officers acknowledge that there was a highway refusal reason to the previous scheme in 2000. The Highway Officer has considered the proposed access and parking spaces are acceptable for this

small barn conversion for one bedroom. The Officer highlighted that 'Manual for Streets' has been published in 2007 and any proposals for development therefore need to be assessed under the new criteria and street specifications. Furthermore, the access is a well established access with reasonable visibility splay, therefore there is no highway objection to the proposal.

5.19 Landscape Issues

The site is located within the Cotswolds Area of Outstanding Natural Beauty. Upton Cheyney is a lower lying village below the Cotswold escarpment and the barn sits on a steep embankment above Wick Lane with the North West elevation appearing to form part of the plot boundary.

5.20 The Council Landscape Officer has considered the proposal and raised no objection to the proposal. The majority of works would be carried out on the existing barn, it is considered that the proposed works including the provision of car parking spaces and the erection of garden wall would not adversely affect the landscape character of the AONB. The proposed conversion of the building is therefore acceptable in landscape terms and there is no landscape character or visual amenity objection to the development subject to planning conditions seeking a landscaping scheme and a tree planting scheme.

5.21 Impact upon Residential Amenity

The nearest residential properties would be Manor Farm House and The Cleeves. Given that the converted barn would be situated approximately 15 metres from Manor Farm House and approximately 25 metres from the western boundary sharing with The Cleeves, it is considered that the proposal would not cause an unacceptable overlooking or overbearing impact upon the neighbouring residents.

5.22. In addition, the proposed residential use is likely to have significantly less impact on the residential amenity of neighbouring property than a farming use, both in terms of noise or disturbance from the traffic generated.

5.23 Whilst there may be some disturbance for neighbouring occupiers during the conversion phase, this would be on a temporary basis only. Given the location of the site, it is considered that it would be necessary to impose a condition to restrict the construction hours. The proposal therefore accords with Policy CS1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of the NPPF.

5.24 Ecology Issues

The site consists of a stone barn in poor repair, with wooden roof timbers and tiled roof. It is located near the entrance of an arable field and forms part of Manor Farm. It is bounded by farmland with mature hedgerows and small woodlands. The site is not subject to any nature conservation designations.

An Ecological Survey Report and Mitigation Plan has been submitted with the application. (Dr Mark Steer, dated August 2015). The Council Ecology Officer considered the submitted report and mitigation plan are acceptable subject to a planning condition seeking a plan showing location, type and number of bat

roosting features to be attached to the development. Therefore there is no ecological objection to the proposal.

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

- 7.1 That planning permission be granted for the following conditions:

**Contact Officer: Olivia Tresise**  
**Tel. No. 01454 863761**

### **CONDITIONS**

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

Reason

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

2. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, G and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

In the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

3. The proposed rooflights hereby permitted shall be of conservation types with recessed installation from the roof tiles and shall be maintained as such thereafter.

Reason

To ensure a satisfactory standard of external appearance and reflect the character of the locality and to accord with Policy CS1 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The facing stone work shall match the existing original stonework in respect of colour, texture, size, coursing, jointing and pointing.

Reason

To ensure a satisfactory standard of external appearance and reflect the character of the locality and to accord with Policy CS1 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The hours of working on site during the period of construction shall be restricted to 08.00am to 18.00pm Mondays to Fridays, and 08.00am to 13.00 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 and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

6. Prior to the commencement of the development, a plan showing location, type and number of bat roosting features to be attached to the development, shall be submitted to the Local Planning Authority for approval in writing. This plan will also show how lighting proposals will not have an adverse impact on the area currently used by foraging and commuting bat species. Development shall proceed in strict accordance with this approved plan prior to the first occupation of the development hereby approved.

Reason:

- a. This is a pre-commencement condition in order to avoid any unnecessary remedial work in the future.
- b. In the interest of wildlife habitat and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policy L9 of the South Gloucestershire Local Plan (Adopted January 2006).

7. Prior to the commencement of the development, a detailed landscaping and tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted.

Reasons:

- a. This is a pre-commencement condition in order to avoid any unnecessary remedial works in the future.

b. To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, saved Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 and the National Planning Policy Framework.

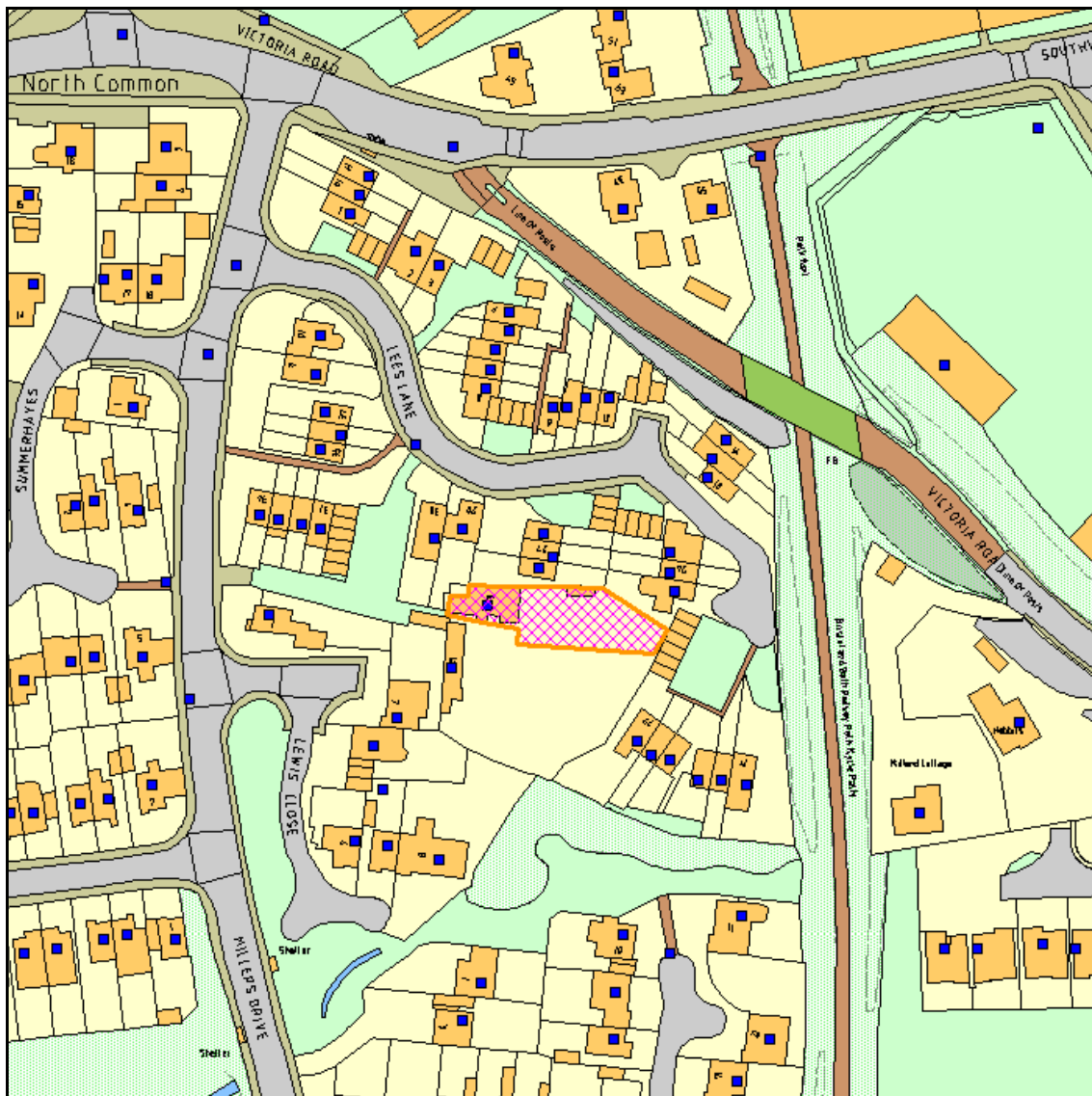
8. The development shall not be occupied until the parking spaces have been provided in accordance with the submitted details and shall be maintained as such thereafter.

Reason:

In the interest of highway safety and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the Council's adopted Residential Parking Standards December 2013.

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PK15/4782/F	<b>Applicant:</b>	Mr Simon Iwanczuk
<b>Site:</b>	Rose Cottage 1B Millers Drive North Common Bristol South Gloucestershire BS30 8XX	<b>Date Reg:</b>	6th November 2015
<b>Proposal:</b>	Erection of first floor rear extension to provide additional living accommodation.	<b>Parish:</b>	Bitton Parish Council
<b>Map Ref:</b>	367683 172301	<b>Ward:</b>	Oldland Common
<b>Application Category:</b>	Householder	<b>Target Date:</b>	1st January 2016



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

This report appears on the Circulated Schedule following comments received from the Parish Council and a local resident.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the erection of a first floor rear extension to provide additional living accommodation. The application site relates to a two-storey detached cottage located within the established settlement boundary of North Common.

### **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	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS23	Community Infrastructure and Cultural Activity
CS24	Open Space Standards

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

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

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

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

- 3.1 PK12/1554/EXT                      Erection of first floor rear extension to provide additional living accommodation. Consent to extend time limit implementation for PK09/0363/F
- Approved                                      6.6.12

- |     |             |   |   |
|-----|-------------|---|---|
| 3.2 | PK09/0363/F | Erection of first floor rear extension to provide additional living accommodation. (Resubmission of PK08/2621/F).<br>Approved | 15.05.09  |
| 3.3 | PK08/2621/F | Erection of first floor rear extension to provide additional living accommodation.<br>Refused.                                | 21.10.08 for the following reason:<br><br>The proposed extension by virtue of its scale and design would not be suitably subservient to the host dwelling and does not respect the character and appearance of the original dwelling house. |
| 3.4 | K5924/1     | Erection of 1 detached dwelling and 2 detached garage and alteration of access to highway<br>Refused                          | 20.10.89  |
| 3.5 | K670/7      | Outline application for the erection of housing on approximately 11.4 hectares. Construction of new spine road<br>Approved    | 8.3.77  |

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

4.1 Bitton Parish Council  
No objection but Councillors were concerned about the height of the proposed roof in relation to the original house.

4.2 Other Consultees

Highway Engineer

Insufficient detail has been submitted to fully assess this planning application. A plan showing existing and proposed vehicular access and parking for the site needs to be submitted.

The proposed development will increase the bedrooms within the dwelling to three. The Council's requirements that a minimum of two parking spaces would be required for the size of the proposed dwelling. Each parking spaces space should measure 4.8m deep by 2.4m wide and be provided within the redline of the site.

Before final comments can be made details need to be submitted as specified above.

### Updated comments

*A revised plan has now been submitted showing that the existing site has vehicular parking for at least two vehicles. This level of parking complies with the Council's residential parking standards.*

*On that basis, there is no transportation objection to the proposed development.*

## **Other Representations**

### 4.3 Local Residents

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

- Overlooking and loss of privacy.
- Impact on views and sunlight in the winter months

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

The proposal stands to be assessed against the above listed policies and all material considerations. Of particular relevance are two previous applications relating to a similar scheme, one of which was an extension of time to an approved scheme. This must be taken into account in the assessment of this current application and as such appropriate weight must be awarded. It is noted that since the granting of the previous permission, there have been policy changes, notably the adoption locally of Core Strategy policies and nationally the NPPF. Both of these updated planning policies promote development within existing residential curtilages and within existing settlement boundaries provided the proposal meets the other tests namely that it would be acceptable in design terms to the host property and character of the area in general; that it would not adversely impact on the residential amenity of nearby properties or that of the application site itself and; would comply with adopted parking standards and not have a negative effect on highway safety.

The proposal is considered to accord with policy and this is discussed in more detail below.

### 5.2 Design and Visual Amenity

The application site is an individual detached two-storey Victorian type stone property. It sits close to, but slightly forward of a dwellinghouse of similar age and style, No. 1a Millers Drive. These properties have a east-west orientation, facing their respective gardens and both benefit from single storey rear extensions but of different scale and function. Modern development in the form of various small housing estates completely surround these historic properties. As such pedestrian access into the application site is along a driveway owned by the neighbouring cottage and then along a footpath, presumably in shared ownership or at least benefitting from right of access, adjacent firstly to No. 1a Millers Drive then running along the southern side of Rose Cottage.

5.3 The proposed first floor addition would be directly above one of the existing single storey rear structures. It is noted that the plans submitted under this

application correspond to those submitted in the 2009 approved scheme. The extension would measure approximately 6.8 metres wide by 4.5 metres in length. It would achieve an overall height to ridge of 7.2 metres and eaves of 4.5 metres, both to match the existing dwelling. Comments received from the Parish have queried the height of the proposal. It is acknowledged that in general terms a ridge height lower than that of the existing dwellinghouse is encouraged to ensure that an extension can easily be read as being subservient to the main dwelling. In this instance, it must firstly be recognised that these plans are the same as plans approved under application PK12/1554/EXT and PK09/0363/F and as such it would be unreasonable to request revisions under this application. Secondly, the property is of a traditional design and it is not unusual for a rear projection of houses of this age to be of the same height as the main roof. Given the above the height of the ridge line is acceptable, appropriate to the host property and the area in general.

- 5.4 Openings in the proposed first floor addition would be in the north roof elevation as roof lights serving the proposed bathroom and proposed en-suite and in the southern elevation as a window serving the proposed new bedroom. Materials proposed are to be random stone to the east and south elevations and render to the west and north to match the existing. In terms of its overall design, scale, massing and proposed appearance the extension is considered acceptable and appropriate to its host property and the area in general.

#### Residential Amenity

- 5.5 The main residential amenity space serving the application site is found to the east, extending to quite a distance from the front elevation of the property conversely, it has a very small rear garden, taken up mostly by the rear additions. Closest properties to the proposed first floor extension would be at No. 1a Millers Drive, positioned 2 metres to the south but set back further to the west. Proposed windows in the southern elevation to serve the new bedroom would overlook the garden of the adjacent cottage at No. 1a Millers Drive. However, as there are existing windows on the south elevation of the application site it is considered that the proposal would not cause significant loss of privacy to the neighbouring property over and above the existing situation.
- 5.6 Comments have been received from neighbours to the north at No. 29 Lees Lane situated at an approximate distance of 11 metres from the application site. Concern is expressed regarding the potential for overlooking and loss of privacy, however, the openings in the north elevation would be in the form of two small rooflights to serve the proposed new bathroom. It is therefore considered that there would be no issues of inter-visibility or overlooking resulting from the proposal to warrant refusal of the application.
- 5.7 In addition, this neighbour has concerns regarding the impact on views and the amount of sunlight, especially in the winter months, entering the property. Although it is acknowledged that the introduction of the new roof would create changes for this neighbour, in planning terms there is no specific right to a view. Additionally, the application site and the resulting first floor extension would be positioned further to the southeast than this neighbour and it is

therefore considered that a degree of sunlight would still reach the garden of this neighbour. It must further be recognised that in both national and local planning policy development within existing built up urban areas is encouraged. Clearly this must not be at the expense of adversely impacting on neighbours but given the distance between the two properties it is considered that there would not be an unacceptable impact on No. 29 and a refusal for this reason could not be successfully defended in an appeal situation.

#### 5.8 Sustainable Transport

Since the development of the modern housing estate, the application site has not benefitted from its own vehicular entrance. Parking for the site has been allocated within a group of attached garages accessed off Lees Lane close to the rear boundary of Rose Cottage. It is then but a short walk along the footpath shared with No. 1a Millers Drive. During the course of the application parking details were requested to confirm that the property had the required amount of parking spaces to serve a three bedroom house. Officers are satisfied that two parking spaces are available to serve the house and as such there are no transportation objections.

### 6. CONCLUSION

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

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

### 7. RECOMMENDATION

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

**Contact Officer: Anne Joseph**  
**Tel. No. 01454 863788**

### CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays; and no working shall

take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

#### Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

**App No.:** PK15/4891/F  
**Site:** 15 Troon Yate Bristol South  
 Gloucestershire BS37 4HY

**Applicant:** Mr Hodgson  
**Date Reg:** 16th November 2015

**Proposal:** Erection of conservatory to front and side elevation.

**Parish:** Yate Town Council

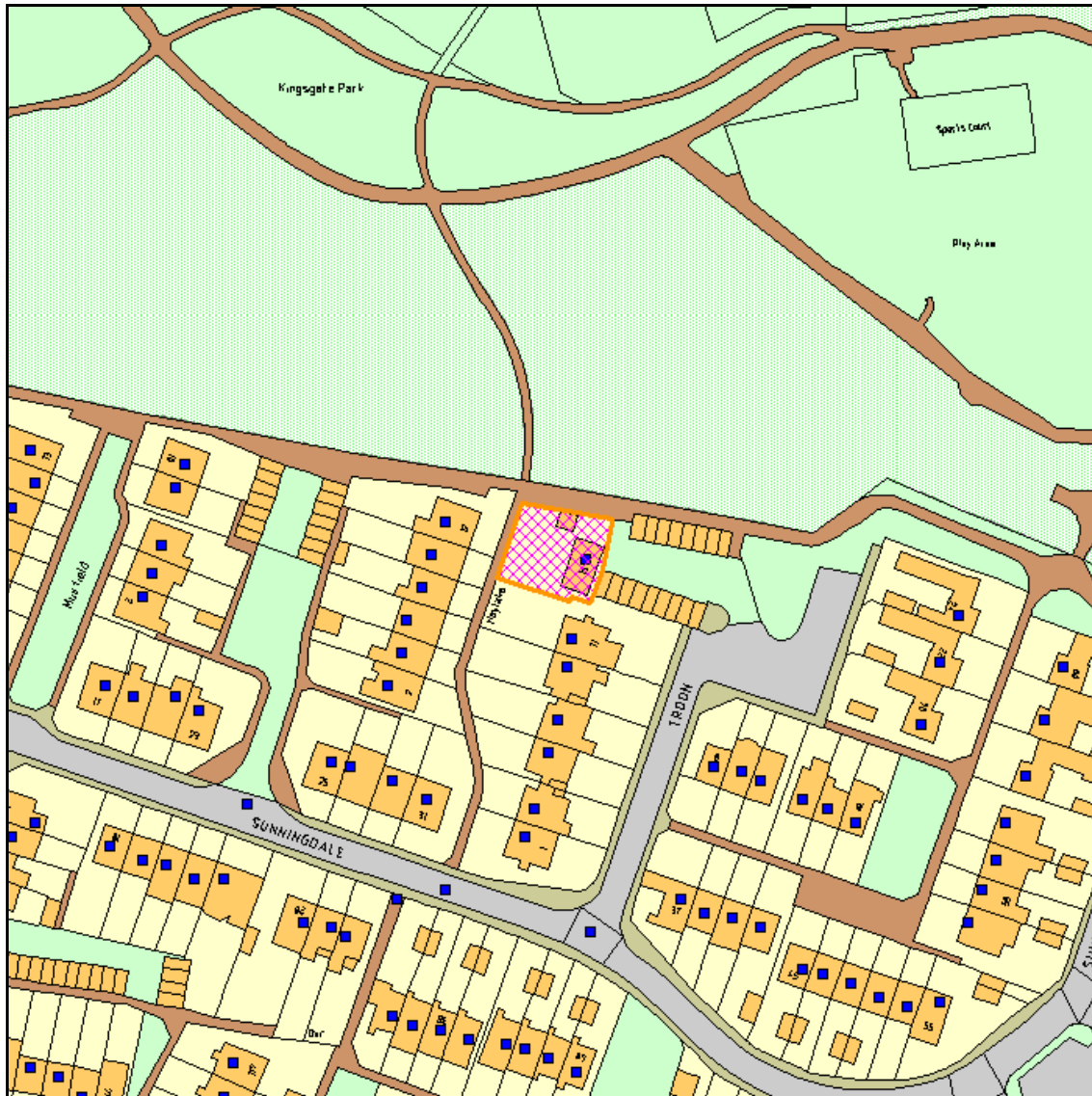
**Map Ref:** 371420 181711

**Ward:** Yate Central

**Application Category:** Householder

**Target Date:** 7th January 2016

**Category:**



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

One objection comment was received that is contrary to the Officer's recommendation.

### **1. PROPOSAL AND SITE DESCRIPTION**

- 1.1 The applicant seeks full planning permission to erect a front conservatory to 15 Troon, Yate. The application site relates to a detached bungalow.
- 1.2 The plot is set within an established settlement boundary in Yate. The property has a pitched roof with straight brown tiles and is finished in orange facing brick. There is no rear garden but there is rear access that is accessible near the area of garages for all properties on the street. The front of the property is only accessible via a footpath that separates the front gardens of Troon and Hoylake.

### **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  
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 P97/1445- Erection of one bungalow- Refusal 07.05.1997
- 3.2 PK01/1577/F- Erection of 1no. detached bungalow- Refusal 12.07.2001
- 3.3 PK01/2375/F- Erection of one no. detached bungalow (re-submission of planning application PK01/1577/F)- Refusal 10.10.2001
- 3.4 The decision on the 10<sup>th</sup> October 2001 was upheld and approved at Appeal.

### **4. CONSULTATION RESPONSES**

- 4.1 Yate Town Council  
No Objection



## **Other Representations**

### 4.2 Local Residents

Neighbour Objection from no. 12 Hoylake, Yate:

- In 2001 planning permission was refused and cannot see that planning permission has ever been passed.
- There are no measurements as to how far the conservatory will protrude from the front and side of the bungalow.
- Will the 21 metres between 15 Troon and 12 Hoylake be breached?

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

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 proposal consists of a single storey front conservatory to provide additional living space. The plans submitted on 11<sup>th</sup> November 2015 show that the proposal consists of a lean-to roof over a single storey front conservatory that extends by approximately 1.7 metres to the side of the bungalow. The proposal measures a total of 4.6 metres across and extends to the front of the property by approximately 3.6 metres. As it stands the conservatory is considered to be too big in scale and proportion when compared to the host building and the overhang to the side is not considered to be the highest possible standard of design and therefore contrary to Policy CS1 of the Core Strategy 2013. It has been suggested that in order to improve the design the conservatory should be aligned with the wall on the side elevation and extend by a maximum of 4 metres across the front of the property and extend from the front elevation by a maximum of 3 metres.

Revised plans that reflect these changes were submitted to the Council on 11<sup>th</sup> December 2015. It is now considered that the front conservatory is in-keeping in scale and the design and use of materials has been informed and is in keeping with the character of the existing dwelling. The streetscene is characterised by semi-detached and terraced bungalows. No.15 Troon is already different as it is detached and different in style to the other properties on the street scene, and the front of the property is also only accessible and visible via a footpath. Therefore, the erection of a modest conservatory to the front of the property is unlikely to unacceptably effect the character or appearance of the streetscene. Overall, it is considered that the proposed extension would not harm the character or appearance of the area and as such, is considered acceptable in terms of visual amenity.

### 5.3 Residential Amenity

The dwelling is a detached bungalow with neighbours to the front (no.12 Hoylake) and side elevation (no.11 Troon). There are no neighbours directly to the rear or north side elevation. The conservatory is single storey in height with a lean-to roof. Due to the modest single-storey nature of the conservatory and the revised measurements, it is not considered that the conservatory will have an unacceptable impact on the levels of privacy or light currently afforded to the property to the front or side elevations. The overall minimum distance between no.12 Hoylake and no.15 Troon after the development will be approximately 17 metres. There is also sufficient planting and boundary treatment of a 1.4m hedge in the front garden of 15 Troon on the side of the bungalow where the conservatory will go. It is important to note that there is also a public footpath between no.12 Hoylake and no.15 Troon. Therefore, due to the positioning and modest nature of the conservatory it is not considered that there would be any significant negative impacts in terms of residential amenity for no. 12 Hoylake or no.11 Troon. Overall, it is considered that the proposal would not harm the living conditions currently enjoyed by neighbouring dwellings and as such, is considered acceptable.

### 5.4 Sustainable Transport

The application is not proposing to increase the total number of bedrooms within the property, nor would it effect the existing off street parking arrangements and as such, there are no objections in terms of parking and highway safety.

## 6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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.

**Contact Officer: Chloe Buckingham**  
**Tel. No. 01454 867967**

## CONDITIONS

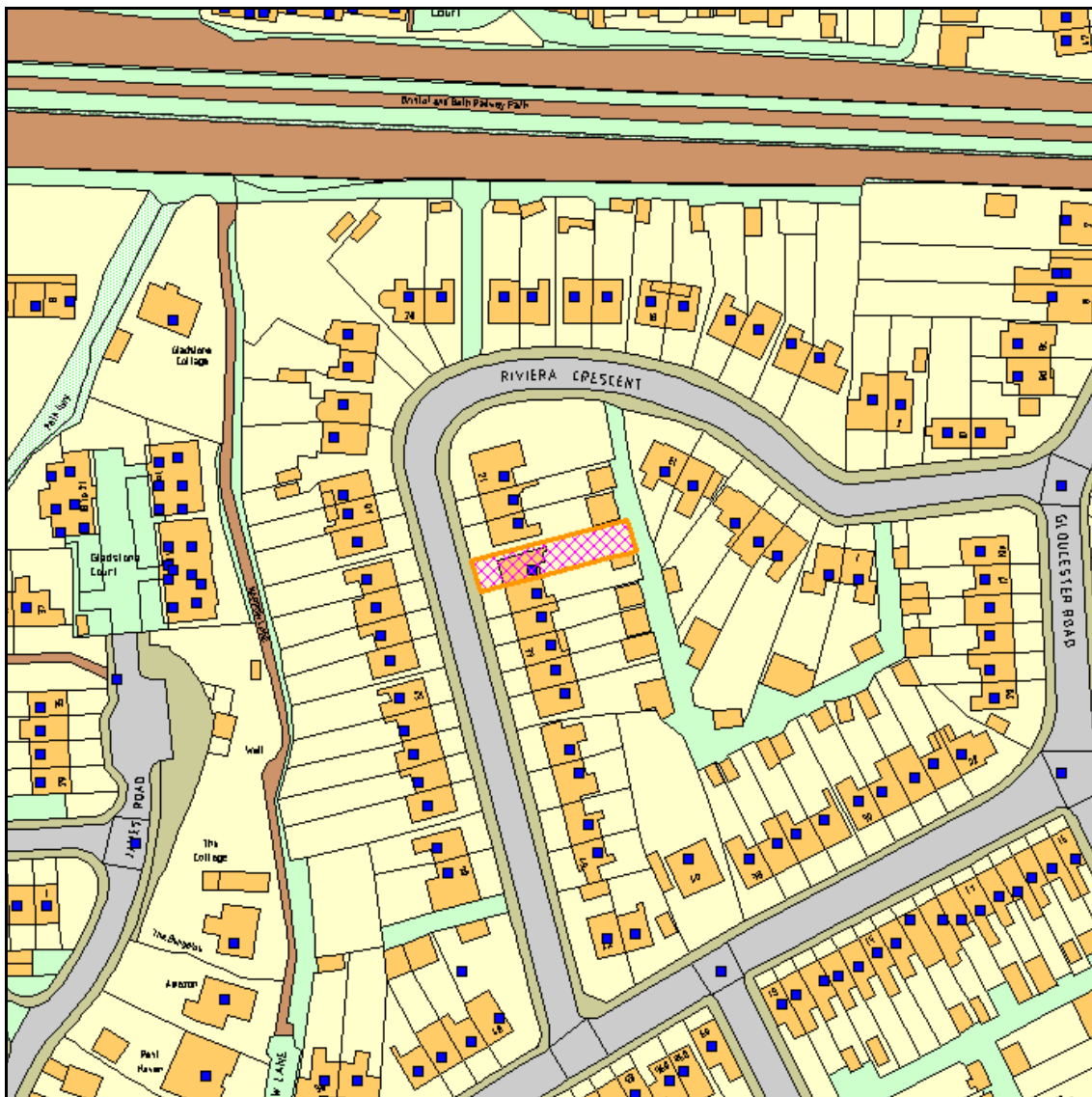
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### Reason

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

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PK15/4977/CLP	<b>Applicant:</b>	Ms Julie Williams
<b>Site:</b>	27 Riviera Crescent Staple Hill Bristol South Gloucestershire BS16 4SF	<b>Date Reg:</b>	20th November 2015
<b>Proposal:</b>	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	<b>Parish:</b>	None
<b>Map Ref:</b>	365262 175575	<b>Ward:</b>	Staple Hill
<b>Application Category:</b>		<b>Target Date:</b>	13th January 2016



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

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

### **1. THE PROPOSAL**

- 1.1 The applicant is seeking a formal decision as to whether the proposed erection of a single storey rear extension at no. 27 Riviera Crescent in Staple Hill would be lawful. This is based on the assertion that the proposal falls within the permitted development rights normally afforded to householders under the Town and Country Planning (General permitted Development) (England) Order 2014.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.
- 1.3 After reviewing the planning history for the site, it is clear that the permitted development rights for the property are intact.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

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

- 3.1 None

### **4. CONSULTATION RESPONSES**

- 4.1 Councillor  
No Comment

#### **Other Representations**

- 4.2 Local Residents  
No Comments received

## 5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Existing Ground Floor (E1); Existing First Floor (E2); Existing Elevations (E3); Proposed Ground Floor (P1); Proposed First Floor (P2); Proposed Elevations (P3); Block Plan and Site Location Plan (P4) – all received on 18/11/2015.

## 6. ANALYSIS OF PROPOSAL

### 6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit, the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

- 6.2 The key issue in this instance is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class A of the GPDO (2015).

- 6.3 The proposed development consists of a single storey extension to the rear of property. This development would fall within Schedule 2, Part 1, Class A, which allows for the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria as detailed below:

#### **A.1 Development is not permitted by Class A if –**

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)**

The dwellinghouse was not granted under classes M, N, P or Q of Part 3.

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

The total area of ground covered by buildings (other than the original dwellinghouse) would be less than 50% of the total area of the curtilage.

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

The height of the rear extension would not exceed the height of the roof of the existing dwellinghouse.

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

The height of the eaves of the rear extension would not exceed the height of the roof of the existing dwellinghouse.

- (e) The enlarged part of the dwellinghouse would extend beyond a wall which—**
- (i) forms the principal elevation of the original dwellinghouse;**
  - or**
  - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;**

The extension would not extend beyond a wall which fronts a highway or the principal elevation of the original dwelling house.

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—**
- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or**
  - (ii) exceed 4 metres in height;**

The application relates to a terraced dwellinghouse. The proposed extension would extend approximately 2.5 metres beyond the rear wall of the original dwellinghouse and have a maximum height of approximately 3.85 metres. The proposed development, therefore, meets these criteria.

- (g) Until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—**
- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or**
  - (ii) exceed 4 metres in height;**

Not applicable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and—**
- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or**
  - (ii) be within 7 metres of any boundary of the curtilage the dwellinghouse opposite the rear wall of the dwellinghouse;**

The rear extension would be single storey.

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

The extension would be within 2 metres of the boundary. However, the eaves would not exceed 3 metres in height.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—**
  - (i) exceed 4 metres in height,**
  - (ii) have more than a single storey, or**
  - (iii) have a width greater than half the width of the original dwellinghouse; or**

The proposal does not extend beyond the side elevation of the original dwelling.

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

The development would not include any of the above.

**A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—**

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

The application site does not fall on article 2(3) land.

**A.3 Development is permitted by Class A subject to the following conditions—**

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

Telephone correspondence with the agent confirms the proposal will be finished with pebble dash, tiles, rooflights and glazed windows and doors to match the materials used in the existing dwelling. The proposed materials would therefore match the host dwelling.

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—**
- (i) obscure-glazed, and**
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and**

Not applicable.

- (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.**

Not applicable.

**7. RECOMMENDATION**

- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

Evidence has been provided to demonstrate that the proposed rear extension would be allowed as it is considered to fall within the permitted rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning General Permitted Development Order 2015.

**Contact Officer: Helen Braine**  
**Tel. No. 01454 868388**

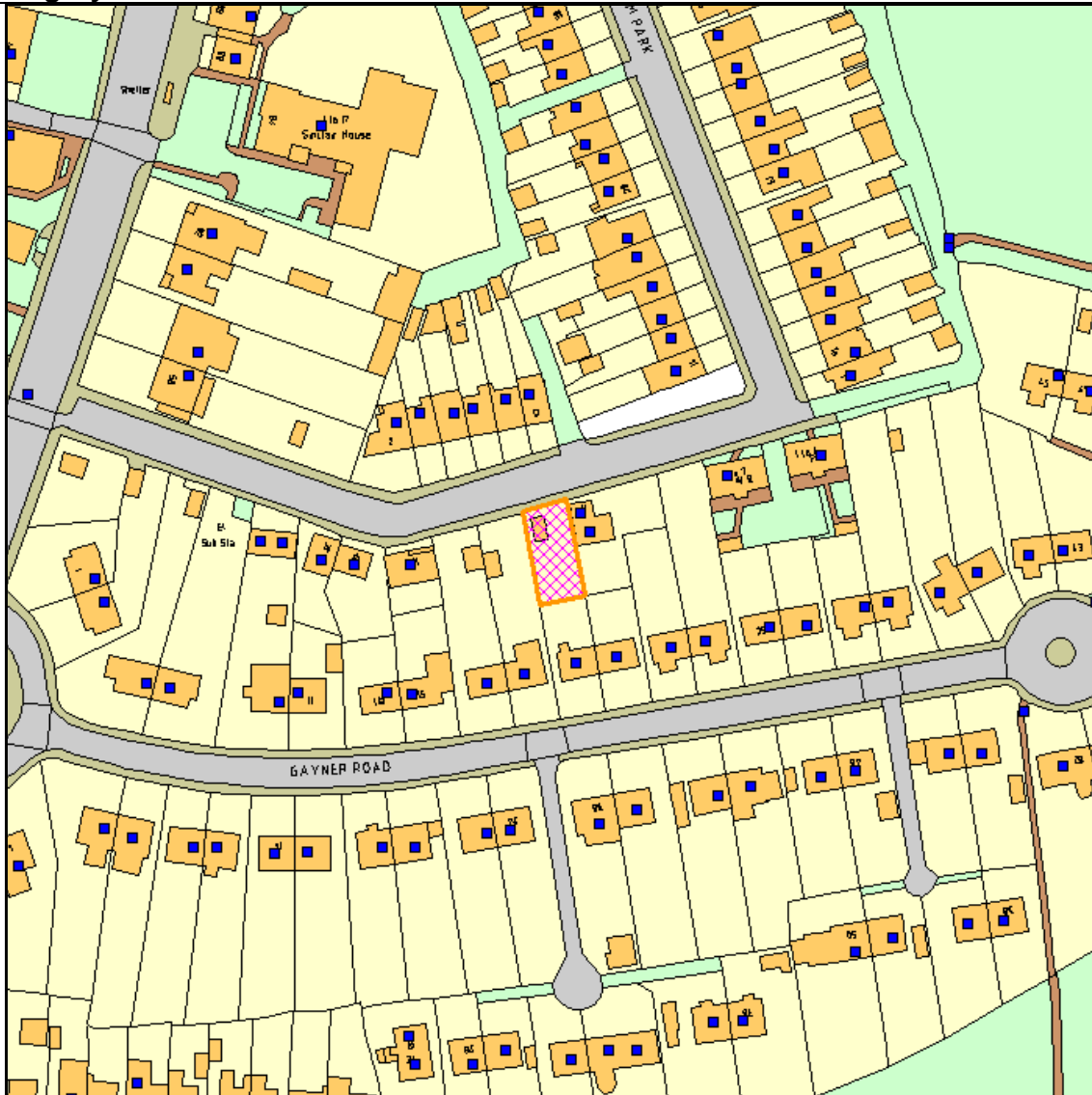
**CONDITIONS**

1. Evidence has been provided to demonstrate that the proposed rear extension would be allowed as it is considered to fall within the permitted rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning General Permitted Development Order 2015.



**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PT15/3613/F	<b>Applicant:</b>	Mr S Cole c/o Agent
<b>Site:</b>	21 Gayner Road Filton Bristol South Gloucestershire BS7 0SP	<b>Date Reg:</b>	23rd October 2015
<b>Proposal:</b>	Erection of new building to form 2no flats. Creation of new access and associated works	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	360129 178516	<b>Ward:</b>	Filton
<b>Application Category:</b>	Minor	<b>Target Date:</b>	15th December 2015



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

The application is circulated as a result of two objections from neighbours

### **1. THE PROPOSAL**

- 1.1 This full application seeks planning permission for the erection of a building in the rear garden which has vehicular access onto Elm Park. This building is proposed to provide two no. two bedroomed flats. The area at the rear is shown to provide cycle and bin storage areas and one parking space is shown for each two bedroom unit.
- 1.2 The new building would be finished in render and brick. The roof tiles would match the adjoining building.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework March 2012  
Section 6 Delivering a wide choice of high Quality homes  
Section 7 Requiring good design

#### 2.2 Development Plans

National Planning Policy Framework March 2012

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

H4	Development in residential curtilages
T7	Cycle Parking
T12	Transportation Development Control Policy
L1	Landscaping
L5	Open areas within the defined settlement

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

CS1	High Quality Design
CS5	Location of development
CS9	Environmental Resources and Built Heritage
CS16	Housing Density
CS 17	Housing Diversity
CS 25	Communities in the North Fringe of Bristol Urban Area.

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Supplementary Planning Document)  
Adopted 2007  
South Gloucestershire Affordable Housing Supplementary Planning Document  
(Adopted) September 2008  
South Gloucestershire Residential Parking Standards Adopted December  
2013.

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

- 3.1 PT11/1682/F Erection of 2 no. semi-detached dwellings with access and associated works. Withdrawn
- 3.2 PT12/0815/F Erection of 2 no detached dwellings with new vehicular access and associated works (Re-submission of PT11/1682/F) Refused 30.04.2012 due to concerns about design, crime (as a result of the access locations) and concern about the accuracy of the plans.
- 3.3 PT14/1972/F Erection of extensions to existing dwelling to facilitate the conversion to 3no. self-contained flats and erection of detached building to form 2no. self-contained flats with access and associated works. Withdrawn 10.09.2014
- 3.4 PT15/3607/F Conversion of existing dwelling to include two storey front extension to form 2 no. flats. Formation of new access and associated works. Approved 30.11.2015
- 3.5 It is worth noting that there is precedent for the development of the rear gardens of Gaynor Road and the immediate neighbour is very similar. That application is PT06/2732/F Erection of 2no. flats (Amendment to planning permission PT04/2203/F dated 9 August 2004) and was approved on 13/11/2006.

### **4. CONSULTATION RESPONSES**

- 4.1 Filton Town Council  
No comment received
- 4.2 Other Consultees
- 4.3 Highway Officer  
The proposed parking levels for this site is slightly substandard in that they are proposing a total of 2 parking spaces rather than 3. The site is in a relatively sustainable location with public transport in the vicinity a viable alternative to the motor car. As such subject to a conditions relating to the submission of cycle parking details to be submitted and approved and that prior to first occupation of either dwelling that car parking as indicated on the site plan is provided then there is no transportation objection to this proposal.
- 4.4 Drainage Engineer  
No objection.
- 4.5 Highway Structures  
Raise no comments.

## **Other Representations**

### 4.3 Local Residents

Two objection from properties in Elm Park were received raising the following issues.;

- Concern about traffic flow
- Very small parking facility/spaces which will result in cars being parked on the road
- Concern that there are already multi-occupied houses in the road with several cars each and the road can not support any more cars parked in the road.
- Concern that large lorries and vans already park permanently in the road.
- Continued increase in housing density and depressing effect this has on the quiet suburban road.
- Loss of character of street.

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

This application is for the erection of two flats in the urban area. The NPPF sets a presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay and where relevant policies are absent, silent or out-of-date, permission should be granted unless – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the NPPF taken as a whole. This site is located in the urban area, fronting a road close to local shops and facilities. As such the location is sustainable and the presumption in favour of development stands to be tested further in relation to the policies of the development plan. The Councils development plan includes the saved policies of the Local Plan listed above and the Core Strategy (adopted December 2013).

5.2 Policy CS16 states that development should make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in an around town centres and other locations where there is good pedestrian access to frequent public transport. In addition the density of new development should be informed by the character of the local area and contribute to:

- The high quality design objectives set out in Policy CS1
- Improving the mix of housing types in the locality and
- Providing adequate levels of Public Open Space, semi private space and communal open space.

5.3 This site is located close to the local shopping area, bus routes and as such the site is in a sustainable location.

5.4 The mix of housing in the locality is not materially affected by the proposal as the application is for two flats for private rent or sale, rather than affordable housing but it is noted that the existing properties are generally houses rather than flats and as such this application does offer an alternative to the houses in the immediate vicinity of the site. A small private garden for both flats is provided to facilitate amenity space, cycle parking and bin storage at the rear of

the building. Design considerations taking on board policy CS1 are considered below.

5.5 Policy H4 of the Local Plan permits development within existing residential curtilages and the matters raised are considered under Design below.

5.6 As such the principle of the residential development is acceptable subject to further consideration under the following headings:

5.7 Design

The houses are proposed to be located on a street where other 'end of garden' development has taken place previously. The principle of this development is therefore not in question and a street scene is being formed along the rear gardens of Gayner Road which is cohesive in terms of materials and generally in the form of buildings. Each of the other schemes are located within around two metres from the highway, have side or rear parking capability. They also include some reflection of the bay windows located on the opposite side of the street or have a narrower frontage (as is the case with the immediately adjoined building). The proposal measures 8.25m across a site 9.8m wide which facilitates access to the back garden and the front doors are both positioned close to the front of the site such that they are not hindered by the car parking spaces.

5.8 The agent has advised that the roof tiles will match those at the neighbouring house but details of these and the render and brick has not been submitted and as such a condition to secure these details is required in the interests of visual amenity. A bin storage location is shown in the rear garden together with a cycle parking facility (substandard until secured fully), the existing hedge which currently separates the garden, proposed 1.8m high close boarded fencing to the sides of the garden and a couple of trees. Hard surfacing of part of the rear garden is also proposed. It is considered that a landscape scheme should be submitted to provide full details of the landscaping proposed and to secure covered bin and cycle parking locations. Details of walling or landscaping at the front of the site should also be secured in order to define the front of the site in similar form to the rest of the street which is generally enclosed by walling.

5.9 Privacy and Residential amenity

The two storey nature of the property is similar in form to the neighbouring pair of flats and similar to the height of the houses around the site. There is sufficient distance between the proposal and the neighbouring properties such that the proposal would not have an overbearing effect and equally such that overlooking would not occur. The agent has also given the ground floor part of the building a west facing window such that its privacy is not compromised by the use of the wider shared garden by the first floor flat. The proposed development would be located approximately 1.3m from the neighbours' side, bathroom windows and this relationship is also acceptable. It is considered that the proposal is acceptable over all in terms of its relationship with neighbours.

#### 5.10 Transportation

The proposal provides two spaces, located side by side, each measuring 2.5m wide by 5.2m long which is in excess of the minimum 2.4m by 4.8m spaces generally required. The proposal is for two no. two bedroom flats and as such 1.5 spaces per two bedroom dwelling would normally be sought by the Residential Parking Standards (one each for the flats and a further space provided as unallocated visitor space). However the site is in a highly sustainable location, very close to public transport and as such it is considered that one space per flat is an acceptable level of parking for flats in this area.

#### 5.11 Affordable Housing

The site size and number of dwellings sought in this application is below the threshold for affordable housing in the adopted Core strategy and as such no affordable housing is required from this site.

#### 5.12 Drainage

It is considered that drainage can be adequately dealt with under Building regulations.

### 6. CONCLUSION

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

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

### 7. RECOMMENDATION

7.1 That planning permission be GRANTED subject to the conditions set out below.

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

### CONDITIONS

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

#### Reason

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

2. Prior to the relevant part of the development details of the roofing and external facing brick and render 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; and the National Planning Policy Framework.

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

Reason

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

4. Prior to the first occupation of the development hereby permitted and notwithstanding the illustrations submitted with the application, details of covered, secure (enclosed and lockable) cycle storage at the rate of at least 1 space per bedroom shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall proceed in accordance with the agreed scheme, with the cycle parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

5. Prior to the first occupation of the development details of a covered bin store to be located in the rear garden 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 the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

6. Prior to the first occupation of the development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hard surfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details. The scheme shall specifically provide details of a front boundary enclosure (wall or hedge) which will define the front of the site.

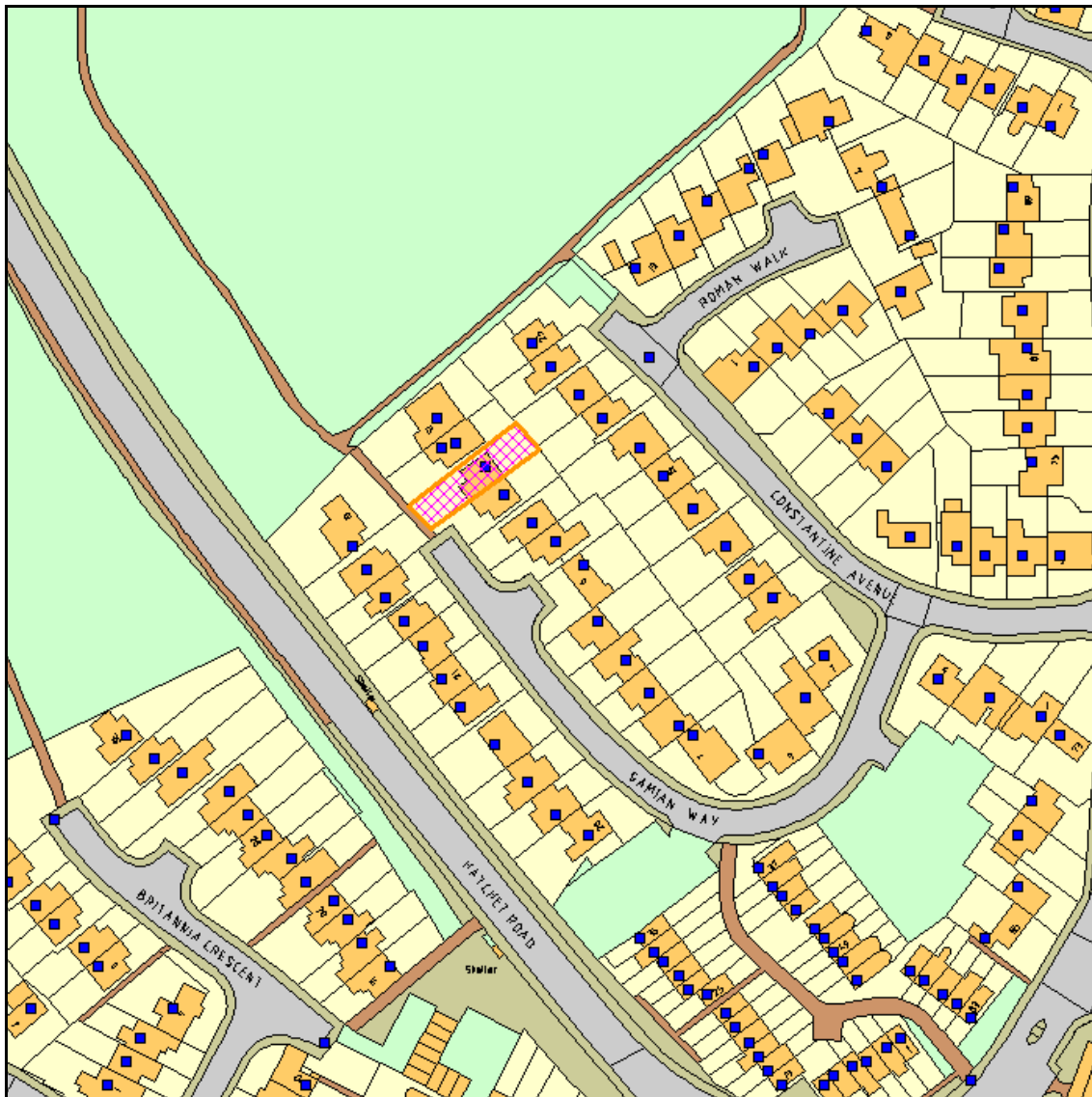
## Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.



**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PT15/4460/F	<b>Applicant:</b>	Miss Kate Mathieson
<b>Site:</b>	13 Samian Way Stoke Gifford Bristol South Gloucestershire BS34 8UQ	<b>Date Reg:</b>	14th October 2015
<b>Proposal:</b>	Erection of two storey rear extension to provide additional living accommodation.	<b>Parish:</b>	Stoke Gifford Parish Council
<b>Map Ref:</b>	362042 180149	<b>Ward:</b>	Stoke Gifford
<b>Application Category:</b>	Householder	<b>Target Date:</b>	8th December 2015



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## **APPLICATION TO APPEAR ON CIRCULATED SCHEDULE**

*This application is to appear on circulated schedule due to the receipt of an objection from a neighbour contrary to the Officer's recommendation.*

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the erection of a two storey rear extension to form additional living accommodation.
- 1.2 The application site relates to a semi-detached house. The application site is located within an established residential area of Stoke Gifford and is situated at the end of a cul-de-sac. The proposal would be finished in brick and concrete tiles to match the existing house.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework March 2012  
Planning Policy Guidance 2014
- 2.2 Development Plans  
  
South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design  
CS5 Location of Development  
CS8 Improving accessibility  
  
South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)  
H4 Development within Existing Residential Curtilages  
T12 Transportation Development Control Policy
- 2.3 Supplementary Planning Guidance  
Residential Parking Standards SPD (Adopted) 2013  
Policies Sites and Places Development Plan Document Proposed Submission  
March 2015

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

- 3.1 N2483/19 dated 11/1/1980 permitted the estate in which the house is located and withdrew permitted development rights for schedule I and II development which included walls and enclosures.

### **4. CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council  
No objection.
- 4.2 Lead Local Flood Authority  
No comment.

#### 4.3 Sustainable Transport

The applicants seek to form a two storey rear extension to provide additional living accommodation. The proposals would create an extra bedroom making 4 in total. SGC minimum parking standards state that 2 off street parking spaces are required for both 3 and 4 bed dwellings. This requirement is met and as such there are no transportation objections.

### **Other Representations**

#### 4.4 Local Residents

One objection has been received from a neighbouring resident in relation to the following matters.

- The right hand wall of the extension (adjacent to my property) is too close to the boundary. This will overwhelm my small garden, and lead to a loss of daylight to my kitchen and bathroom. There would be a 30% loss of angle of view from the kitchen, being replaced with the sight of a brick wall.
- Rainwater disposal. This pair of semi detached houses was built with a common soakaway, located in the garden of No 13. The writer fears that given the size of the proposed addition it will be impossible to obtain sufficient fall in the common guttering to allow efficient disposal of rainwater from my side. Should the plans be approved I feel that the only solution would be to create an additional soakaway on my side of the boundary, involving me in unwanted expense and disruption.
- Approval of the plan as submitted, with its close proximity to the boundary, would constrain me or any subsequent owner of my house from erecting a similar extension in the future should they choose to do so.

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

The NPPF sets a presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved and where relevant policies are absent, silent or out-of-date, permission should be granted unless – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the NPPF taken as a whole. There is therefore a presumption in favour of development subject to further consideration in relation to the policies of the local plan.

5.2 In assessing applications for residential extensions, planning policies H4 of the adopted local plan is particularly relevant. Policy H4 specifically relates to residential development, including extensions, and considers issues such as design, residential amenity and highway safety. Policy CS1 is a general design policy which seeks to achieve the best possible standards of design.

### 5.3 Design

The proposal seeks to erect a two storey rear extension across the rear of the house creating an additional bedroom. The extension would rise some 6.7m

high to the top of the gable and the eaves on each side of the garden would rise 4.7m from ground level. Materials would match the existing dwelling which is appropriate and the proposal would not affect the street scene.

5.4 Impact on Residential Amenity

This garden site is small at around 9.5m deep and 7.2 wide. This is slightly shorter than the garden it backs onto but never-the-less the distance between first floor windows is around 20m which is considered acceptable. The proposal would decrease this back to back distance from 20m to 17m in the construction of this extension. The proposal would have a footprint of 6.1m and therefore take up most of the width of the garden. This would however be only 3m deep and as such is relatively modest. Such a depth of extension is not normally considered to have an adverse impact on neighbours. In this case the extension is to the north-west of the objecting neighbour and would as a result not materially affect the amount of direct sunlight entering the kitchen at the rear of the neighbours house, nor materially affect the bathroom.

5.5 However it is also noted that a similar back to back relationship has been created by the approval of a narrower (3.7m wide) extension at 23 Constantine Avenue (which is directly north of the site). That application was referenced PT12/0864/F and granted in May 2012. That proposal found on balance that the two storey extension was considered to provide sufficient distance between the extension proposed and the neighbouring garden and dwellinghouse to ensure that the proposal will not be significantly adversely more harmful than the existing situation in terms of loss of privacy. Weight was given to the relatively high density of the area and the fact that permitted development rights allow, in some circumstances, two-storey extensions up to 7 metres from the rear curtilage boundary of the dwellinghouse.

5.6 The current scheme would retain approximately 17m between the extension and the original rear elevation of the house opposite (which has not been extended) but would be approximately 14m, at an angle, from the extension at 23 Constantine Avenue. This is less than the 20m distance generally sought but on the basis that the government sets out permitted development which would allow a similar extension, these distances between windows are not considered sufficient in their own right, and without further policy back up, to refuse the proposal. The emerging policy is at such an early stage at present that limited weight can be afforded to it and therefore on balance it is considered that no significant adverse privacy issues will be introduced.

5.7 The proposal would take up 18.3 square metres of the rear garden, leaving only around 50 square metres of useable private residential curtilage. This falls 20 square metres short of the emerging PSP DPD as, in the PSP a 4 bedroom house requires 70m<sup>2</sup>. Again this PSP policy is only emerging and as such only limited weight can be afforded to it. As such the amount of garden area is considered acceptable.

5.8 The proposal would introduce a side window to the house which would predominantly face directly at the side wall of the neighbouring house. This is not considered good design but would cause no loss of privacy and is not considered of such consequence as to warrant refusal under policy CS1.

### 5.9 Transportation

The extension is located at the rear of the property where it will not impact on the property's existing parking arrangements. The retention of the drive for parking two vehicles would be required by condition if consent were recommended.

It is noted that the combined plan indicates the erection of fencing although it is not specifically mentioned in the description of development. Permitted development rights were removed when the house was granted planning permission as part of an open plan estate and the enclosure of the front garden would detract from the open feel and appearance of the road. The enclosure proposed along the southwest front boundary would also prevent access to the existing two parking spaces. As such the fencing is expressly withheld by condition.

### 5.10 Drainage and other issues

The neighbour is concerned about the rainwater disposal from the proposal and how this might necessitate an additional soakaway in the writers own garden to compliment the existing joint drainage system. The Councils drainage team raise no concern about the potential for draining the property and detailed drainage is a matter considered under Building Regulations. Where the soakaway capacity is located is also a civil matter which could be resolved by locating a soakaway in the applicants own garden rather than necessitating works in the neighbours garden. As such a lack of drainage potential is not considered to be the case and this is not reason to refuse the scheme.

The neighbour is also concerned that the close proximity to the boundary of the extension will restrict any development at their property. Whilst it can be beneficial to both parties to either build directly on the building line or further from it, that is not the proposal before the Council at this time and is not justification for a refusal.

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

## 7. RECOMMENDATION

7.1 That planning permission is **approved** subject to the conditions attached below.

Additionally informatives regarding landownership, access and building regulations are attached.

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

### **CONDITIONS**

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

Reason

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

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

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

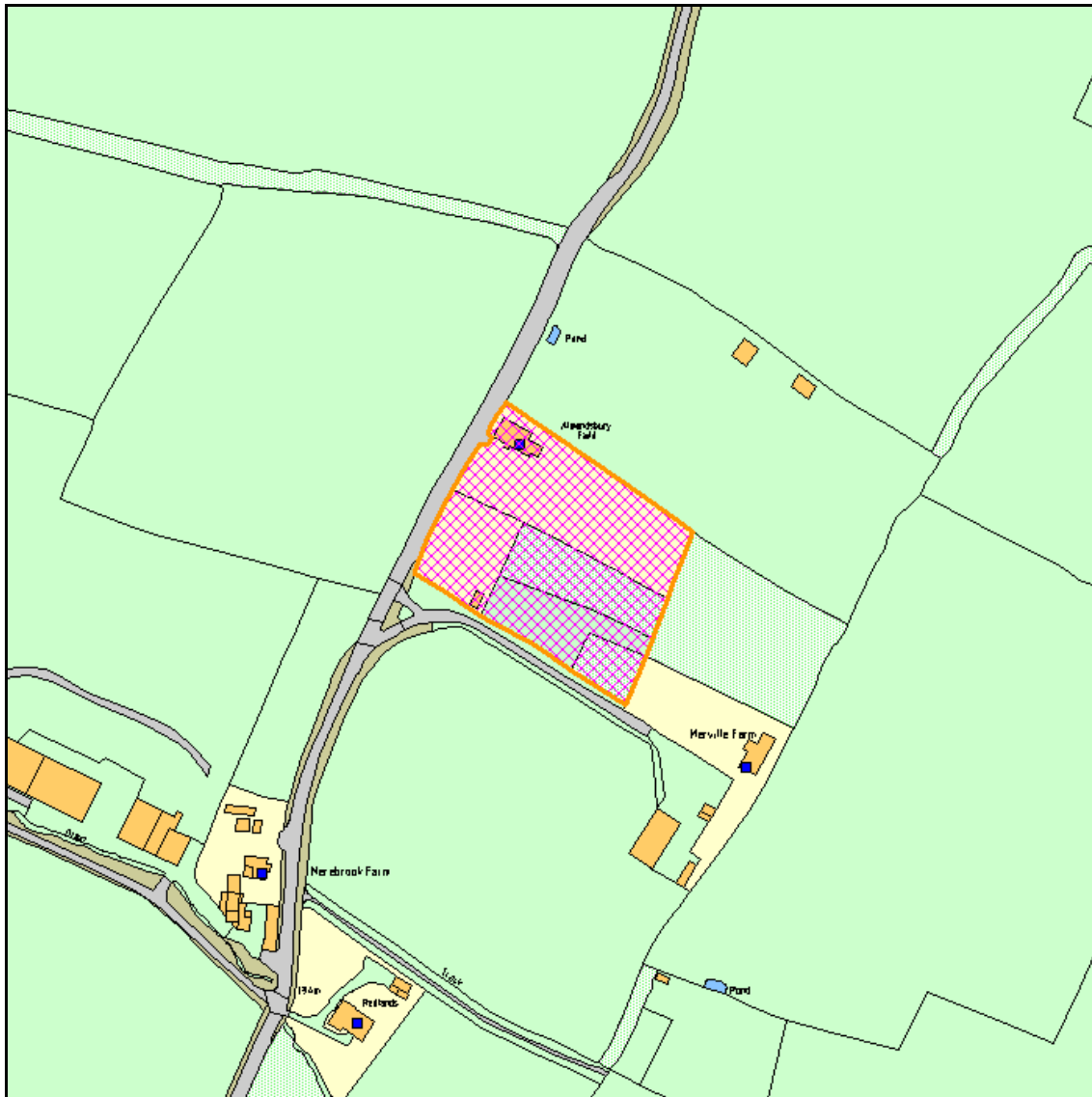
3. The off-street parking facilities (which provides two parking spaces 2.4m wide by 4.8m) shown on the plan hereby approved shall be maintained for use by the occupants of the house. For the avoidance of doubt the indicated fencing around the front boundaries is specifically excluded from this consent.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the open plan visual amenity of the area, and to accord with Policies CS1 and CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PT15/4478/F	<b>Applicant:</b>	Mr Sam Jacobi
<b>Site:</b>	Almondsbury Field Tockington Lane Almondsbury Bristol South Gloucestershire BS32 4EB	<b>Date Reg:</b>	22nd October 2015
<b>Proposal:</b>	Erection of Detached Garage to Front of Property	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	360350 185085	<b>Ward:</b>	Almondsbury
<b>Application Category:</b>	Householder	<b>Target Date:</b>	14th December 2015



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

This application appears on the Circulated Schedule as a result of a consultation response received from the Parish Council, contrary to Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the erection of a detached garage within the curtilage of the existing property.
- 1.2 The application site comprises a relatively large detached dwellinghouse, set in a large curtilage, located off Tockington Lane, near Almondsbury. The site is located outside of the defined settlement boundary of Almondsbury. The site is located within the Green Belt.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Policy Guidance
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006  
H4 Residential Development within Existing Residential Curtilages  
T12 Transportation Development Control Policy for New Development  
  
South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design  
CS5 Location of Development
- 2.3 Supplementary Planning Guidance  
The South Gloucestershire Design Checklist SPD (adopted)  
The South Gloucestershire Development in the Green Belt SPD (adopted)

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

- 3.1 PT02/3669/F – Two storey rear extension and single storey side extension to form kitchen/utility, dining and living room with two bedrooms above. Approved 16<sup>th</sup> January 2003.
- 3.2 PT03/0813/F – Demolition of existing two story flat roofed extensions and garages. Erection of two storey rear extension with pitched roof and pitched roof over side extension. Approved 9<sup>th</sup> May 2003.

### **4. CONSULTATION RESPONSES**

- 4.1 Almondsbury Parish Council  
APC Objects to this application, it has been agreed that APC have concerns over the size of the garage and this application falls on Green Belt Land.



## **Other Representations**

- 4.2 Local Residents  
No comments received

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space. The curtilage boundary to the property reflects that of previous applications, and aerial pictures also indicate that the relatively large boundary is indeed associated curtilage to the property and part of the C3 use. The site is also located within the Green Belt, so additional consideration will need to be given in this respect of Green Belt policy.

### **5.2 Green Belt**

The National Planning Policy Framework (NPPF) attaches great importance to Green Belts. It states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristic of Green Belts are their openness and their permanence. It states that inappropriate development is, by definition, harmful to the Green belt and should not be approved except in very special circumstances. The NPPF states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building is appropriate development in the Green Belt.

- 5.3 Residential extensions are considered appropriate forms of development in the Green Belt unless they are considered disproportionate. The planning history of the site does illustrate previous development of the dwelling, however it also illustrates demolition. The proposed garage/office building would be some 33 metres to the south of the dwelling, located within the large curtilage of the property. Whilst the concerns of the Parish, referred to above, are noted, the garage would provide for essentially a double garage consisting of one garage separated internally from a further garage with a workshop area incorporated. The dimensions for the parking areas would be generous when compared to the Councils minimum requirements, however taking into account some extra room for a workshop/storage area, it is not considered that the proposals are significantly over large. The height of the structure is also what would be considered reasonable for a single storey pitched roof garage. It is not considered that this in its own right it could be considered significant such as to be considered disproportionate development to the remainder of the existing dwelling house and curtilage. The detached garage itself is not therefore considered disproportionate to the main dwelling and is acceptable in its own right.

5.4 Given therefore the nature of the proposal, the nature and size of the existing dwelling, the size of the curtilage and the relationship between the dwelling and the proposed garage, in this instance the proposals are considered to be acceptable in scale and relation to the existing dwelling and as such does not impact upon the openness of the Green Belt and is therefore is not considered to be inappropriate development.

5.5 Residential Amenity

Given the overall scale of the extension and its relationship with the existing dwelling and surrounding properties, it is not considered that it would give rise to a significant or material overbearing impact upon neighbouring properties. It is considered therefore that the proposal would be acceptable in terms of residential amenity.

5.6 Design

The proposed garage is considered to be of an appropriate standard in design and is not out of keeping with the character of the main dwelling house and surrounding properties. The garage is of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials would match those of the existing dwelling.

5.7 Transportation

The garage would be set well within the relatively large curtilage and no additional access is proposed, there is also sufficient off street parking to serve the property, in accordance with the required standards.

## 6. CONCLUSION

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

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

## 7. RECOMMENDATION

7.1 Planning permission is GRANTED subject to the conditions recommended.

**Contact Officer: Simon Ford**  
**Tel. No. 01454 863714**

## CONDITIONS

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

Reason

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

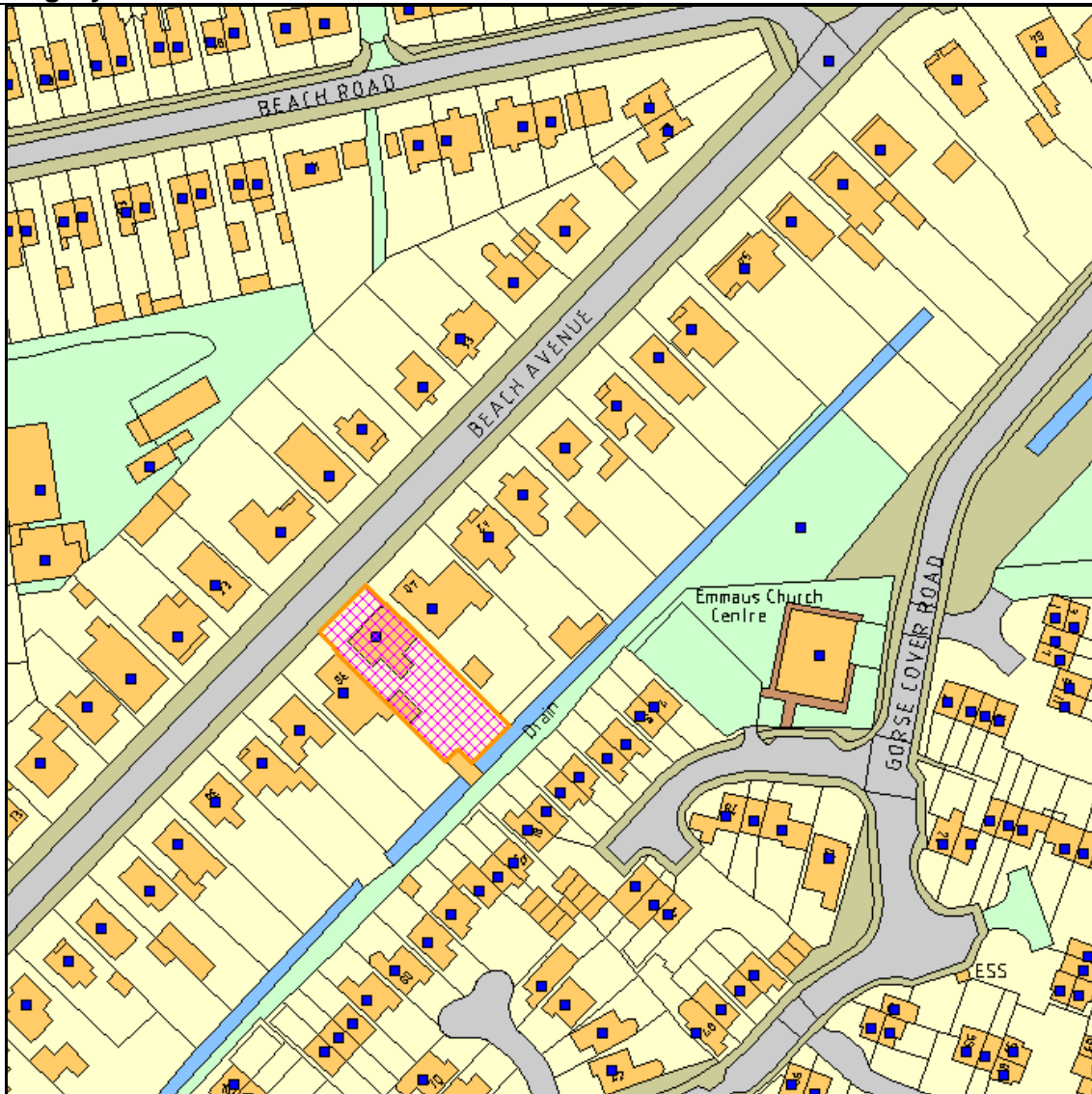
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PT15/4575/F	<b>Applicant:</b>	Mr Ben Tennear
<b>Site:</b>	38 Beach Avenue Severn Beach Bristol South Gloucestershire BS35 4PB	<b>Date Reg:</b>	23rd October 2015
<b>Proposal:</b>	Demolition of existing conservatory to facilitate erection of rear extension and installation of side dormer window - Amendment to previously approved scheme PT14/4091/F	<b>Parish:</b>	Pilning And Severn Beach Parish Council
<b>Map Ref:</b>	354116 185188	<b>Ward:</b>	Pilning And Severn Beach
<b>Application Category:</b>	Householder	<b>Target Date:</b>	15th December 2015



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

This application has been referred to the Circulated Schedule due to the receipt of an objection letter, which is contrary to officers' recommendation.

### **1. THE PROPOSAL**

1.1 This application seeks planning permission to amend the previously approved scheme to demolish an existing conservatory and to erect a rear extension, and to erect a mono-pitched roof on the side elevation with a dormer at No. 38 Beach Avenue, Severn Beach, which is a bungalow within a residential area of Severn Beach. The major difference to the current scheme is to raise the ridge line of the proposed extension by approximately 0.5 metres.

1.2 The proposed rear extension would be one and a half storey, and measure 5.7 metres wide by 6 metres deep and 5.5 metres to its ridge. The mono pitched roof is proposed above the existing flat roof to the side of the property, and there would be 4 no. rooflights on the new roof. The new dormer would be approximately 7.6 metres long by 1.5 metres wide, and would be set back from the eaves by approximately 1.5 metres.

It is noted that there would be new high level bedroom windows, which are triangular shaped, on an existing gable of the side south elevation of the property. The applicant has confirmed that this window will be obscured glazed and non-opening.

The proposal would provide a dining room, a bedroom on ground floor and additional bedroom in the loft area. The rear elevation of the bedroom on the first floor would be set back in order to provide a terrace / balcony.

1.3 The dwelling is located in flood zones 2 and 3.

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

EP2 Flood Risk and Development

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

T12 Transportation Policy for New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4A Presumption in favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS16 Housing Density

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

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

- 3.1 N268 Extension to bungalow to form additional bedrooms and living room. Approved 15.08.74
- 3.2 N268/1 Use of land at rear of existing dwelling for stationing a residential caravan. Approved 11.03.76
- 3.3 N268/2 Use of land at rear of existing dwelling for stationing a residential caravan. (Renewal of temporary consent). Approved 14.06.79
- 3.4 N268/3 Use of land at rear of existing dwelling for stationing a residential caravan. (Renewal of temporary consent). Approved 22.07.82
- 3.5 P87/1854 Erection of detached single garage and single storey rear extension to form conservatory. Approved 15.07.87
- 3.6 PT14/4091/F Demolition of existing conservatory to facilitate erection of rear extension and installation of side dormer window. Approved 16.01.2015

### **4. CONSULTATION RESPONSES**

- 4.1 Pilning and Severn Beach Parish Council  
No comment received to the proposal.

4.2 Other Consultees

Highway Drainage

No comment as the Mitigation Measures have been provided by the applicant.

#### **Other Representations**

4.3 Local Residents

One letter of objection has been received and the local residents raised concerns that the whole development takes away the neighbours' privacy from the side of their property, bedrooms and the garden area.

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

5.1 Principle of Development

Development within existing residential curtilages is supported, in principle, by the saved Policy H4 of the Local Plan, subject to an assessment of design, amenity and transport. Further design considerations should be made using

Policy CS1 of the adopted Core Strategy. Therefore, the proposed development is acceptable subject to the considerations set out below.

## 5.2 Design

Planning permission has been granted for the proposed rear extension and the proposal is to amend the approved scheme to raise the ridgeline by approximately 0.5 metres.

The area is characterised by a group of bungalows with a mix of different design and styles. Officers consider that the proposed increase to the height of the new extension would not adversely impact upon the character of the host dwelling and the locality.

The external materials for the proposed extension would still match those of the existing dwelling as such would help the new extensions to integrate with the host dwelling.

Officers therefore consider that proposal achieve good quality design and would satisfy Policy CS1 of the adopted Core Strategy and the saved Policy H4 of the adopted Local Plan.

## 5.3 Residential Amenity

The nearest neighbouring property to the proposed extensions and alterations would be No. 40 Beach Avenue and officers acknowledge that the objection raised by the residents.

The proposal would raise the ridge height of the new extension by approximately 0.5 metres. There would not be any changes to the previous approved 4 no. roof lights and a dormer to the side elevation of the property and there would be no window on the side elevation of the proposed dormer. Due to their locations, it is considered that the proposed rooflights would not cause unreasonable loss of privacy to the neighbouring residents. However, officers consider that it would be necessary to impose a condition to ensure that no window will be installed on the side elevation in order to protect the amenity of the neighbouring property.

The new patio door on the first floor rear extension would still be set back from an overhanging roof. Officers acknowledge that the terraced patio door may cause a degree of overlooking over the residents of No. 40, however the impact would not be significant to be detrimental to the living conditions given that the opening would not directly overlook a primary private garden of No. 40.

It is also proposed to install a pair of triangular windows to the side south elevation of the property. The applicant has confirmed that these windows would be obscured glazed and non-opening. It is also noted that the previous approved rooflights would be installed at a slightly higher than the approved location, however, it is considered that these amendments would not materially affect the overlooking impact upon the neighbouring properties. Officers therefore have no objection to the proposed amendments subject to a planning condition to ensure that the triangular windows would be obscured glazed and non-opening.

Overall, officers consider the proposal would not cause unreasonable overlooking or overbearing impact upon the neighbouring properties.

5.4 Highways

The proposal would not affect existing parking spaces and it would provide sufficient level of parking which accord with the Council's Residential Parking SPD. Therefore there is no highway objection.

5.5 Drainage

The applicant submitted a flood mitigation details and the Drainage Engineer has no objection to the proposal.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 That the application is **approved** subject to the following conditions.

**Contact Officer: Olivia Tresise**  
**Tel. No. 01454 863761**

**CONDITIONS**

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

Reason

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

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

Reason

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



3. The colour of the weatherboarding to be used in the construction of the external surfaces of the proposed dormer hereby permitted shall match the colour of the roof tiles used in the host dwelling.

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 saved Policy H4 of the South Gloucestershire Local Plan (Adopted January 2006).

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side north east elevation of the property.

Reason

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

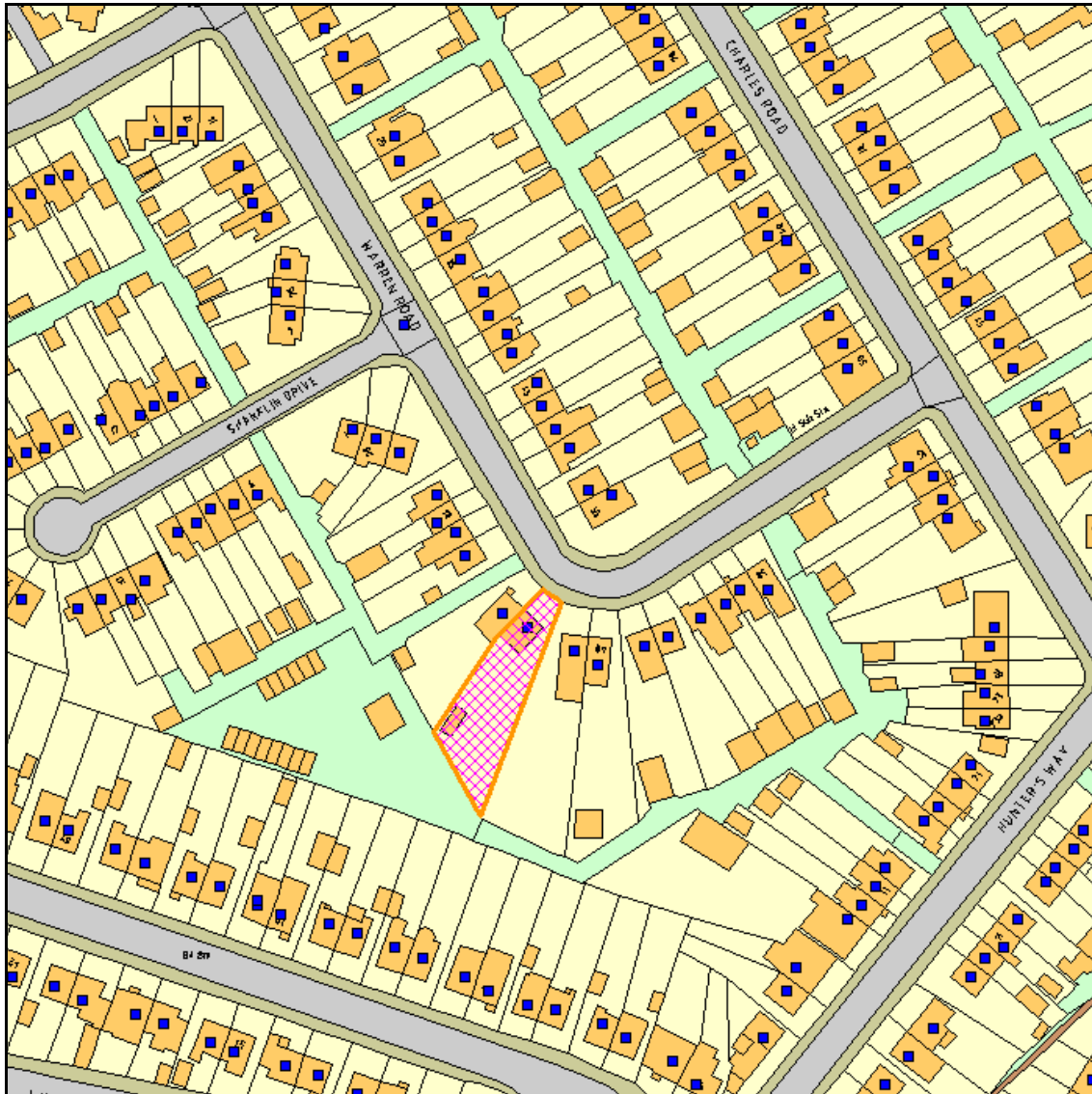
5. The glazing on the southwest elevation shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position

Reason

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

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

<b>App No.:</b>	PT15/4816/F	<b>Applicant:</b>	Mr Silvio Cordeiro
<b>Site:</b>	42 Warren Road Filton Bristol South Gloucestershire BS34 7EJ	<b>Date Reg:</b>	9th November 2015
<b>Proposal:</b>	Erection of detached carport. (Retrospective).	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	360776 179161	<b>Ward:</b>	Filton
<b>Application Category:</b>	Householder	<b>Target Date:</b>	1st January 2016



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

The planning application has been referred to the Council's Circulated Schedule procedure due to objections received from two neighbouring residents.

### **1. THE PROPOSAL**

- 1.1 The application seeks retrospective planning permission for the erection of a detached carport, building of the carport was started in August 2015 but is not yet complete.
- 1.2 The applicant site is a semi-detached two-storey dwellinghouse within the residential settlement of Filton.
- 1.3 The carport is located within the rear curtilage of the dwellinghouse. It has a length of 6.6 metres, a depth of 5.9 metres. The maximum height of the car port is 3.5 metres (2.2 metres from ground level to the eaves).

### **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 (Adopted) January 2006 (saved policies)  
H4 Development within Existing Residential Curtilages  
T8 Parking Standards  
T12 Transportation  
  
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
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist Supplementary Planning Document (Adopted) August 2007  
Residential Parking Standards Supplementary Planning Document (adopted) December 2013

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

- 3.1 PT11/3148/F Approve with Conditions 25/01/2012  
Erection of two storey side and rear extension and single storey rear extension to provide additional living accommodation.

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

4.1 Filton Parish Council  
No comments received.

4.2 Planning Enforcement  
No comments received.

4.3 Sustainable Transport  
No comments as the proposal is unlikely to create a significant amount of additional vehicular movements, the site conforms to the Residential Parking Standards Supplementary Planning Document (adopted) December 2013.

#### **Other Representations**

4.4 Local Residents  
Objection comments have been received from two neighbouring residents. The following objections have been raised by neighbours with regards to the retrospective application of the erection of detached carport.

- Objections to the size of the carport, suggestions that it is too large and too high, if it was smaller it would be less intrusive.
- Whilst there is no objection in principle the framework is large and there are concerns with drainage as the area is a 'flood plain' and there is no area of hardstanding or vehicle 'run in' planned or in place.

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

5.1 This application seeks retrospective planning permission for the erection of a detached carport. The proposed car port is not permitted development because the proposal does not meet E.1.e (ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as 'the height of the building, enclosure or container would exceed 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary curtilage of the dwellinghouse'.

5.2 Principle of Development  
Policies CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) are both supportive in principle. Saved Policy H4 is supportive providing development is within the curtilage of existing dwellings, the design is acceptable, with relation to policy CS1 of the Core Strategy, and that there safe and adequate parking, and also no negative effects on transport. Policy CS1 of the Core Strategy exists to make sure developments enhance and respect the character, distinctiveness and amenity of the site and its context. The proposal shall be determined against the analysis below.

5.3 Design  
The applicant site is a two-storey semi-detached property on the corner of Warren Road. The application is a retrospective application for the erection of a detached carport. The materials utilised for the carport are timber for the framework and polycarbonate for the roof, there are no side or end walls

proposed on the carport. The carport has a height of 3.5 metres in total (2.2 metres from ground level to the eaves) and has a length of 6.6 metres and depth of 5.9 metres, the roof of the carport is to be pitched. The proposed detached carport is currently visible from Warren Road and surrounding dwellings.

Whilst the scale of the carport is large it should be noted that there are other properties in close proximity to the applicant site that have detached garages to the rear of the properties.

Although there have been objections regarding the retrospective proposal it is thought that because of the precedent which has been set regarding rear garages, the location the carport sits within the application site and the design of the carport it is judged that the proposal is considered to accord with policy CS1 of the adopted Core Strategy as it would not harm the character or appearance of the area. Thus the proposal is considered acceptable in terms of design and visual amenity.

#### 5.4 Residential Amenity

Saved policy H4 of the adopted Local Plan aims to ensure that residential development within established residential curtilage does not prejudice the residential amenity of any neighbouring occupier.

The proposal is a retrospective application for a detached carport which would be situated within the rear residential curtilage of 42 Warren Road Filton. The design of the carport includes a timber frame which has no side or end walls. Whilst the proposed carport is measured as being 3.5 metres high it is unlikely to affect the light levels of neighbouring dwellings because of the design of the carport.

The host dwelling benefits from being a corner plot as the garden is larger than most on Warren Road, taking into account the proposal the remaining garden space is considered to be adequate with regards to private amenity space.

Overall the proposal would not result in any adverse impacts on the residential amenity of neighbouring occupiers or future occupiers. As such the proposal is considered acceptable in terms of saved policy H4 of the Local Plan (adopted) 2006.

#### 5.5 Highways

The proposed car port would be accessed from a back alley/lane at the rear of the property, this track is unmetalled, however it is not thought that there will be a significant number of additional vehicular movements. The site conforms to the Residential Parking Standards Supplementary Planning Document (adopted) December 2013. As the garage has no side or end walls the car port does not need to conform to the Councils required minimum internal dimensions for garages.

#### 5.6 Drainage

An objection was raised with regards to drainage in the area, the applicant site is situated within flood zone 2. To resolve the drainage issue a condition will be used.

#### 5.7 Other Issues

There have been other issues raised by objectors of the proposal. Firstly it has been raised that the size of the carport is very large and too high, this is a material consideration with regards to the design of the proposal; it is suggested that if the design of the carport was smaller it would be less intrusive. The second objection raised is that there is no area of hardstanding and vehicle 'run in' planned or in place, however having consulted transport it should be noted that there is an access to the rear of the property, furthermore a condition can be used to verify the proposed 'run in' and the need for an area of hardstanding.

### 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** with the following conditions.

**Contact Officer: Fiona Martin**  
**Tel. No. 01454 865119**

### 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 drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions e.g. soil permeability, watercourses, (mining culverts) within the development shall be

submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

3. The car port shall not be used until the associated vehicle parking areas and manoeuvring areas have been drained and surfaced in accordance with the details approved in writing by the Local Planning Authority. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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

**CIRCULATED SCHEDULE NO. 51/15 – 16 DECEMBER 2015**

**App No.:** PT15/4937/F  
**Site:** 21 The Wicketts Filton Bristol South Gloucestershire BS7 0SR

**Applicant:** Mr Alex Kittow  
**Date Reg:** 20th November 2015

**Proposal:** Erection of two storey side extension to provide additional living accomodation

**Parish:** Filton Town Council

**Map Ref:** 359932 178518

**Ward:** Filton

**Application Category:** Householder

**Target Date:** 13th January 2016



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

An objection comment has been received that is contrary to the Officer's opinion.

### **1. PROPOSAL AND SITE DESCRIPTION**

- 1.1 The applicant seeks full planning permission to erect a two-storey side extension to 21 The Wicketts, Filton. The application site relates to a detached dwelling.
- 1.2 The plot is set on a residential street at the end of a cul de sac. The property is detached and finished in buff-coloured brick facing and white painted rough stone render and a pitched roof. There is an in-built garage to the side and a modest garden to the front and rear of the property with two off-street parking spaces to the front elevation.

### **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  
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 SPD (Adopted 2014)

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

- 3.1 P85/2488- Erection of 22 detached dwellings and associated garages and boundary walls. Construction of new vehicular and pedestrian accesses and associated estate road. (In accordance with the amended plans received by the council on 15th November 1985) Approval of Full Planning 15.12.1985

### **4. CONSULTATION RESPONSES**

- 4.1 Filton Parish Council  
No Comment

## 4.2 Other Consultees

### Sustainable Transport

- Bedrooms will be increased to five so the Residential Parking Standards SPD states that 3 parking spaces should be provided.
- Proposing to keep the existing garage and so two parking spaces should be provided and detailed on a block plan.

## Other Representations

### 4.3 Local Residents

#### Objection Comment from no.22 The Wicketts

- The side extension is over-development of the site.
- There are three car parking spaces to the front.
- The gap between the no.22 and no.21 is approximately 1 metre and the window to the side elevation will be in line with the window existing to no.22. This will cause a loss of privacy and light for no.22.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

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 proposal consists of a two storey side extension above an existing garage that is built in to the side of the dwelling. The design and use of materials has been informed and is in keeping with the character of the existing dwelling. The extension to the side is over the existing single storey garage of the existing dwelling and retains the pitched roof and gable end of the existing building. It is also important to note that no.22 has had a similar side extension. There is approximately 1 metre between no.21 and no.22 and approximately 1 metre between no.22 and 23. The objection from no.22 states that the extension is over-development of the site and would result in a terraced look that is uncharacteristic of the area. However, it is considered that due to the fact that there is approximately 1 metre between the dwellings and as there is already a mixture of dwellings within the street scene, due no. 20 being a bungalow set forward and to the side of no. 21, it is not considered that the extension would result in over-development of the site. Therefore it is considered that the proposed extension is in keeping with the character of the existing property and street scene. Overall, it is considered that the proposed extension would not harm the character or appearance of the area and as such, is considered acceptable in terms of visual amenity.

### 5.3 Residential Amenity

The dwelling is detached with neighbours to the front, rear and both side elevations. The neighbouring properties are of a significant distance separated by gardens and an access road. The proposed side extension will include a window to the front and rear second storey and a small glazed window to the right side elevation. The objection from no.22 states that the window to the side will be in a similar position to the existing side window of no.22 and will result in a loss of light and privacy for no. 22. There is approximately 1 metre between the two properties and so a condition will be issued explaining that the window to the side elevation is to be obscure glazed and non-opening from 1.7 metres from the ground level of the room in which it is to be placed. Overall, it is considered that the proposal would not harm the living conditions currently enjoyed by neighbouring dwellings and as such, is considered acceptable.

### 5.4 Sustainable Transport

The application is proposing to increase the total number of bedrooms within the property to five and from the Block/Location Plan (Drawing 13408/15- 1c) there is sufficient parking spaces for two vehicles to the front of the property as well as a parking space available in the existing garage that is being retained. Therefore, there are no objections in terms of parking and highway safety.

## 6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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: Chloe Buckingham**  
**Tel. No. 01454 867967**

## CONDITIONS

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

Reason

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

2. Reason

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

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