



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES**

CIRCULATED SCHEDULE NO. 25/15

Date to Members: 19/06/15

Member's Deadline: 25/06/15 (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 providing details of

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

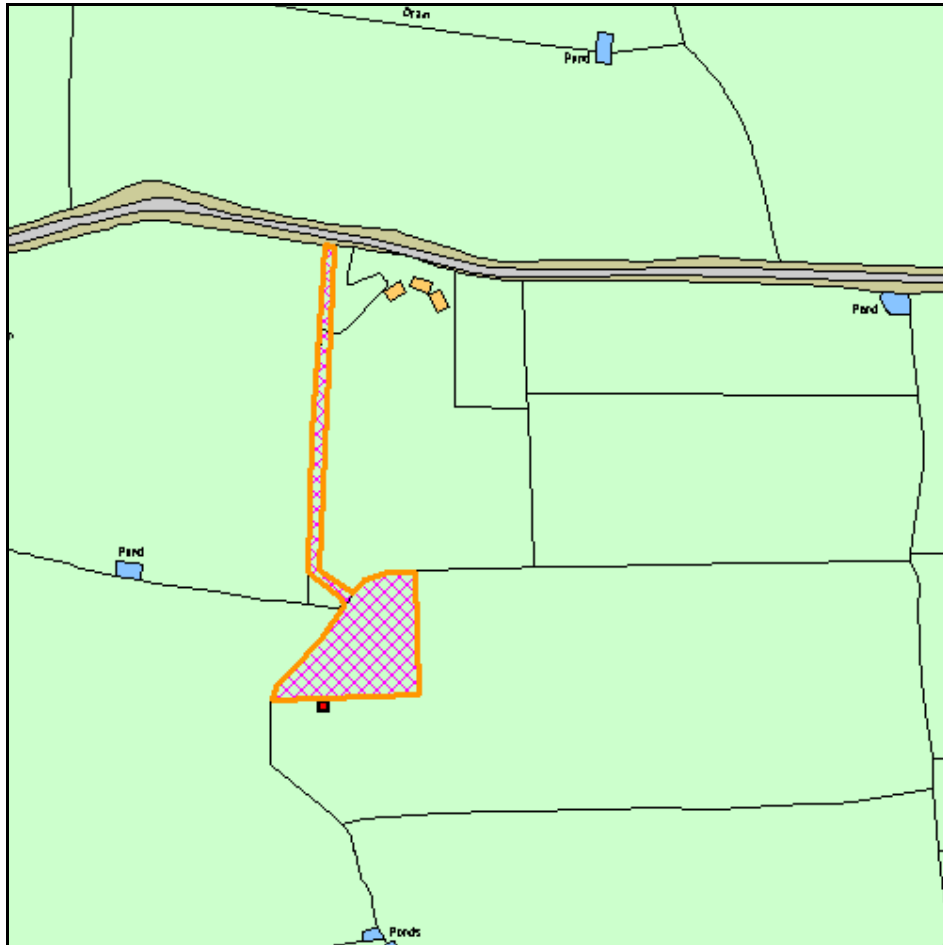
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s)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

CIRCULATED SCHEDULE 25/15 -19 June 2015

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK15/1250/F	Approve with Conditions	Peopleton Brook Farm Mill Lane Old Sodbury South Gloucestershire BS37 6SH	Cotswold Edge	Sodbury Town Council
2	PK15/1442/F	Split decision See D/N	2 Ludlow Close Willsbridge South Gloucestershire	Bitton	Oldland Parish Council
3	PK15/1473/F	Approve with Conditions	Land Opposite 150 Westerleigh Road Pucklechurch South Gloucestershire BS16 9PY	Boyd Valley	Pucklechurch Parish Council
4	PK15/1580/F	Refusal	Land East Of St Marys Church Church Road Bitton South Gloucestershire BS30 6LJ	Bitton	Bitton Parish Council
5	PK15/1605/F	Approve with Conditions	165 Northcote Road Downend South Gloucestershire BS16 6AT	Rodway	None
6	PK15/1751/F	Split decision See D/N	16 Hillside Mangotsfield South Gloucestershire BS16 9JY	Rodway	None
7	PK15/1894/F	Approve with Conditions	20 Springfield Road Mangotsfield South Gloucestershire BS16 9BG	Rodway	Emersons Green Town Council
8	PK15/1896/F	Approve with Conditions	5 Kelston Grove Hanham South Gloucestershire BS15 9NJ	Hanham	Hanham Parish Council
9	PK15/2105/F	Approve with Conditions	25 Coombes Way North Common South Gloucestershire BS30 8YW	Oldland	Bitton Parish Council
10	PT15/0070/F	Approve with Conditions	Frenchay Park House Beckspool Road Frenchay South Gloucestershire BS16 1NE	Frenchay and Stoke Park	Winterbourne
11	PT15/0375/F	Approve with Conditions	18 York Gardens Winterbourne South Gloucestershire BS36 1QT	Winterbourne	Winterbourne Parish Council
12	PT15/1632/F	Approve with Conditions	65 High Street Thornbury South Gloucestershire BS35 2AP	Thornbury North	Thornbury Town Council
13	PT15/1727/R3F	Deemed Consent	New Siblands School Easton Hill Road Thornbury South Gloucestershire BS35 2JU	Thornbury North	Thornbury Town Council
14	PT15/1870/F	Approve with Conditions	24 The Causeway Coalpit Heath South Gloucestershire BS36 2PD	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/1250/F	Applicant:	Mr J. Payne
Site:	Peopleton Brook Farm Mill Lane Old Sodbury South Gloucestershire BS37 6SH	Date Reg:	31st March 2015
Proposal:	Retention of 1no. agricultural workers dwelling	Parish:	Sodbury Town Council
Map Ref:	374085 180807	Ward:	Cotswold Edge
Application Category:	Minor	Target Date:	14th May 2015



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100023410, 2008. **N.T.S.** **PK15/1250/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule as the Sodbury Town Council only raises no objection to further temporary consent for 2 years, which is different from the proposal.

1. THE PROPOSAL

1.1 This application seeks full planning permission for the permanent retention of a detached agricultural workers dwelling at Peopleton Brook Farm, Old Sodbury. Planning permission, PK12/4305/F, was granted for a temporary agricultural workers dwelling in June 2013 for a further period of two years (until 23rd August 2015). The dwelling was required to support a predominantly Alpaca breeding enterprise. Conditions relating to time scale and occupation were attached as follows:

1. *The mobile home hereby permitted shall be removed on or before 23rd May 2015 and the land restored to its former condition by 23rd August 2015. Reason: The circumstances are such that a further period of time was considered necessary to establish the long term sustainability of the enterprise.*
2. *The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants. Reason: The permission has been granted solely having regard to the special circumstances of the case and use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Development Plan, and any other material considerations.*

1.2 The applicants having been on site with their business are now seeking a permanent consent for the retention of the dwelling on site. They also suggest that the planning permission should be granted without the condition 2 and that a condition based on the model agricultural occupancy condition is imposed. The agent acknowledges the reason of such condition, however it is suggested that this would read as follows in accordance with the NPPF:

The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly, or last working, in the locality in a rural enterprise, or a spouse, widow or widower of such a person, and to any resident dependents.

1.3 The existing dwelling at Peopleton Brook Farm is a large log cabin style property, understood to have been brought to site in sections but located on a concrete block base. The site is accessed off Mill Lane and is located within the Bristol/Bath Green Belt and within the open countryside. Peopleton Brook Farm is owned by the applicant and covers an area of land which amounts to approximately 17.65 acres (7.15 Ha).

1.4 The application is also supported by the following information:

- 1 The Agricultural appraisal dated January 2015 by Mike Warren Consultancy Ltd.
- 2 Design and access statement dated March 2015
- 3 Additional information regarding training provision for young people with learning difficulties.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2 Development Plans

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

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 improving Accessibility
CS9 Environmental Resources and Built Heritage
CS34 Rural Areas

South Gloucestershire Local Plan (Adopted) January 2006

L1 Landscape Protection and Enhancement
T12 Transportation Development Control Policy
H3 Residential Development in the Countryside

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/1588/F Change of use of land from agricultural to equestrian. Erection of stable block and barn with hard standing, car park, horse exerciser, access and associated works. Refused August 2004
- 3.2 PK04/3393/F Change of use from agricultural land to land for the keeping of horses. Erection of stable block. Approved May 2005 Conditions applied removed the right to 'use the stables for the associated land for livery, riding school or other business use whatsoever – to protect the character and appearance of the area'. Five stables in one

block were agreed and there should have been no more than five horses.

- 3.3 PK08/0684/F Erection of agricultural building. Erection of log chalet for use as a agricultural workers dwelling for a temporary period of 3 years.
Refused April 2008
- 3.4 PK08/1635/F Erection of agricultural building. Erection of log chalet for use as a agricultural workers dwelling for a temporary period of 3 years. (re-submission of Pk08/0684/F)
Approved August 2008
- 3.5 PK11/3779/F Retention of 1 no agricultural workers dwelling.
Refused January 2012 due to insufficient justification on functional need, the dwelling outside settlement boundary, and inappropriate development in the Green Belt.
- 3.6 PK12/1908/F Retention of 1no agricultural workers dwelling.
(Resubmission of PK11/3779/F). Refused 09.07.2012 due to insufficient justification on functional need, the dwelling outside settlement boundary, and inappropriate development in the Green Belt.
- 3.7 PK12/4305/F Retention of agricultural workers dwelling
(Re-submission of PK12/1908/F). Approved 06.06.2013 (temporary consent for further 2 years)
- 3.8 PK13/3997/F Erection of extension to existing stable block
(Retrospective). Erection of agricultural building. Approved with conditions 09.05.14
- 3.9 PK13/3999/RVC Variation of conditions 1, 2 and 6 attached to planning consent PK04/3393/F. Approved with amended conditions. 09.05.14
- 3.10 There are enforcement matters relating to the application site, the existing stable and a small generator building in the past.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No objection to further temporary consent for 2 years.
- 4.2 Highway Structures
No comments
- 4.3 Landscape Officer
No objection.
- 4.4 Highway Drainage
No comment.

- 4.5 Environmental Protection Team
No adverse comments, but advised precautionary measures during the construction of the proposal.
- 4.6 Sustainable Transport
No objections
- 4.7 Agricultural Consultant
The applicants are seeking to retain the existing temporary dwelling on a full time basis. The case has been assessed under the NPPF, i.e. whether there is an essential need for a key worker to live at or near to the place of work in the countryside. From the information supplied there is an existing operational rural business on the holding with the necessary infrastructure in place. Previously the functional need has been accepted by the Council, and given livestock numbers have since increased. Previous concerns have been raised regarding viability. After careful consideration, on balance, the Consultant is content in this case that the financial test has been met. Given both the functional and financial test have been met, the case for a permanent agricultural worker's dwelling, in this case the retention of the existing temporary dwelling has been satisfied. Therefore it is recommended to approve the proposal.

Other Representations

- 4.8 Local Residents
None.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application site is located within the open countryside. Policy H3 of the South Gloucestershire Local Plan allows for the erection of permanent dwellings for agricultural purposes. Furthermore paragraph 55 of the National planning Policy Framework states that new isolated homes in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.
- 5.2 The existing temporary consent was granted in accordance with Circular 11/95 and NPPF, which refers to situations where in the open countryside, there may be circumstances where permission is granted to allow a house to be built to accommodate an agricultural or forestry worker on this site where residential development would not normally be permitted.
- 5.3 It should be noted that the 'essential' need referred to in paragraph 55 of the NPPF broadly relates to the functional test previously contained in Annex A of PPS7; whereas the need to establish a 'permanent' need also mentioned in the

NPPF broadly equates to the need to establish a long term financial basis for the enterprise.

5.4 The Present Situation

The applicants started in 2008 with the purchase of seven female Huacaya Alpacas. In that year a planning permission was granted to erect a temporary dwelling on the site to enable applicants to perform all essential tasks associated with the breeding enterprise. Subsequently, the temporary planning permission, PK12/4305/F, was granted for further two years for the retention of the existing agricultural dwelling. Due to the planning history of this site and the nature of the proposal, the Council has sought an independent advice from an Agricultural Consultant to carry out a site visit, interview the applicants and consider the submitted supporting statements including the Agricultural Appraisal Report and financial information of the enterprises.

5.5 Officers and the Agricultural Consultant also noted that there is the continuation of the equine activity, the continuation of the equine activity, the breeding of miniature Shetland ponies and the keeping / rearing of Angora goats, mainly to provide a broad experience of animal husbandry for work experience students. It is also acknowledged that the applicants are also keen to progress the facility as a care farm, offering training and educational experience for young adults.

5.6 The business justification for the previous 2012 planning application was based on a total of 35 alpacas (17 females, 18 males) and the business now has 44 alpacas (30 females and 14 males), 5 miniature Shetlands (3 mares and 2 geldings) and other goats, and a number of racehorses.

5.7 It should be noted that the functional need to live on-site has been carefully considered during the consideration of the previous planning applications. The reason for granting a temporary consent for the existing dwelling to allow further period of time to consider the long term sustainability of the enterprises.

5.8 Functional need

The agricultural consultant advises “

The application has been put forward on the basis that the business is suitably established and, given it has been in operation since 2008, I concur with the statement. It is my opinion that the case is genuine, the infrastructure is available to operate the various activities and the applicants appear to have every intention of making this a viable unit in the foreseeable future. .

Given stock number have exceeded those considered previously, I see no reason in this case as to the Council should not take the same view. I therefore will not give the functional test any further consideration.’

5.9 Taking this into account greater weight in this case is given to this planning history, as such it is not considered reasonable to consider the first principle in terms of establishing a need to live at the site. It is considered that the focus on this application should be whether if there is a need for a permanent

agricultural dwelling on site, and the financial circumstances of the enterprise is the major and important consideration of this application. As such it is considered that the functional test is, on balance satisfied, given the history to this site.

5.10 Full-Time Labour

The primary labour is provided by Shai Payne, and her husband is employed off the holding on a full time basis and is therefore only available outside of working hours and at weekend.

The Council Agricultural Consultant has also indicated that the paid labour is otherwise provided by a part-time member of staff who works 2 hours per day and 4 days per week. There is also family labour and work experience staff. As the applicants are keen to develop the facility as a care farm and provide a working environment for young adults to work outdoors. The intention is to possibly have up to 5 persons each day for 4 days per week working on the holding and generating weekly income of £1,200-£2,400 in addition to that derived off the holding. The Consultant acknowledged that there are no standard labour data figures for the alpacas in particular, however, it is considered that given the full time labour has been considered and accepted and the livestock numbers have since increased, therefore there is no reason to disagree that there is still essential need for a full-time labour working on this site.

5.11 Establishment and Profitability

To support the proposal, the agent has submitted unaudited management accounts for the years to 5 April 2009, 2010, 2011, 2012, 2013, 2014. The Agricultural Consultant has advised that. *'Having viewed the trading accounts for the past years, on the face of it the business looks to be performing well and exceeding the comparable full time worker wages which is the comparable used as part of the financial test.'* The Council Consultant acknowledges that there are some potential issues and discrepancies and there is invariably a risk that what is detailed in the trading accounts is not necessarily an accurate reflection of the core business given that Mr Payne is generating a full time income off the holding.

5.12 The business invariably must be self sufficient. It is noted that capital was introduced in 2009 and 2010 and this capital injection has resulted in a more favourable balance sheet and net worth of the business, however, without such capital the facilities would not have been completed to the extent they now are. Likewise, expenses in 2013 and 2014 are much lower than in previous years due to the previous inclusion of a private motor vehicle.

5.13 There has been previous criticism as the profitability of the business has been reliant on an uplift in stock values, the situation has now improved with cash sales being generated. The Consultant and Officers, on balance, consider that the proposal has satisfied the financial test of NPPF and has demonstrated that viability sustainability of the enterprise.

5.14 Other Dwellings

The Council's Consultant has confirmed that based on current properties available for sale or rent, there is no property both suitable and available in the vicinity to meet the identified need. Officers are satisfied with the comments and the proposal would not be contrary to Policy CS34 of the adopted Core Strategy and the saved Policy H3 of the adopted Local Plan.

5.15 Conclusions to the principle of development for a rural dwelling

After careful consideration of all submitted material, officers consider that there is a sufficient case for a full time worker requirement on this particular site and the long term financial viability has been shown. Therefore in accordance with the National Planning Policy Framework, it is accepted that there is an essential need for there to be a worker permanently based on site.

5.15 Accordingly it is concluded that the principle of the erection of a new agricultural workers dwelling, in this case, the retention of an agricultural workers dwelling would be acceptable under the policy of the adopted Core Strategy and Local Plan and paragraph 55 of the NPPF. Further considerations of Green Belt, design, residential amenity and transportation, also need to be considered.

5.16 Green Belt

The site lies within Green Belt and therefore needs to be assessed by the National Planning Policy Framework and Policy CS1 of the adopted Core Strategy. As such the proposal is inappropriate development and is contrary to green belt policy. The NPPF states that substantial weight should be afforded to any harm to the Green Belt and inappropriate development shall not be approved except in very special circumstances. Very special circumstances have been submitted in light of the fact that the case for a rural worker is accepted.

5.17 Design

Whilst the application property is a log cabin, which has been designed to meet the functional needs as a dwelling for agricultural works on site. Given its rural location, set away from the neighbouring dwellings, it is considered that the proposed dwelling is of an acceptable standard of design and would not be harmful to the character and appearance of the surrounding area. This is especially the case given that the log cabin is well proportioned and not overly visible from the public realm.

5.18 The floor space of the existing dwelling is approximately 136 sq metres, which is a reasonable size for a family home. Officers have considered whether to remove the permitted development right within the curtilage of the dwelling house given the location of the property within the open countryside and Green Belt, it is however considered that it would be unreasonable to restrict general householder development as the legislation does allow householder development within the green belt, and in this case, there is no exceptional reason to justify the removal of permitted development.

5.19 Residential Amenity

Given the location of the application site away from any neighbouring residential properties, it is not considered that the proposal would have any

overshadowing or overbearing effect upon the neighbouring dwellings. It is considered that there are no issues of inter-visibility or loss of privacy. Furthermore, the property would have sufficient private and useable amenity space. Therefore the impact on residential amenity is deemed acceptable.

5.20 Transportation issues.

There is no change to the existing access, and the parking provision would be in compliance and within the Councils required parking standards. Therefore there is no highway objection to the proposal.

5.21 Variation of condition 2

The applicant suggests that the planning permission should be granted without condition 2 but suggests a variation.

5.22 Paragraph 28 of the NPPF states 'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development, This includes to promote the development and diversification of agricultural and other land-based rural business. Policy CS34 of the adopted Core Strategy also shares the same principles in rural areas. In the context, Paragraph 16.11 of the adopted Core Strategy highlights that 'It is important to recognise the role that rural enterprises play in supporting the economy.'

Officers have carefully considered the submitted details, the planning history of the site, the nature of the enterprises, it is considered that the replacement of 'agriculture or in forestry' with 'rural enterprises' would be more appropriate and consistent with the core planning principles of the NPPF and Paragraph 28 of the NPPF in order to promote a strong rural economy by supporting of all types of business and enterprise in rural areas, and to allow diversification of agricultural and other land-based rural business. Therefore, officers have no objections to amend the condition to be read as follows:

The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly, or last working, in the locality in a rural enterprise, or a spouse, widow or widower of such a person, and to any resident dependents.

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

7. RECOMMENDATION

7.1 That the application be approved with the following conditions:

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

1. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly, or last working, in the locality in a rural enterprise, or a spouse, widow or widower of such a person, and to any resident dependents.

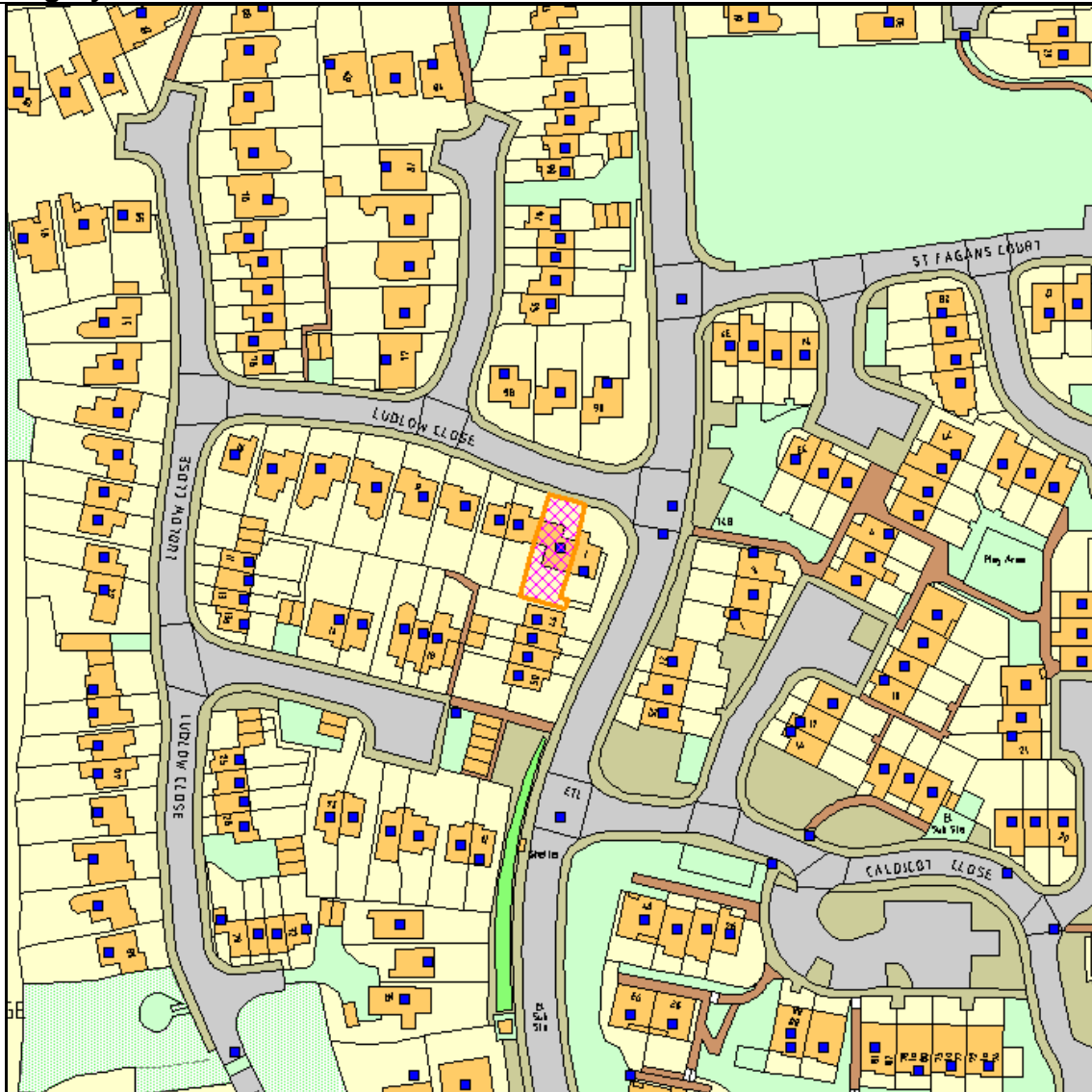
Reason

The permission has been granted solely having regard to the special circumstances of the case and use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Development Plan, and any other material considerations.

ITEM 2

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/1442/F	Applicant:	Mr Andrew Shaw
Site:	2 Ludlow Close Willsbridge Bristol South Gloucestershire BS30 6EA	Date Reg:	29th April 2015
Proposal:	Erection of two storey and single storey rear extension and single storey front extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366747 170604	Ward:	Bitton
Application Category:	Householder	Target Date:	19th June 2015



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N.T.S.

PK15/1442/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is to appear on circulated schedule due to the receipt of two objections from local residents, contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of two storey and single storey rear extension and single storey front extension to form additional living accommodation.
- 1.2 The application site relates to a two storey terraced dwelling located in the area of Willsbridge. The dwelling is of mock-Tudor design, with a pitched roof, attached garages (of which neither belong to the property) and a parking space at the front. The dwelling is located close to the entrance of the cul de sac, on the south side of Ludlow Close.
- 1.3 During the course of the application, revised proposed parking plans have been submitted following a comment of objection from the Transportation Officer.

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
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

Planning applications at neighbouring property No. 3 (neither permissions have been implemented to date):

- 3.1 PK14/1072/F Erection of single storey rear and first floor side extension to provide additional living accommodation
Approved 19.05.14

- 3.2 PK14/2272/CLP Application for certificate of lawfulness for the proposed installation of a rear dormer and 2no. velux rooflights to facilitate loft conversion.
Approved 01.08.14

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No objection.

- 4.2 Lead Local Flood Authority
No objection.

- 4.3 Sustainable Transport
After development the bedrooms within the dwelling will increase to three. The Councils residential parking standards state that a minimum of two parking spaces would be required for the size of the proposed dwelling. No detail has been submitted on the proposed access and parking arrangements for this site.

Before final comments can be made a revised block plan needs to be submitted showing the required level of vehicular parking within the redline of the site

FINAL COMMENTS:

A revised block plan has now been received showing two vehicular parking spaces to the front of the site.

There is no transportation objection, subject to a condition that this parking is provided prior to commencement of the development and then permanently maintained thereafter.

Other Representations

- 4.4 Local Residents

Two comments of objection have been received from neighbouring residents:

- Concerned it will encroach on my garden (No. 44 Kenilworth Drive) and privacy;
- Design and location of extensions would have an overbearing and cramped impact on No. 3 Ludlow Close;
- Proposed rear extension would extend along 50% of the total garden length reducing daylight and current views from rear rooms;
- Height and length of proposed walls will impact on the open garden living space;
- No. 3 already has permission for a side extension, allowing this application will result in over development;
- Reduce value of property (No. 3);
- Reduce kerb appeal of properties;
- No. 4 Ludlow Close would have access to maintain rear elevation or rear roof face of their garage. future maintenance would have to carried out

from adjacent property No. 3 or over the top of garage belonging to No.4;

- Property would increase bedrooms to three with only one suitable off-street parking space;
- Inadequate parking spaces provided.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Saved policy H4 of the adopted Local Plan (2006) allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the adopted 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 involves the erection of a single storey front in-fill extension to provide a W/C and lounge extension and a two storey rear and side extension which will create a third bedroom on the first floor and additional living space on the ground floor. The front elevation extension would measure 2.8m wide by 2.3 deep, finishing flush the integral garage. The rear and side extension would measure 5.5m in length by approximately 2.4m wide, with a ridge height below the main dwelling at 6.7m. The rear extension element will be two storey, finishing in line with the rear elevation of the host dwelling. The two storey rear extension is unusual in that it would be significantly lower than the ridge height of the host dwelling as viewed from the front elevation. From the street scene, only the top section of the roof of the proposed two storey extension would be visible beyond the attached single garage. The single storey rear extension will extend 2 metres beyond the rear elevation.

5.3 The proposed front elevation in-fill extension is not considered to impact on the character of the street scene. Properties on Ludlow Close are mixed in style, size and design. Properties are largely mock-Tudor in style, with smaller terraced and link-detached properties on the south side of Ludlow Close. Whilst some of the properties are staggered, No's 1 – 4 are linked by two garages in the middle. No. 1 also has a projecting front element. On this basis, the front extension is considered to be a modest addition that will not harm the character of the street scene.

5.4 The two storey and single storey rear extension will in-fill behind the adjoining garage. Whilst the applicant does not own the garages in front of the extension (which belong to No's 3 and 4 it is believed), it is not considered that the extension will have any impact on the character of the street scene or neighbouring occupiers. The proposal is considered in-keeping with the neighbouring dwellings and only part of the roof would be visible from the street. There would be no side elevation windows on the two storey extension. Materials would match the host dwelling.

5.5 Residential Amenity

Residential amenity should not be prejudiced as a result of development. The proposals will in-fill the front and rear elevations of the host dwelling. The properties are slightly staggered due to a slight slope in the ground level from east to west. Therefore, the garden at No. 2 is also slopes backwards slightly from north to south.

- 5.6 The proposed two storey extension would have one window on the rear elevation, the same size as the existing windows on the first floor. This window would look out towards the side and rear elevation of No. 44. There would be a distance of over 7 metres from the extension. As there are already two first floor windows, these already have a line of sight of the rear garden of No. 44 Kenilworth Drive. The additional window to the rear makes no material change to the existing outlook or situation. In this respect, it is unlikely to create any additional overlooking or significantly impact on the existing levels of privacy and amenity.
- 5.7 Concern has been raised from a neighbouring resident that the two storey rear extension will have an overbearing and cramped impact on No. 3, as well as enclosing their garden by extending over 50% of its length. The rear extension element will be two storeys, finishing in line with the rear elevation of the host dwelling. The single storey rear extension will extend 2 metres beyond the rear elevation. The extension would run along the shared boundary, but the two storey element would be contained within the rear building line of the host dwelling.
- 5.8 The neighbouring occupier has drawn the Officer's attention to two recent applications (Ref. PK14/1072/F and PK14/2272/CLP) which were approved in 2014. The proposals involve the erection of a first floor extension above the garage adjoining No. 3 and a single storey lean-to rear extension, and a Certificate of Lawfulness for the proposed installation of two front velux windows and a rear flat roof dormer extension. Neither proposals have been implemented to date, however these permissions are material considerations which hold significant weight when considering impact on the residential amenity of current and future neighbouring occupiers.
- 5.9 Whilst the existing rear bedroom window at No. 3 is not considered to be impacted by the proposed two storey extension and would pass the 45 degree test, should the neighbouring occupier or future occupiers implement the permission for a first floor extension, the additional bedroom at No. 3 would be detrimentally impacted by the proposal. The proposed layout of the additional bedroom at No.3 includes a bedroom at the rear with an en suite bathroom at the front. In this respect, a primary room would most likely be negatively impacted by the proposal. The proposed two storey extension would be sited 4 metres beyond the rear of the garage, forming an overbearing and oppressive structure to the neighbouring occupiers who would overlook a long blank wall. The rear elevation window in the first floor extension of No. 3 would be significantly deprived of natural light, as well as harming their outlook.

Therefore, it is considered that the proposed two storey rear extension would result in significant harm and have an unacceptable impact on the residential amenity of future occupiers of No. 3. The proposal would fail to comply with saved policy H4 of the adopted Local Plan and would prejudice the residential amenity of future occupiers of No.3.

- 5.10 The proposed single storey front extension is not considered to have any material impact on residential amenity. The main material change would be to the existing garage/store area that is left of the original integral garage. The garage door would be substituted by a window. The addition of a window in this location is not considered to create any significant additional overlooking or impact on the privacy of adjacent neighbouring properties on the other side of Ludlow Close. Overall, it is considered that the proposed single storey front extension is acceptable in this respect.
- 5.11 Transportation
For householder applications, the main consideration with regard to transport is the provision of adequate off-street parking that accords with the Council's adopted Residential Parking Standard SPD> The proposed development would increase the number of bedrooms in the property from 2 to 3. A 3-bedroom property requires two parking spaces to accord with the adopted Standard.
- 5.12 An initial objection was raised by the Transportation Development Control Team as the application only provided one parking space at the front of the property. Part of the existing garage has already been converted into a dining room; therefore this cannot count towards off-street parking provision. Revised plans have been received that show an additional parking space at the front of the property, retaining its provision towards the required parking level. Both off-street parking spaces measure 2.4m x 4.8m meeting the minimum size as required in the adopted Standard.
- 5.13 On this basis, the Transportation Development Control Team raise no objection as two parking spaces would be provided, in the event of the approval of the two storey rear extension. However, it is not considered necessary to attach such a condition as only the single storey front extension is considered acceptable and would not materially increase the number of bedrooms in the property.
- 5.14 Other Matters
Additional matters which are not planning issues have been raised by neighbouring residents. The reduction in the value of the neighbouring property No. 3 and other neighbouring properties 'kerb appeal' are not planning considerations as such.
- 5.15 Concern has also been raised that No. 4 would not be able to access the rear elevation of their garage (the proposal will be erected behind the garage and within the curtilage of No. 2) or rear roof face preventing any future maintenance. The garage could still be accessed from the front.

The existing situation is that the owner of the garage would not have free access to the rear of the garage, being located in the garden of No. 2. Access and maintenance to the garage would be a civil matter to be resolved accordingly between the respective owners /occupiers.

6. CONCLUSION

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

6.2 The recommendation to **SPLIT DECISION** 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 **SPLIT DECISION** subject to the attached conditions.

Contact Officer: Katie Warrington
Tel. No. 01454 863436

PART APPROVAL: SINGLE STOREY FRONT EXTENSION

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 single storey front 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.

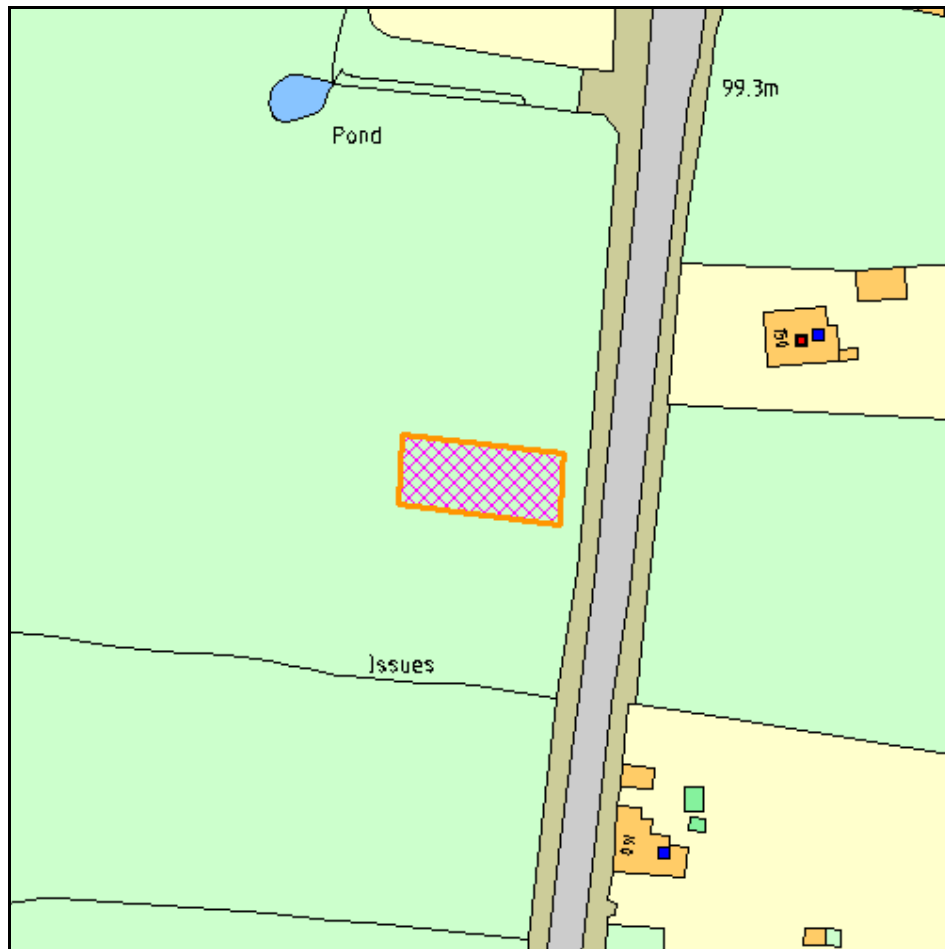
PART REFUSAL: TWO STOREY REAR EXTENSION

1. The proposed development, in respect of the two storey rear extension, would have an overbearing impact on the adjoining neighbouring property No.3. No.3 has planning permission for a first floor extension above an existing garage, which has not yet been implemented. Should the proposed two storey rear extension be implemented, the proposed extension would form a 4 metre long blank wall, resulting in an overbearing impact, oppressive outlook and loss of natural daylight to the rear of the dwelling. Therefore, the proposal would have a prejudicial impact on the living conditions of future occupiers of No.3. The proposal is therefore contrary to saved policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the provisions of the National Planning Policy Framework (2012).

ITEM 3

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.: PK15/1473/F	Applicant: Mr Wayne Ayers
Site: Land Opposite 150 Westerleigh Road Pucklechurch South Gloucestershire BS16 9PY	Date Reg: 23rd April 2015
Proposal: Erection of agricultural store.	Parish: Pucklechurch Parish Council
Map Ref: 370146 177392	Ward: Boyd Valley
Application Category: Minor	Target Date: 15th June 2015



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REASON FOR REPORT TO CIRCULATED SCHEDULE

This application has been referred to the Council's Circulated Schedule procedure following objections from Pucklechurch Parish Council and local residents which are contrary to the recommendation detailed in this report.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of an extension to a previously approved stable block, in order to form an agricultural store.
- 1.2 The previously approved stable block (PK14/1655/F) is currently under construction, and is to provide 5 stables plus a tack room with the condition that only 4 horses could be kept at the site and that the fifth stable would provide space for hay and fodder. The applicant has stated that the agricultural store proposed within this application is now required to store machinery and equipment needed to serve two agricultural fields to the north, which the applicant has recently acquired.
- 1.3 The application site is situated within the open countryside and the Bristol/Bath Green Belt.
- 1.3 Amendments have been received from the applicant to address design issues, and these were received on 20th May 2015. A period of re-consultation was undertaken for 7 days. Further drainage details were supplied on 11th May 2015 to support the application.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013

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

South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies

L1 Landscape
L9 Species Protection
L16 Agricultural Land
T12 Transportation
E9 Agricultural Development
E10 Horse Related Development

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist – Adopted
Development in the Green Belt SPD (Adopted) June 2007

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK14/1655/F Approve with conditions 06/08/2014
Change of use of land from agricultural to land for the keeping of horses and erection of stable block and tack room.
- 3.2 PK14/0012/CLP Approve with conditions 19/02/2014
Application for a certificate of lawfulness for a proposed change of use of land from agricultural to land for the grazing of five horses.
A certificate was issued for the grazing of three horses.

4. **CONSULTATION RESPONSES**

- 4.1 Pucklechurch Parish Council
Objection – Stable block is yet to be completed (photograph supplied) and no justification has been provided about why such a large barn is required.

4.2 Other Consultees

Highway Structures

No comment.

Sustainable Transport

No objection.

Landscape Officer

No objection subject to planting condition.

Lead Local Flood Authority

No objection to revised drainage details, subject to soakaway being 5 metres away from the barn instead of the submitted 3 metres.

Other Representations

4.3 Local Residents

Four objections have been received, including a letter from ward councillor Cllr Steve Reade on behalf of some residents who wished to remain anonymous. Their objections are summarised below:

- No evidence to justify additional storage
- Spare stable can be used for storage
- Previous application conditioned that no other structures for accommodating animals would be erected or stored on the lane
- The size and colour is contradictory to the existing stable which is currently half completed and not occupied
- Size of the barn will compromise openness of the Green Belt
- Larger than a 4 bedroom house
- Conditions from previous application have not been discharged

- A future change of use into a dwelling is suspected as the design would allow for minimal changes. Any future application for a dwelling must be rejected outright
- Space for modest trailer to transport muck has been labelled as a car parking space
- Applicant has tried to avoid full tree survey
- Land is for keeping of horses so agricultural store cannot be erected

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning permission is not required to change the use of part of the land from the keeping of horses back into agricultural land, and the extension to the previous approved stables is ancillary to the use of the land for the keeping of horses. Paragraph 89 of the NPPF regards the construction of new buildings as inappropriate in the Green Belt, with the exception of buildings for agriculture (amongst others) and limited extensions and alterations to buildings. Policy E9 of the Local Plan allows for the construction of agricultural buildings providing several criteria are satisfied. Other policies relating to impact on residential amenity, transportation, pollution and flooding must also be taken into consideration. Therefore, the erection of an extension to form an agricultural storage barn is acceptable in principle, subject to the assessment detailed below.

5.2 Impact on the Green Belt

The position of the extension is to the south-west of the existing stables, which are currently halfway through construction, approximately 3 metres from the hedge which runs along the eastern boundary. No additional hardstanding areas are proposed. Following a significant reduction in the height of the extension received on 20th May 2015, the scale and siting would preserve the openness of the Green Belt. The previous application required only minimal landscaping and planting prior to commencement, however as there are gaps in the hedge boundary, a landscaping condition will also accompany this decision notice in the event of an approval, to thicken the appearance of the boundary hedge and to ensure that a small copse of trees is planted to the south. This will help to reduce views from the highway and the wider area, and accordingly it is considered that the proposal would not conflict with the fundamental aim of the Green Belt policy, which seeks to preserve openness and is acceptable.

5.3 Agricultural Development

Policy E9 states that proposals for the erection of agricultural buildings will be permitted provided that:

a. They are sited on land which is in use for agricultural purposes and there are no existing suitable underused buildings available

Whilst the land itself has recently been changed to be used for the keeping of horses, hence the erection of stables under application reference PK14/1655/F, the applicant has stated that the store is required to serve the agricultural fields to the north (shown within the blue line on the amended site plan) which he has recently acquired. An extension to the already

approved and partially erected stables is deemed preferable to the erection of a new building on the adjacent agricultural pasture land. The approved stables are the minimum size for the four horses, with the fifth stable to be used for storing feed and hay and a tack room, and so it is considered that the stables cannot accommodate the agricultural storage that the applicant has requested. The red line has been drawn around the proposed extension only, for clarity and to avoid changing the use of the whole site back to agricultural.

b. Adequate provision is made for access and manoeuvring of machinery and livestock to avoid the perpetuation, intensification or creation of a traffic hazard

The existing access to the stables will be shared with the proposed agricultural store, and the increase in traffic will be minimal. There is no transportation objection to the proposal.

c. Development would not have unacceptable environmental effects

There are no known environmental issues on the site, and the Lead Local Flood Authority has no objection to the proposals, subject to the soakaway being implemented correctly and at 5 metres from the barn, rather than the 3 metres the agent has suggested in an email on 11th May 2015. Adequate space is available for the larger soakaway and so a condition on the decision notice will ensure the soakaway is implemented prior to the use of the extension.

d. The proposal would not prejudice the amenities of people residing in the area

The site has few neighbours. The closest residential property is no. 150 Westerleigh Road on the opposite side of the highway, and the impact on their residential amenity is not considered to be harmful.

5.4 Other Issues

Design and Visual Amenity

Originally the submitted plans showed the proposed extension to be finished in white render, which would be highly visible across the landscape. Amendments have been sought to use painted brown render as approved for the stable block to address the issue. The extension is to have a hipped roof with a pitched roof feature above the timber doors, and no openings are proposed. Subject to the landscaping condition mentioned in paragraph 5.2, the impact on the character of the area will be minimum.

5.5 *Vegetation*

Objections received have raised concerns regarding the lack of tree survey submitted with the application. The extension is not considered to affect any existing trees and so a tree survey is not necessary.

5.6 *Horse Welfare*

The footprint of the extension is to decrease land available to the four horses permitted on the land from 4.8 acres to approximately 4.2. As the previous application details the horses permitted are not permanently left to graze, as they are to be serviced by the owner with food brought onto and stored on the

site, so the amount of land available for grazing can be slightly more flexible. Guidance provided by the British Horse Society for permanent grazing is 1-1.5 acres per horse, and so even with the extension the site conforms to this standard at approximately 1.15 acres per horse, which prevents the land from being overgrazed or damaged by the horses in the interest of both the landscape and the horses.

5.7 Other issues raised during consultation process

- Some neighbouring occupiers were concerned that an extension was being sought for a building not yet substantially complete. Whilst the roof is yet to be erected atop the stables it is considered reasonable for the applicant to wish to add to the development given the new land acquired
- Objection letters refer to the fact the conditions from the previous application have not been discharged. On discussion with the previous case officer, it has come to light that the necessary conditions appear to have been discharged and this information is now available on the public website.
- Several objection letters received comment on the fact that the previous application conditioned that jumps, fences, gates, structures etc shall not be erected on the land, and that this application was in breach of that condition. The condition related to permitted development rights and does not prevent the applicant from applying to erect jumps, fences, gates, structures etc through the planning system.
- Concerns regarding the future conversion of the stables and the extension into a new dwelling have been received during the consultation process. Such a conversion would require an additional planning application and would be assessed against the adopted Development Plan, and may not be looked upon favourable due to the unsustainable location within the open countryside. Speculation about the potential future use of the building is not relevant to the assessment of this application.

6. CONCLUSION

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

6.2 The 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: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

2. The roof tiles and external facing materials of the extension hereby approved shall match those agreed to discharge condition 2 on application reference number PK14/1655/F. If the same materials are not available, then alternatives should be agreed in writing with the Local Planning Authority prior to commencement of development of the extension hereby approved.

Reason

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

3. Prior to the commencement of development of the extension hereby approved, a scheme of landscaping, which shall include the thickening of the roadside hedgerow and the planting of a native copse in the south east field corner, which is fenced off for protection. Details shall include the size, species and location of the proposed planting. Development shall be carried out in accordance with the agreed details and planting shall take place in the first planting season following the implementation of the development hereby approved.

Reason

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, and saved policies L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The extension hereby approved shall be used as an agricultural store, and shall not be used to store horses, or feed and equipment associated with the keeping of horses, and shall not be used as an additional stable.

Reason

To prevent the keeping of horses in addition to the number which are permitted to be kept in the attached stables, in the interests of the welfare of the horses, to prevent overgrazing and poaching of the land in the interest of the character of the landscape and; to accord with saved policies E10 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006, and policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

5. Notwithstanding the drainage details submitted on 11th May 2015, and prior to the use of the store hereby permitted, a soakaway shall be implemented at least 5 metres away from any structure including the highway.

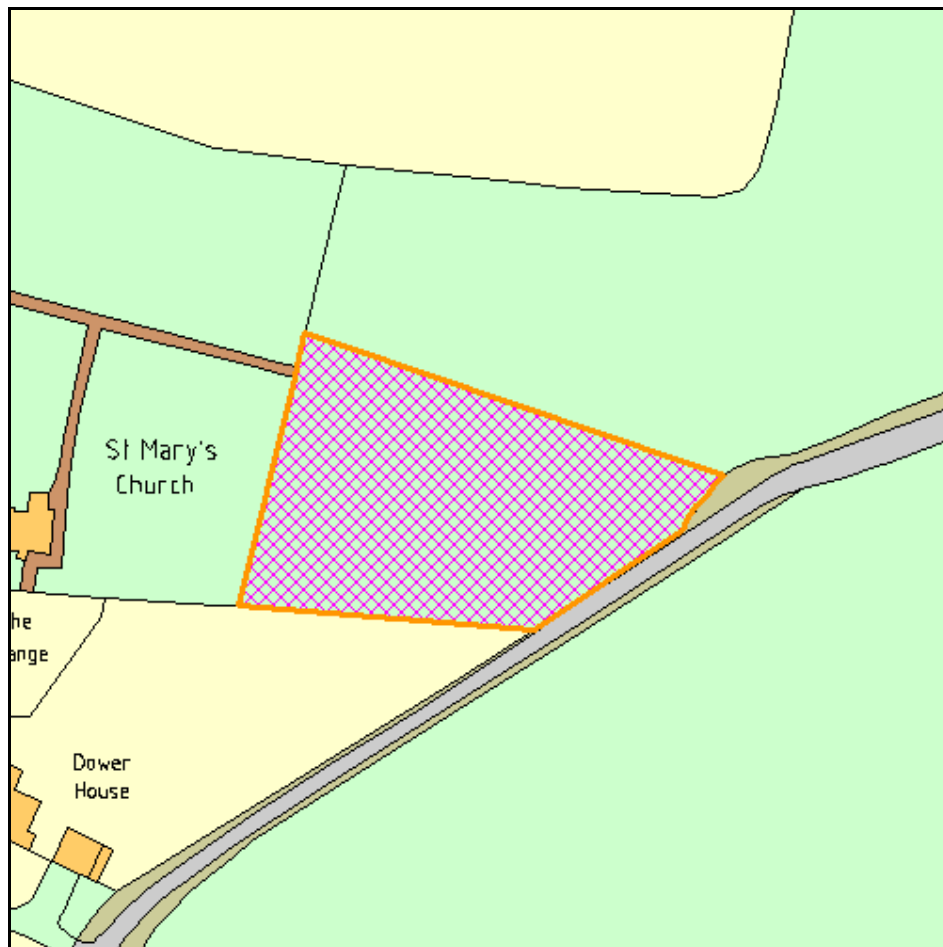
Reason

To ensure adequate drainage is provided and to prevent flooding, in accordance with policy CS9 of the Core Strategy (Adopted) December 2013 and the National Planning Policy Framework 2012.

ITEM 4

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/1580/F	Applicant:	St Marys Church
Site:	Land East Of St Marys Church Church Road Bitton South Gloucestershire BS30 6LJ	Date Reg:	13th May 2015
Proposal:	Construction of a car park, new vehicular access, gate, low level lighting and associated works.	Parish:	Bitton Parish Council
Map Ref:	368189 169333	Ward:	Bitton
Application Category:	Minor	Target Date:	3rd July 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule for determination in accordance with the Council's scheme for delegation as comments of support for the application have been received which are contrary to the recommendation for refusal.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the creation of a car park at St Mary's church in Bitton. The development would also require the formation of a new access onto Church Road and the installation of low-level lighting.
- 1.2 The application site is located outside of the defined settlement boundary of Bitton, as shown on the proposals maps. The site is located within the Bristol and Bath Green Belt and the Bitton Conservation Area. To the west of the application site is St Mary's church which is a grade I listed building. There are a number of other designated heritage assets in the vicinity of the application site. The site falls into 'Avon Valley' landscape character area 16 in the Landscape Character Assessment.
- 1.3 The proposed car park would be formed in the southwest corner of the existing field. The car park would be formed by a 'bodpave' system which is designed to allow grass to grow through the surface therefore reducing the visibility of the surface. To the north of the proposed car park is an avenue of trees through which a public right of way runs. A total of 30 car parking spaces would be provided by the car park. A new access is required to serve the car park. This would be located to the southwest of the existing field entrance; a tree subject to a Tree Preservation Order is located adjacent to the existing entrance. Various other protected trees are located in the vicinity of the site. The proposed new access would be tarmacked at its junction with the highway which would lead onto a gravelled surface before ending at the bodpaved parking area. At this location there is a difference in levels between the field itself and the highway. A hedge will be planted between the proposed access and the corner of the site where it meets the wall of the Dower House. A footpath would be created between the car park and the church along the western boundary of the site. Lighting is proposed. Details have not been provided; the applicant has indicated that this should be covered through an appropriate condition.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
 - Promoting Sustainable Transport
 - Requiring Good Design
 - Protecting Green Belt Land
 - Conserving and Enhancing the Historic Environment
- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS23 Community Infrastructure and Cultural Activity
CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L1 Landscape
L9 Species Protection
L12 Conservation Areas
L13 Listed Buildings
L16 Protecting the Best Agricultural Land
EP2 Flood Risk and Development
T8 Parking Standards
T12 Transportation
LC9 Protection of Open Space and Playing Fields
LC12 Recreational Routes

2.3 Supplementary Planning Guidance

- i. Development in the Green Belt SPD (Adopted) June 2007
- ii. Design Checklist SPD (Adopted) August 2007
- iii. Local List SPD (Adopted) March 2008
- iv. Revised Landscape Character Assessment SPD (Adopted) November 2014

3. RELEVANT PLANNING HISTORY

- 3.1 K7252 Withdrawn 11/09/1992
Provision of car park and ancillary planting. Alteration to existing access

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
No objection
- 4.2 Local Councillor – Erica Williams
Supports the application in principle
- 4.3 Conservation Officer
Objection: Development would result in substantial harm to the setting of a grade I listed building. Submitted case does not demonstrate that the development would deliver substantial public benefit.
- 4.4 Highway Structures
No comment
- 4.5 Landscape Officer

Objection: Site is located in an unspoilt and highly sensitive location. New access and parked cars would be harmful to the landscape character and setting

4.6 Lead Local Flood Authority

No objection

4.7 Public Rights of Way

None received

4.8 Sustainable Transport

Development would result in an increase in traffic movements on a narrow lane. Passing places on highway land are required. Gradient details should be submitted. The number of proposed spaces exceed the parking standards.

4.9 Tree Officer

No objection

Other Representations

4.10 Local Residents

12 comments of support have been received which raise the following:

- Would alleviate parking issues
- discourage anti-social behaviour
- improve safety
- lead to improvements to listed building
- support Church and groups which use the facilities
- wider community benefit
- would not have an adverse impact on the area

2 general comments have been received which raise the following:

- anti-social behavior
- concern over lighting
- control over use of car park
- existing access should be used

1 comment of objection has been received which raises the following:

- additional light pollution
- adverse impact on character of the area

5. ANALYSIS OF PROPOSAL

5.1 Planning permission is sought for the construction of a car park to serve St Mary's church in Bitton. The site is in the open countryside, in the green belt, and adjacent to a grade I listed building.

5.2 Principle of Development

Policy CS23 of the Core Strategy seeks to encourage participation in cultural activity. The purpose of the proposed car park is to assist the Church in increasing activity and revenue. This should be considered a cultural activity.

- 5.3 However, there are a significant number of constraints to development on this site. These include the site's location in the green belt, the proximity to heritage assets, landscape character, and transportation.

Green Belt

- 5.4 The site lies within the Bristol and Bath Green Belt. Bitton village is not within the green belt; the green belt boundary follows the settlement boundary and runs along the churchyard boundary to the west of the site. The government attaches great importance to green belts and land within the green belt should be kept permanently open in nature.

- 5.5 Development in the green belt is strictly controlled and inappropriate development in the green belt is harmful by definition. Guidance in the NPPF sets exception categories for development that does not comprise inappropriate development in the green belt.

- 5.6 On the face of it this proposal would constitute a change of use of the land from an agricultural use to an ancillary car park to the church; this would include some operational development such as the surfacing, gates and lighting. It is not considered that the nature of this development is included in the exceptions set out in either paragraph 89 or 90 of the NPPF, and would therefore be inappropriate. Paragraph 90 of the NPPF does state that engineering operations may not be inappropriate development provided they preserve the openness of the green belt and do not conflict with the purposes of the green belt. It is considered that it would be a strained interpretation of the term "engineering operation" to include this proposal – but nevertheless this is considered below. The purposes of the green belt are listed in paragraph 80 and are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 5.7 If one were to accept the proposal as an engineering operation (and possibly appropriate) it is also necessary to assess the impact of the proposal on openness to assess if the proposal would conflict with the purposes of the green belt.

Openness and Purpose of the Green Belt

- 5.8 It is the applicant's opinion that the proposal would preserve openness as the development does not involve the erection of built structures. Officers consider this to be a narrow interpretation of openness. Whilst it is acknowledged that the use of a bodpave system would help to reduce the visibility of the proposal, the use of the car park has not been fully considered by the applicant. Indeed the very purpose of the development is to facilitate the parking of vehicles so it

is not appropriate to assume the car park would be empty when assessing impact on openness.

- 5.9 The presence of parked cars alone would have a significant impact on openness. It is not clear from the submission the extent that the car park would be used as no business case has been referenced to allude to how the Church propose to increase revenue. However, as the proposed car park is part of a wider objective to improve the viability of the Church, it should not be considered that the use would be restricted to Sunday services and religious events. The introduction of a parking area, however surfaced, would materially increase the use of the site to the detriment of the sense of openness.
- 5.10 It is not considered by officers that the proposal would preserve the openness of the green belt. Therefore, the proposal represents inappropriate development in the green belt. Notwithstanding this, in the interests of thorough analysis it is pertinent to assess whether the proposal accords with the purposes of the green belt.
- 5.11 Part of the purpose of the green belt is to protect the countryside from encroachment, restrict built-up areas, and protect heritage assets. The proposed car park is located outside of the defined settlement in a rural and unspoilt location directly adjacent to a heritage asset. Car parks, by their very nature, have an urbanising effect. The introduction of a car park in this location would result in the encroachment and urbanisation of the countryside. It is therefore considered that the proposal does not accord with the purposes of the green belt. As a result, even if it had been considered that the proposal preserved openness it would still represent an inappropriate and harmful form of development in the green belt.

Very Special Circumstances

- 5.12 Inappropriate development in the green belt should not be approved except in very special circumstances. When considering applications which present very special circumstances, the Local Planning Authority should give substantial weight to the harm to the green belt. Paragraph 88 of the NPPF directs that in order for very special circumstances to be found the harm to the green belt and any other harm (officer's emphasis) must be clearly outweighed by other considerations.
- 5.13 The applicant has submitted a case for very special circumstances. This can be summarised as:
- lack of harm to openness and the purposes of the green belt;
 - need for car park to address parking issues in the locality; and
 - need for car park to facilitate increased revenue generation.
- 5.14 In considering whether or not the proposal comprised inappropriate development in the green belt, officers have already concluded that the proposal would be harmful to openness and does not accord with the purposes of the green belt. Notwithstanding this, it is not considered that the fact that something preserves openness and the purposes of the green belt amounts to being *very special* – it just means that it has a reduced level of harm.

- 5.15 There are a number of ways that local parking issues can be addressed without requiring the construction of a car park. For example, waiting restrictions can be applied to the public highway by the highway authority. Other examples of restrictions may include residents parking schemes when the authority considers that commuter parking is an issue. In addition, it is considered that car parks in a more central position may be a more effective solution to solving local parking issues.
- 5.16 It has not been successfully demonstrated that a car park in this location is the only solution to resolving local parking issues or peaks in parking demand. Unless it can be demonstrated that other solutions are either unviable or ineffective in addressing parking issues, little weight should be given to the provision of a car park as a solution.
- 5.17 The final part of the applicant's case for very special circumstances is that the car park is necessary as part of the Church's objectives to increase revenue. No evidence has been submitted that a sound and robust business case backs up the need for a car park or that a car park would facilitate and contribute towards increased revenue generation.
- 5.18 Overall, the applicant's case for very special circumstances is considered by officers to be weak. The submitted case is not satisfactory in demonstrating that the presumption against inappropriate development in the green belt should be overridden. The considerations put forward by the applicant do not outweigh this presumption and officers do not find that a sound case for very special circumstances has been presented.

Other Harm

- 5.19 Following on from above, a case for very special circumstances can only be found to be sound where the merits of the proposal outweigh the harm to the green belt by definition and any other harm. Significant 'other harm' has been identified in relation to the development proposed; this will be set out below. The following subsections, whilst relevant to a case for very special circumstances, are 'principles of development' in their own right. Each theme should therefore be read in connection with the overall principle of development whilst noting that the harm identified would equally apply to green belt considerations.

Setting of a Listed Building and Conservation Area

- 5.20 St Mary's church is a grade I listed building. Grade I listed buildings are of 'exceptional interest'. Out of the (approximately) 375,600 listed buildings in the country, just 2.5% of these are grade I listed. Paragraph 132 of the NPPF requires Local Planning Authorities, when considering the impact on the significance of a heritage asset, to give great weight to the conservation of a heritage asset. This paragraph goes on to state 'significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.' Harm to a heritage asset must have a clear and convincing justification. Substantial harm to a grade I listed asset should be wholly exceptional (officer's emphasis).

5.21 The church and the churchyard are located within a very tranquil, rural part of the Bitton Conservation Area. This part of the conservation area is of exceptionally high quality and the informality of Church Lane and Church Road contribute significantly to the character of the conservation area. The church is an important focal point and landmark of this part of the conservation area and it is set amongst some of the earliest buildings in the village. The Grange (12th century), the Old Rectory (16th century) and the Church Farmhouse (12th/13th century) are all extremely important heritage assets that individually and collectively make a significant contribution to the historic character and appearance of the conservation area.

5.22 The area to the east of the church (where the car park is proposed) is distinctively rural and forms the open countryside setting to the conservation area and church. There is no evidence on historic maps of the site that this area has ever been developed bar some small lean-to structures in the southwest corner of the field. The open, informal, rural qualities of this and other fields on the eastern side of the conservation area make a significant contribution to its character, appearance and setting. They also make an important contribution to the setting of the listed buildings (including the church) that form the extremely sensitive and important medieval core of the village.

Harm to Setting

5.23 Having identified the attributes which contribute to the setting and significance of the listed building, it is necessary to assess if and how the proposal would be harmful to significance.

5.24 The applicant suggests that weight should be attached to the limited visibility of the proposed car park. A bodpave system is proposed which allows grass to grow through the surface to reduce the visual impact of the development. It is also suggested that the location proposed is the most suitable as it is the most discreet area of the site. The applicant goes on to suggest that as a result of these factors, the proposal has minimal impact on the setting of the listed building and therefore, if permitted, the development would have a less than substantial harm.

5.25 On this matter there is significant disagreement between the applicant and officers. Officers are strongly of the opinion that the introduction of a car park, irrespective of the manner in which the surfacing is achieved, will introduce a form of development on a permanent basis that will have a considerable, adverse impact on the character and appearance of this part of the conservation area and on the setting of the listed buildings.

5.26 In light of this, officers conclude that if permitted the proposed car park would result in substantial harm to the setting of the various nearby listed buildings, in particular the church, and the conservation area. Paragraph 132 of the NPPF states that substantial harm to a grade I listed building should only be permitted in wholly exceptional circumstances.

Exceptional Circumstances

- 5.27 Where substantial harm would occur, the NPPF states that Local Planning Authorities should refuse planning permission. This is unless applicants can demonstrate that the substantial harm is necessary to achieve substantial public benefits which outweigh the harm.
- 5.28 The applicant has submitted a set of circumstances they consider to be exceptional and which would provide substantial public benefit to outweigh the substantial harm. These circumstances are:
- alleviation of on-street parking issues;
 - improvement to parking provision for congregation and other users of the church;
 - facilitation of revenue generating events to secure future of heritage asset; and
 - enable Church to maintain and increase its role in the community.
- 5.29 As with the case for very special circumstances in relation to the green belt, there are other means available for managing on-street parking issues. Such measures would not result in substantial harm to the setting and significance of listed buildings. The improvement to parking provision for users to the church is not considered to have a substantial public benefit. Any benefit would be limited to those who reside locally and to those who use the church. No business case has been cited which demonstrates that a car park would facilitate and contribute towards increased revenue generation for the Church. Without such information weight cannot be given to the potential of the car park to secure the long-term conservation of the heritage asset. It is not considered that a car park would play a substantial role in aiding the Church improve its function within the community.
- 5.30 The circumstances put forward by the applicant are not considered to be exceptional. The circumstances do not outweigh the substantial harm that would be caused to the setting of an important buildings of exceptional interest.

Landscape Impact

- 5.31 The village of Bitton falls into two landscape character areas. To the north of the village is the Golden Valley and to the south the Avon Valley. The application site sits on the south side of the village and falls into the Avon Valley landscape character area.
- 5.32 There are no major settlements within this character area aside from part of the village of Bitton. The Avon Valley has a largely simple rural character with a mix of floodplain, enclosed wooded valleys, and open hillsides. The tower of St Mary's church is a prominent feature and is visible from many parts of the valley.
- 5.33 At present, the site is currently a pastoral field, there is a public footpath through the middle of the field with trees planted either side. This forms a

charming informal avenue. There is a belt of native planting to the north and a native hedgerow along the southern boundary. Access to the site is through a five bar field gate or a metal pedestrian gate and stile. The footpath extends across the churchyard to Church Lane. St Mary's church is a prominent backdrop in views from the footpath and in glimpsed views through the hedge along Church Road, including through the existing entrance way. The site is visible in views from within the churchyard, which has a slightly higher ground level.

- 5.34 The design of the car park seeks to reduce the impact on the landscape character through the use of a bodpave system. Further screening of the car park is proposed through tree and hedge planting. A new access from Church Road is proposed. At the edge of the existing access is a protected tree. The new access would result in a lower level of works which may be detrimental to the protected tree. In order to achieve adequate visibility the existing boundary hedge along the road, between the access and the Dower House will be removed. Tarmac will be used to surface the gate entrance. This would lead to a gravelled drive which would provide access to the bodpaved car park.
- 5.35 This part of Church Road currently has an unspoilt rural character. The proposed entrance would have an urbanising effect, as would any necessary works in the highway to provide passing places. A wide entrance such as that proposed would open up views into the site; these views are likely to be of parked cars resulting in a further urbanising effect.
- 5.36 As no business case has been submitted, it is unclear how often the car park would be in use. However, grass paving systems are not designed for high intensity use. Should the car park be used in excess of what the surface material is design to accommodate, it is likely that the surface would become uneven, puddled, and the grass worn. This would not result in the car park blending into the rest of the field and pasture land. If the surface does not meet the applicant's expectations of performance, it is likely that it would lead to pressure to lay a more hardwearing surface such as self-binding gravel or tarmac. This would add significantly to the already detrimental impact of the proposal on the landscape.
- 5.37 Whilst some landscape mitigation measures are proposed, such as tree planting, these are not considered to be sufficient to overcome the harmful visual impact of the car park. Policy L1 states 'in order that the character, distinctiveness, quality and amenity of the landscape of South Gloucestershire are conserved and enhanced, new development will be permitted only where those attributes of the landscape which make a significant contribution to the character of the landscape are conserved and where possible enhanced'. The proposed development would not conserve the special character and distinctiveness of the site and is therefore unacceptable in terms of the landscape impact.

Design

- 5.38 All development in the district must achieve 'the highest possible standards of design and site planning' in order to meet the Council's design standard.

Development must be informed by, respect and enhance the character, distinctiveness and amenity of the site and its context.

- 5.39 It is already well established in this report that the application site has an unspoilt rural character. Furthermore the character of the site is heavily influenced by the heritage assets nearby. Therefore, the design of any new development must take this into account.
- 5.40 To provide access to the site, a new, wide, entrance is proposed. This entrance will be set back from the carriageway edge and be surfaced with tarmac. From which a gravelled access track will run to the proposed grassed bodpave parking area. The width, set back and materials of the proposed access are not considered to respect or enhance the rural and unspoilt character of the site. An engineered access leading to a gravelled track which in turn leads to a grassed parking area would look out of place in the pastoral landscape. It is not considered that the design of the access and track would be sympathetic to the site's context. Instead it is considered to result in an alien and incongruous feature in an area otherwise rural in character. The design would have a significant urbanising effect to the detriment of visual amenity. This includes the proposed lighting although a full and proper assessment of its impacts could not been made as insufficient details have been submitted.
- 5.41 Officers therefore consider that the design of the proposed development fails to reach 'the highest possible standards' in terms of the design or the impact of the development on the visual amenity of the locality.

Loss of agricultural land

Policy CS9 of the Core Strategy indicates that the loss of the best and most versatile agricultural land should be avoided. A similar objective is set out in saved policy L16 and the PPG. However, comparatively speaking this proposal is of such a relatively small scale it could not reasonably be argued that it would make a material difference to local availability of agricultural land. It is not considered that this can be given weight against the proposal.

Anti-social behaviour

It is noted that some of the letters of support refer to anti-social behaviour. However, aside from perhaps alleviating some inconsiderate parking there is no evidence to suggest a causal link between this proposal and a reduction in anti-social behaviour. Other mechanisms exist to address this, and as such this is given minimal weight in this assessment.

Summary of the Principle of Development

- 5.42 The proposed development is unacceptable. There are in principle objections to the proposed development with regard to green belt, heritage, landscape and design, as established above. It is not accepted that the concerns regarding current parking issues are so severe that it would warrant such a

harmfully disproportionate response contained in this proposal. It is therefore recommended that this planning application is refused.

5.43 Transport and Parking

Development must ensure the safety of all users of the public highway and provide adequate access. As a result of the proposal there would be an increase in traffic along Church Road from the village to the site entrance. This increases the likelihood of conflicts between different users travelling in opposite directions at the same time.

5.44 Church Road is narrow and does not provide many opportunities for vehicles to pass one another or for other road users to safely give way to vehicular traffic. Whilst there is no in principle objection to the proposal on the basis of highway safety, it is considered necessary that the impacts of additional traffic movements along this stretch of Church Road are adequately mitigated. In order to allow users of the highway to safely pass one another without long and undesirable reversing, a minimum of two passing places should be provided within the existing highway.

5.45 Without details of where these passing places will be located or an agreement to secure their provision, there is insufficient information to enable officers to make a full assessment as to whether the transportation impacts of the proposal can be satisfactorily mitigated. This is particularly the case as the location of any passing places is importance given the sensitivity of the landscape in this location.

5.46 Furthermore, additional information is required regarding the gradient of the access. This is in order to ensure adequate visibility and highway safety. Therefore, whilst in principle the proposal could be supported by the local highway network, the application should be refused until the above details can be agreed. It is considered that permitting the development prior to these details being satisfactorily agreed may have a severe impact on the safety on the highway.

5.47 Trees

A number of trees subject to Tree Preservation Orders are situated on or in close proximity to the proposal. Limited works are proposed that would directly affect the trees. Therefore, it is considered that the impact on the proposal on the protected trees could adequately be managed through the use of appropriate planning conditions.

5.48 Public Right of Way

A Public Right of Way runs to the north of the proposed car park. The development will not directly affect the public footpath. It is not considered necessary, in the event of an approval, to attach any conditions in relation to the footpath. However, information regarding the limitations and constraints of the footpath should be provided to the applicant in the form of an informative note.

Ecology

It is considered that any concerns regarding ecology could be adequately mitigated by planning condition in the event of an approval.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that planning permission be REFUSED for the reasons listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

REFUSAL REASONS

1. The application site is situated within the Bristol and Bath Green Belt. The proposed development is an inappropriate form of development within the green belt as it fails to preserve the openness of and conflicts with the purposes of the green belt. The submitted case for very special circumstances does not outweigh the harm to the green belt, by virtue of inappropriateness and the cumulative other harms of the proposal, or demonstrate that the normal presumption against development in the green belt should be overridden. The proposed development is therefore contrary to Policy CS4A, CS5, and CS34 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework.
2. The proposed development would result in substantial harm to a number of designated heritage assets. It has not been demonstrated that the identified substantial harm would be outweighed by substantial public benefit and the submitted justification is not considered to be wholly exceptional. The proposed development fails to preserve the setting of a number of listed buildings and to preserve or enhance the character or appearance of the Bitton Conservation Area. The proposed development is therefore contrary to Policy CS1, CS4A, CS9 and CS34 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L12 and

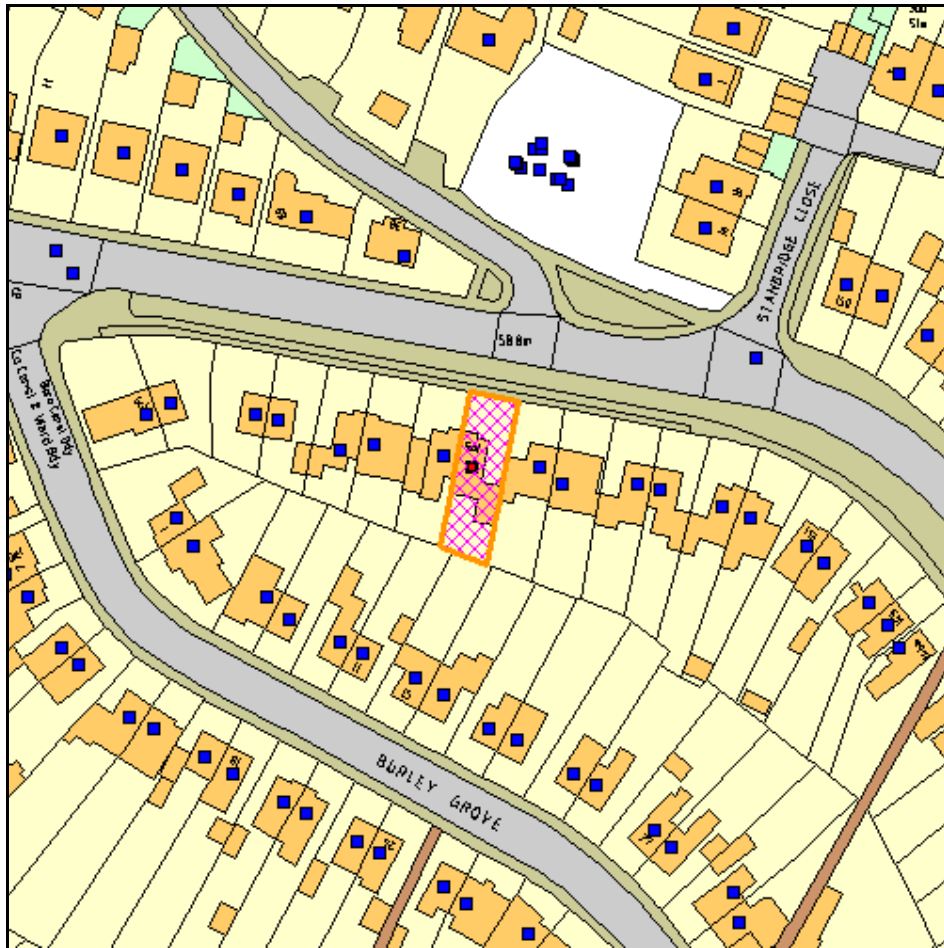
L13 of the South Gloucestershire Local Plan (Adopted) January 2006 and the provisions of the National Planning Policy Framework.

3. The proposed development would have a significant impact on a sensitive unspoilt and rural landscape by virtue of its urbanising impact. The development does not conserve or enhance the special character and distinctiveness of the site. The proposed development is therefore contrary to Policy CS1, CS4A, CS9 and CS34 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), the Revised Landscape Character Assessment SPD (Adopted) November 2014, and the provisions of the National Planning Policy Framework.
4. The proposed development would result in the urbanisation of the site to the detriment of the visual amenity of the locality. The proposed access and track would be alien and incongruous features in an otherwise unspoilt and rural setting. The design of the proposal has not been informed by the site's context and the resulting development would not respect or enhance the site's character and distinctiveness. Therefore, the proposed development fails to achieve the highest possible standards of design and site planning and is contrary to Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, the South Gloucestershire Design Checklist SPD (Adopted) August 2007 and the provisions of the National Planning Policy Framework.
5. As a result of the proposal, two-way traffic along a narrow stretch of road where there is insufficient width for two vehicles to safely pass each other would increase. The application has failed to demonstrate that adequate mitigation measures could be secured to overcome the impact of the proposal on highway safety. Insufficient details have also been submitted as to the gradient of the proposed access and the impact this has on visibility at its junction with the public highway. In the absence of sufficient information with regard to the above the Local Planning Authority is not satisfied that the development would not have a severe harmful impact. The proposed development is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the provisions of the National Planning Policy Framework.

ITEM 5

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/1605/F	Applicant:	Mr Lee Rogers
Site:	165 Northcote Road Downend Bristol South Gloucestershire BS16 6AT	Date Reg:	30th April 2015
Proposal:	Alterations to an existing garage and the erection of a two storey side and rear extension and a single storey rear extension to provide and integral garage and additional living accommodation.	Parish:	None
Map Ref:	365779 176658	Ward:	Rodway
Application Category:	Householder	Target Date:	23rd June 2015



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100023410, 2008. N.T.S. PK15/1605/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for alterations to an existing garage and the erection of a two storey side and rear extension and a single storey rear extension to provide an integral garage and additional living accommodation.
- 1.2 The application site relates to a two-storey semi-detached hipped dwelling house situated within the established settlement boundary of Downend. The application site benefits from a single storey side extension, set back from the main front building line, serving as a garage and this structure extends some distance into the rear garden. The site slopes down from the main road and is separated from it by a grass verge.
- 1.3 The proposed two storey side extension would be to the east side of the dwelling and would run the approximate length of the dwelling and extend a little out into the garden. A single storey extension would extend across the entire width of the rear elevation.

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

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 No history for the application site

4. CONSULTATION RESPONSES

4.1 Parish/Town Council
The area is unparished

4.2 Other Consultees

Sustainable Transport

Requested additional details regarding parking on site.

Following confirmation that the required amount of parking can be achieved on site, there are no highway objections.

Highway Drainage

No objection subject to an informative relating to the proximity of a public sewer to be attached to the decision notice.

Other Representations

4.3 Local Residents

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

- Party Wall Act to be enforced
- Applicant to confirm in writing there will be no future objection to our extension form current and future purchasers
- Plans have omitted to show the guttering belonging to and the relation of neighbouring property
- Is the intention to demolish or rebuild the existing single storey rear extension?
- Working hours to be limited to 8-5 during the week and 9-12 on Saturdays and dust noise and delivery to be controlled and not disruptive
- Neighbours to be supplied with a build programme and kept informed of any amendments
- A full photographic survey of the existing buildings to be undertaken prior to any construction work.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all other material considerations. Of particular importance is the overall design and impact on the character of the area (CS1, CS5); the impact on the residential amenity of neighbouring dwellings (H4); the impact on highway safety and parking (T12, CS8, SPD: Residential Parking Standards).

Given that the scheme would be within the residential curtilage of the property in an established settlement boundary, it is considered that the proposal accords with the principle of development and this is discussed in more detail below.

5.2 Design and Visual Amenity

The application site is a two-storey semi-detached post war property which sits within a row of similar dwellings. A number of these already benefit from various extensions including two-storey side and rear structures. For the sake of clarity it is useful to consider each proposed element separately:

Two-storey side/rear extension

5.3 The application site benefits from a side extension which projects from the original rear building line into the rear garden by approximately 7 metres but is currently stepped back from the front building line also by approximately 7 metres. Under this proposal the side extension would be stepped back from the front building line by about 0.5 metres and the roof line of this two-storey part would also be stepped down from the main roof line by approximately 0.4 metres. This is considered to follow good design principles whereby any extension can be easily read as being a new addition to the original. This two-storey element would extend virtually the full length of the side of the dwelling and by an additional 2.6 metres past the rear building line. Openings would be in the north and south elevations only. Although it is recognised that this would be a large addition to the property, a very similar two-storey side extension can be seen two doors up from the application site. Each site must be considered under its own merits but the similarities in the two sites weigh in favour of this scheme.

5.4 The structure would have a hipped roof to both match that of the existing dwelling and to acknowledge the character of houses in the immediate area. Materials would be to match the existing property. In terms of its bulk, scale, design and massing the proposed two-storey structure is considered acceptable to the host property and area in general.

Single storey rear structures

5.5 As mentioned above the property already benefits from a single storey structure that extends out into the rear garden as the existing garage. As part of this proposal the footprint of the structure would be incorporated into the habitable accommodation of the dwelling. It would have a length of approximately 5.4 metres thereby not extending out any further into the garden than at present and its width would remain the same at 3.5 metres. It currently has a mono-pitch roof of between 3.2 and 4.2 metres when viewed from the garden. The proposed structure would have a dual pitched roof again with a height of between 3.2 at eaves and 4.2 ridge when measured from the garden. Openings would be in the south and west elevations only. Neighbours have queried whether the existing structure would be demolished. The agent has confirmed that the roof would be removed and altered from a mono-pitch to a dual pitch, some new openings would need to be inserted to the south and west elevations, some internal walls would be demolished but for the most part the structure would remain as is with the benefit of insulated internal stud walling to bring it up to habitable standard. In terms of its design, scale and massing the proposal is considered to be acceptable.

5.6 The proposed single storey rear extension would replace an existing smaller rear extension. It would extend out from the main building line of the property

and extend across the entire width of the dwelling until it meets the two storey and single storey extensions. The structure would measure approximately 2.9 metres deep. Closest to the house it would have an overall height of 3.3 metres. Openings would be facing the garden only. Again this would be an acceptable sized addition to the house.

5.7 Residential Amenity

The application site and its closest neighbour to the east are separated by the driveway of the application site and the single storey garage of No. 163. This neighbouring property has a first floor window in this opposing elevation serving, it is assumed a bathroom, as the glazing is of obscure glass. The proposed side extension would have no openings opposite this neighbour and in this respect the proposal would not impact them in terms of inter-visibility or privacy. Similarly given its orientation the proposed extension would not adversely affect this property in terms of over shadowing or being overbearing.

5.8 With regard to the single storey rear extensions, the existing extension would occupy the same footprint, achieve the same eaves and overall height and have no openings in the elevation closest to neighbours at No. 163. It is therefore considered there would be no impact over and above the existing situation. Similarly, openings would be located in the west elevation, replacing existing openings here. In this respect there would be little change to the current situation. The other proposed single storey structure across the width of the rear would extend out only by 2.9 metres and with openings now proposed to face the garden only this would be an improvement on the existing situation and therefore is considered not to adversely affect neighbours to the west at No. 167.

5.9 Sufficient amenity space would remain to serve the host property and given this and the above assessment the proposal is considered to accord with policy and to be acceptable.

5.10 Sustainable Transport

As part of the proposal an integrated garage is proposed. Given the existing situation and the width of the driveways, the proposed integrated garage at 5.2 metres would not comply with adopted standards which require a single garage to have internal measurements of 6 metres by 3 metres. However, additional details received by the Council indicate that two off street parking spaces of 2.4 metres by 4.8 metres can be achieved to the front of the dwelling and this is considered to meet the required standards and be acceptable.

5.11 Other matters

Neighbours have stated the submitted plans do not show the guttering on their existing garage. Officers have contacted the agent who confirms his understanding that any development over land belonging to another would be unacceptable. Plans further demonstrate this appreciation as they state that the precise boundary is to be agreed with the adjoining owner. As a civil matter this would need to be sorted out between the relevant parties. Similarly, this neighbour has requested the Party Wall Act be invoked and again being a civil matter would need to be discussed between the respective parties rather than within this planning assessment.

- 5.12 In a similar vein these same neighbours have requested a full photographic survey prior to commencement of works and to be provided with a schedule of works. Once again, and particularly for development of this scale, this would be a matter to be dealt with by the individual parties and does not fall under the remit of a planning report.
- 5.13 The neighbours have requested the applicant sign a declaration to agree not to object to any planning proposals made by these neighbours or any future owners of their property. Again this is not a planning matter. However, it must be noted that planning applications are assessed by Planning Officers and regardless of whether or not neighbours object to proposals a scheme can still be found to be unacceptable. Each case is assessed on its own merits and comments made by neighbours form only part of the overall appraisal.
- 5.14 Finally neighbours have put forward suggested working hours for the application site. In this case Officers do not regard that there exist any out of the ordinary circumstances sufficient to justify special treatment and have therefore consider it appropriate that the usual hours of operations condition be attached to the decision notice.

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 conditions attached to the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. 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.

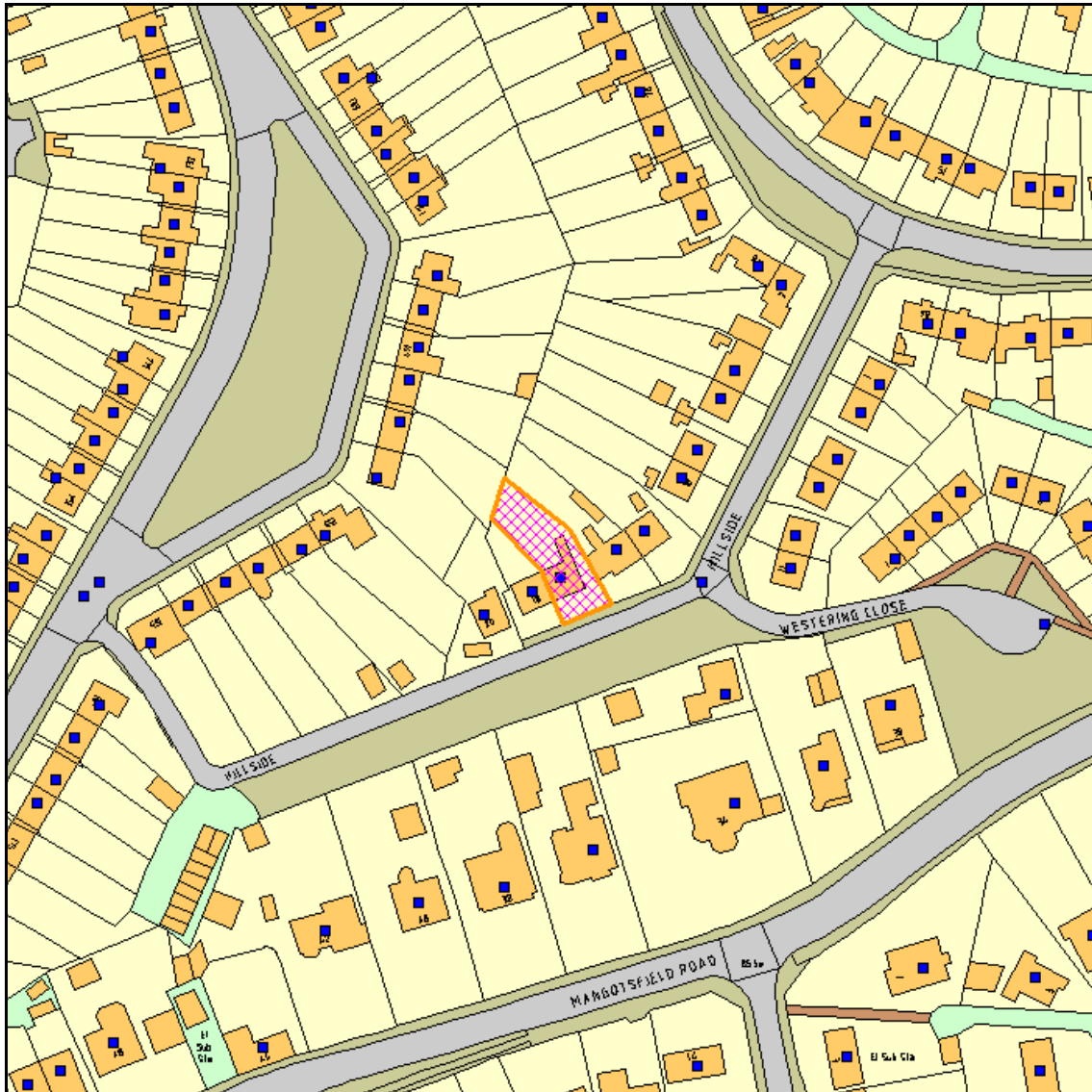
Reason

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

ITEM 6

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/1751/F	Applicant:	Mr B Davis
Site:	16 Hillside Mangotsfield Bristol South Gloucestershire BS16 9JY	Date Reg:	
Proposal:	Construction of raised platform area and associated works (Partially retrospective)	Parish:	None
Map Ref:	366035 176063	Ward:	Rodway
Application Category:	Minor	Target Date:	30th June 2015



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PK15/1751/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule in line with the scheme of delegation as comments of objection have been received. These are partly contrary to the Officer's recommendation that a Split Decision be issued.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the construction of raised platform areas at the rear and front of no.16 Hillside, Mangotsfield. This property is in the process of being converted into two separate units of residential accommodation, as permitted by PK14/2238/F.
- 1.2 In carrying out the conversion of the property, the applicant has chosen not to dispose of the waste from the site. Instead, this has been kept on site and raised areas formed as a result. The impact of these raised areas is affected by the gradient of the site; the site slopes fairly steeply down from the road to the rear.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)
L1 Landscape
T12 Transportation
H4 Development with Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
 - (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK14/2238/F Approve with Conditions 01/10/2014
Conversion of single dwelling to form 2 no. separate dwellings, erection of single-storey rear extension, new access and associated works.

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

Reasons –

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

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

- 3.4 PK13/4637/F Refused 06/02/2014
Conversion of existing dwelling to form 2 no. dwellings and erection of single-storey rear extension with raised rear decking, access and associated works.

Reasons –

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

4. **CONSULTATION RESPONSES**

4.1 Parish/Town Council
This area is unparished

4.2 Highway Structures
No comment

4.3 Lead Local Flood Authority
No comment

4.4 Transportation
No objection: Vehicular access and parking previously approved are unaffected by this planning application

Other Representations

4.5 Local Residents
Three comments of objection have been received which raise the following points –

- Amended parking spaces are too small resulting in an obstruction of the pavement
- Application is retrospective in nature
- Conditions on the planning permission have been broken
- Developer states pre-application advice has been sought which is a twist of the truth
- Development has been undertaken outside of the controlled hours
- Development is greedy
- Family home has been destroyed
- French windows on the original plans have not been installed
- Impact on privacy has previously been upheld at appeal
- Lack of consistency in the Council's planning department
- Little faith that the Council will ensure that the work is done properly
- Owner does not, nor ever has, lived at the property
- Raised area is akin to the previously refused decked area
- Raised area is on top of a previous increase in ground levels
- Raised areas are only required to dispose of rubble
- Raised areas will impact on privacy
- Raising drive will be out-of-character with the streetscene
- Raising ground levels to the rear contradicts the original planning permission
- Rear extension is not at the correct height, it has been raised by 7 breeze blocks
- Sleepers may not be sufficient to hold the rubble
- Slope in garden is too much to accommodate the proposal
- The Council appears incompetent, unfocused and easily manipulated
- The Council does not have the integrity to implement its own planning controls
- Walkway between parking area and house is a waste of space

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for a raised area to the front and rear of the property. The raised area to the front would provide parking for the development.
- 5.2 Principle of Development
Planning permission PK14/2238/F has been implemented. This application cannot therefore readdress the previous planning permission and the proposal should be considered on its own merits.
- 5.3 In determining this planning application, the principle of development is established by policy H4. This policy allows for extensions and alterations to existing dwellings subject to an assessment of design, amenity and transport. Design considerations are assessed against the requirements of policy CS1. The assessment of the transport impacts should be made against policies CS8, T12 and the Residential Parking Standard SPD.
- 5.4 In order to assess this proposal, the front and rear raised areas will be assessed separately.
- 5.5 Rear Raised Area – Steps
To the rear of the building, the ground levels fall away. This has created a situation where there is limited usable space in the parts of the garden that are considered to provide the highest levels of residential amenity, i.e. those closest to the rear of the dwellings. Under the previous applications, a decked area immediately to the rear of the houses was refused. This decked area would have been sufficiently sized to allow occupiers to sit out on. It is now proposed to address the change in ground levels through a short flight of three steps down from the rear of Unit 2 to a grassed area. The proposed raised area immediately outside the back door at the top of these steps is not large enough to allow occupiers to functionally use. The angle of the relationship and the distance from the fence line is considered to provide some mitigation to a loss of privacy experienced by the adjacent dwelling. Persons standing at the top of this flight of steps are unlikely to be afforded a direct view of the adjacent dwelling. Some sideways visibility between the top of the steps and the adjacent garden would exist. This is not considered to be materially more harmful than the view from the rear windows of Unit 2 and therefore is not considered to be prejudicial to the amenities of nearby occupiers. The area to the rear of Unit 1 is not considered to be materially different to the dwelling prior to its subdivision.
- 5.6 Rear Raised Area – Patio/Grassed Area
Below the steps stands a raised area proposed to be laid to grass with a small patio. For Unit 1, the brick boundary wall and the height of the raised area is not considered to be significantly different from the previous layout of the site prior to subdivision. Whilst the increase in land level is more significant nearer the end of the raised area, this is well into the garden areas and is still

sufficiently screened. It is not considered that the development within the curtilage of Unit 1 is prejudicially harmful to residential amenity.

- 5.7 Turning to Unit 2, here a significant increase in ground levels has been made immediately adjacent to the boundary with no.18. As part of this planning application, it is proposed that the corner nearest the boundary be removed and the ground returned to its natural level. The result of this is that activity on the raised area is drawn away from the boundary. By pulling the raised area away from the boundary the impact on the amenities of the adjacent occupier is reduced. As part of the subdivision, a ground floor rear extension has been erected. This extension shields some views in and out of the site.
- 5.8 It is acknowledged that there is certainly a perceived loss of privacy from the construction of the raised area. Measures proposed as part of this planning application seek to reduce the impact of the raised area on amenity. The question is therefore what is reasonable in order to address the sloping ground levels in order to provide useable amenity space to Unit 2 without being prejudicial on the amenities of no.18.
- 5.9 It is a fine balance. However, in this instance it is considered that the size and shape of the raised area combined with the measures to reduce the impact on the boundary are sufficient. A small but usable area of amenity space is provided for Unit 2 in close proximity to the rear of the dwelling (which is considered to be the part of the garden that offers highest levels of amenity) that is not considered to have such an impact on amenity that it is considered prejudicial.
- 5.10 Front Parking Area
Under planning permission PK14/2238/F a minimum of three parking spaces were required in order to accord with the Residential Parking Standard SPD. These areas were indicated at the front of the dwelling and it was not shown that there would be any changes to the height of the land in order to provide these parking spaces.
- 5.11 Two of these parking spaces ran the full depth of the front garden from the boundary of the pavement to the front wall of the building. The third space was provided on the existing drive to the side.
- 5.12 A raised parking area has been constructed to the front of the building to provide two of the parking spaces. This raised area does not go the full depth of the garden, instead providing a 0.8 metre walkway between the front wall of the dwelling and the parking spaces. The raised area stands 0.5 metres higher than this walkway.
- 5.13 There are two issues with the front raised area which result in this aspect of the development being unacceptable. The two are interrelated.
- 5.14 The first is the impact on the outlook from the dwelling. By creating a raised parking area, car parking dominates the outlook from Unit 1. The view from the window would almost entirely be of parked vehicles. Due to the slope of the parking area and its raised nature, the impact of parked vehicles in this location

is harmful to the outlook of the dwelling to the extent where it has a prejudicial impact on residential amenity.

- 5.15 Secondly, the provision of the walkway means that the proposed parking spaces are no longer to standard, i.e. they are less than 2.4 metres wide by 4.8 metres long. This is likely to result in vehicles parking close to the edge of the raised area, overhanging the walkway, and making further significant impacts on outlook and amenity.
- 5.16 There is also an issue with regard to the provision of sufficient off-street parking. As the spaces are under standard vehicles parking in these spaces may overhang onto the public highway, impeding pedestrians. Furthermore, it is unlikely that the proposed parking spaces would easily park a large vehicle. This would result in more vehicular parking on the highway. At this location, the highway is narrow. Parking on the highway would reduce the ability of vehicles in the parking spaces to safely manoeuvre. Additional parking may also create a bottleneck on this part of the street. When combined with the narrow nature of the road, its gradient, and nearby blind corners it is considered that the impacts of the reduced parking spaces are undesirable.
- 5.17 Sufficient space is afforded in the front garden of the properties to provide sufficient parking, as demonstrated in PK14/2238/F. The Local Planning Authority consider the revised parking layout to be harmful and the development should revert to what was previously agreed.

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 issue a split decision has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- 7.1 It is recommended that a **SPLIT-DECISION** be issued. Planning permission should be GRANTED for the raised area at the rear and planning permission should be REFUSED for the raised area to the front.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

PART APPROVAL – REAR RAISED AREA

CONDITIONS

1. Within three months of the date of this decision, the rear parking area shall be amended and the development carried out in accordance with plan 1226-8-B.

Reason

To ensure good design and a satisfactory level of residential amenity and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

PART REFUSAL – FRONT RAISED AREA

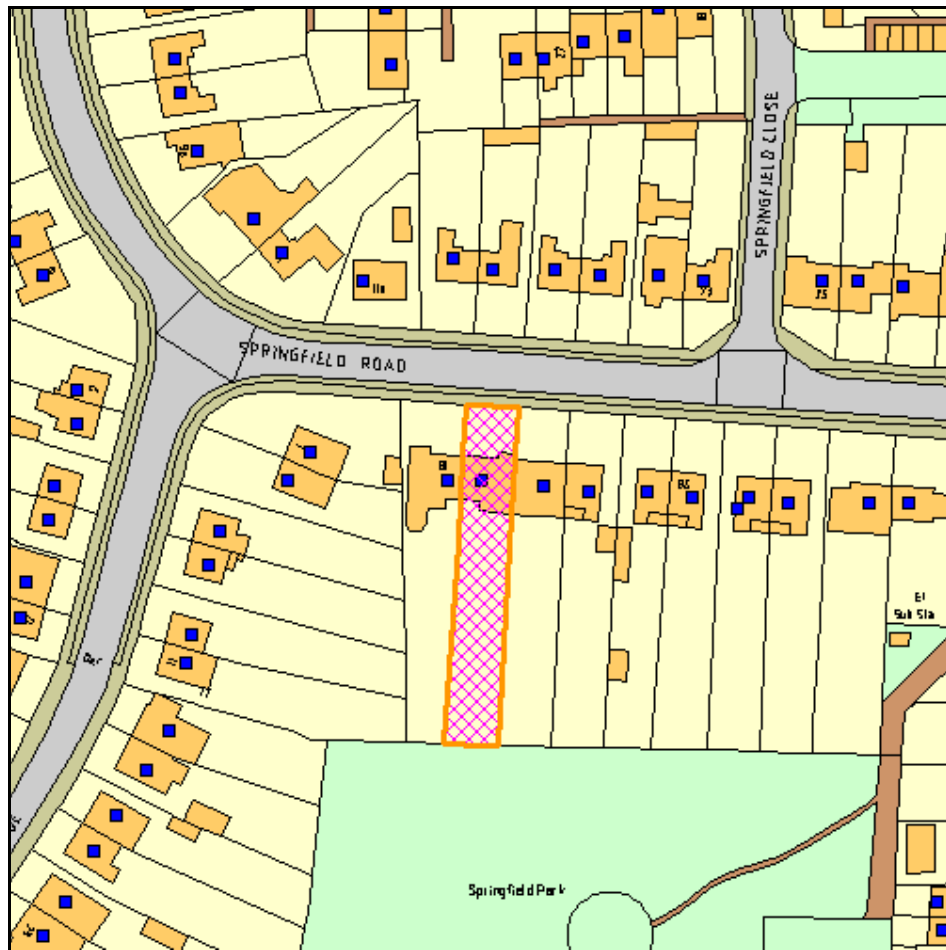
REASONS

1. The proposed raised area to the front of the building would result in an unacceptable loss of outlook to the occupiers of Unit 1 due to the prominence, proximity and height of the parking area and vehicles parked on it. The proposal is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the provisions of the National Planning Policy Framework.
2. The proposed raised area is not sufficiently sized to provide two parking spaces that accord with the requirements of the Residential Parking Standard SPD (Adopted) December 2013. As a result, insufficient off-street parking is provided and if permitted the proposal would result in additional on-street parking to the detriment to the users of the public highway. The proposal is therefore contrary to Policy CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the Residential Parking Standard SPD (Adopted) December 2013.

ITEM 7

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/1894/F	Applicant:	Mr & Mrs Ian Cowley-Bush
Site:	20 Springfield Road Mangotsfield Bristol South Gloucestershire BS16 9BG	Date Reg:	18th May 2015
Proposal:	Erection of two storey and single storey rear extension to form additional living accommodation. Erection of front porch and canopy.	Parish:	Emersons Green Town Council
Map Ref:	366243 177169	Ward:	Rodway
Application Category:	Householder	Target Date:	1st July 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This is a full planning application for a proposed two storey rear and single storey side extension. A local resident has objected to this proposal which is contrary to the officer's recommendation.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission to erect a two storey rear extension, a rear lean-to open structure to accommodate solar panels and a front porch to 20 Springfield Road, Mangotsfield. The application site relates to a semi-detached property within an established residential street.
- 1.2 The site sits within a long, narrow plot fronting onto a highway. There are neighbouring properties to the front and both sides, with a large park to the rear.
- 1.3 It should be noted that following negotiations to reduce the impact on visual amenity, revised plans were submitted and accepted on 12th June 2015. It is considered that there was not a need to re-consult as the overall design has not changed significantly.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Development Plans

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

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

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 K6809/1 Approved 06.08.1993
Erection of single storey side and front extension and domestic garage (previous id: k6809/1)
- 3.2 K6809 Approved 14.12.1990
Two storey rear extension (previous id: k6809)

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council
No Objection

4.2 Other Consultees

Local Lead Flood Authority

No objection, subject to the informative attached regarding public sewer.

Other Representations

4.3 Local Residents

One neighbour objection has been received which expresses concern regarding the potential loss of light and overshadowing to their dwelling and possible disturbance to their property to facilitate the construction of the proposed works.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Visual Amenity

The proposal consists of a two storey extension to the rear elevation, a lean-to open structure to the rear to accommodate solar panels and a front porch. The proposed extension will extend to the build line of the previous rear extension, infilling an existing recess. This part of the extension will have a lean-to roof arrangement. The lean-to structure to the rear ground floor elevation will span the width of the original dwelling house. It is considered that due to the proposed works, outline above extending from the rear elevation, there will not be an unacceptable impact upon the current character and design of the original dwelling house.

There is also a front porch proposed, this will extend out from the principal elevation with a lean-to and hipped type roof arrangement spanning from the garage to the proposed porch. Revised plans were submitted during the course of the application which shortened the lean-to type roof structure to only extend to the proposed porch, rather than the total width of the property. Due to this amendment it is considered that the proposed porch and lean-to roof will not cause detrimental harm to the current character of the dwelling or streetscene.

Furthermore, it is considered that the design, scale and use of materials has been informed and is in keeping with the character of the existing dwelling.

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 located on a residential street with neighbouring properties to each elevation; although properties to the rear and front are separated by adequate undeveloped space as to not cause an unacceptable loss of privacy, overlooking or shadowing.

The proposed extension will have no windows to the either side elevation. There is 1no proposed window to the rear elevation, this is considered to not cause an unacceptable loss of privacy to the dwellings to the rear, as previously stated, due to a suitable distance as not to cause overlooking.

It is considered the proposed development would not cause a detrimental loss of light to any neighbouring dwellings. This is due to the proposed two storey extension infilling an already recessed part of the building, therefore not extending beyond the existing furthest rear building line.

Furthermore the dwelling would have adequate amenity space remaining post development. 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.

5.5 Other Matters

An objector has made comments in relation to the construction of the proposed works affecting land not within the applicant's ownership. This is regarded as a civil matter and has been given little weight within this report. An informative has been attached to the decision notice which advises the applicant of their responsibilities in regards to land ownership and non-planning consents.

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: Jessica Robinson
Tel. No. 01454 868388

CONDITIONS

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

Reason

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

ITEM 8

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/1896/F	Applicant:	Mr & Mrs Guy Johns
Site:	5 Kelston Grove Hanham Bristol South Gloucestershire BS15 9NJ	Date Reg:	15th May 2015
Proposal:	Erection of two storey side and single storey rear extensions to provide integral garage and additional living accommodation.	Parish:	Hanham Parish Council
Map Ref:	365057 172626	Ward:	Hanham
Application Category:	Householder	Target Date:	30th June 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This is a full planning application for a proposed two storey side extension. A local resident has objected to this proposal which is contrary to the officer's recommendation.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission to erect a two storey side and single storey rear extension to form additional living accommodation to 5 Kelston Grove, Hanham.
- 1.2 The application site relates to a semi-detached property which has a pebble dash render and red brick finish to all exterior elevations and a hipped roof covered in brown double roman tiles.
- 1.3 The plot sits within an established residential street fronting onto a highway within a defined settlement boundary.
- 1.4 Following negotiations to address parking concerns, revised plans were submitted and accepted on 10th June 2015. It is considered that there was no need to re-consult as the overall design has not changed significantly.

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

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history.

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
No Objection

4.2 Other Consultees

Local Lead Flood Authority

No Objection, subject to an informative be attached to the decision notice regarding the close proximity of a public sewer.

Sustainable Transport

Sustainable transport requested more parking was to be implemented within the site to provide 2. No off street parking space. Revised plans were received which addressed this issue adequately.

Other Representations

4.3 Local Residents

One objection has been received form a neighbour which detailed their concerns regarding the proposed two storey extension, and the possible visual and residential amenity affects this could pose to their property and the street scene. Specifically the visual appearance of a terraced property, loss of light to their property and construction of a non-useable garage space for vehicular parking.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Visual Amenity

The proposed two storey extension will form additional living accommodation which will include the provision of 1 no. bedroom to the first floor and a utility room, integral garage/store to the side of the property. The proposal also includes a single storey rear extension which will form a new kitchen diner.

The application site is located along a residential street with an attached neighbour to the eastern elevation and a close neighbours to the western elevation. The proposed side extension will be in line with the principal building line of the original dwelling and extend to the side by approx. 2.2 metres and extend the length of the property. The roof proposed to span the length of the side extension will not exceed the original ridge height and will be hipped to the existing hipped roof, creating a sense of subservience. Whilst the side extension is considered to be a large addition to the original dwelling house, the scale and use of materials has been informed and is in keeping with the character of the existing dwelling.

The proposed rear extension will extend out from the rear elevation of the property by approx. 4.3 metres and have a total width of approx. 6.9 metres. The extension will be single storey in height and have a lean-to roof arrangement. This element of the proposal is considered to be modest in scale, single storey in height and finished in materials which are in keeping with the host dwelling.

Overall, it is considered that the proposed extensions 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 located along an established residential street with neighbouring properties to each elevation, although properties to the rear and front are separated by gardens or a highway.

The proposed extensions will not have windows to any side forming elevation. There are 1. no window and 1 no. patio type door proposed to the rear of the property, these are considered not to result in an unacceptable loss of privacy to the dwelling to the rear as they are considered to be of a suitable distance away. There are also 3. no Velux type windows proposed within the lean-to roof of the rear extension, these again are not considered to result in an unacceptable loss of privacy or overlooking to neighbouring properties.

There are 2 no. proposed windows within the first floor of the side extension, 1 within the principal elevation and 1 within the rear elevation. It is again considered that due to the sufficient distances between the host dwelling and neighbouring properties the proposed windows will not result in a detrimental loss of privacy or overlooking to surrounding properties.

It is not considered the proposed development will cause a harmful loss of light to any neighbouring dwellings due to the current orientation of the property in relation to the sun's path. Furthermore the dwelling would retain adequate amenity space post the proposed development being implemented.

Overall, it is considered that the proposal would not detrimentally 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 from three to four. The existing garage type structure will be demolished and replaced with an integral single garage measuring approx. 1.9 metres by 4.2 metres. Given the proposed garage would not meet the minimum size required by the Council's Parking SPD it will not count towards the parking allocations within the site. To the front of the property it is proposed to extend the area of hard surfacing to provide 1 no. extra parking spaces. This would increase the total no. of parking spaces to 2 no. off street parking spaces, thus would be in line with the Council's minimum parking requirements.

Overall it is considered that the provision of parking is adequate for the total no. of bedrooms combined and the development will not have an adverse effect on parking or the highway.

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: Jessica Robinson
Tel. No. 01454 868388

CONDITIONS

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

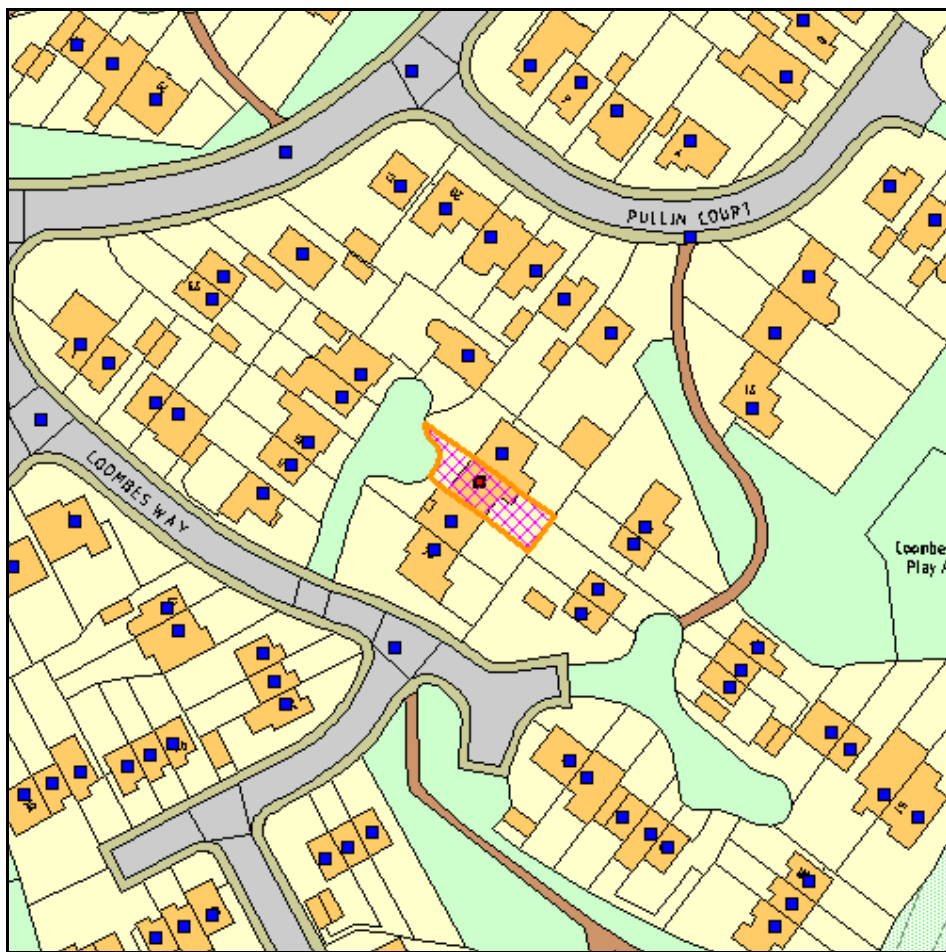
Reason

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

ITEM 9

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PK15/2105/F	Applicant:	Mr Craig Andrews
Site:	25 Coombes Way North Common Bristol South Gloucestershire BS30 8YW	Date Reg:	19th May 2015
Proposal:	Erection of two storey side extension to provide additional living accommodation	Parish:	Bitton Parish Council
Map Ref:	367599 171927	Ward:	Oldland Common
Application Category:	Householder	Target Date:	8th July 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This is a full planning application for a proposed two storey side extension. The Parish Council have objected to this proposal which is contrary to the officer's recommendation.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission to erect a two storey side extension to form additional living accommodation to 25 Coombes Way, North Common.
- 1.2 The application site relates to a semi-detached linked property which has a buff brick finish to all exterior elevations and a pitched roof covered in brown double roman tiles.
- 1.3 The plot sits within a cul-de-sac location in a defined settlement boundary.
- 1.4 Following negotiations to address parking concerns, revised plans were submitted and accepted on 10th June 2015. It is considered that there was not a need to re-consult as the overall design has not change significantly.

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

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|---------------|---|------------|
| 3.1 | PK04/1200/F | Approved with Conditions
Erection of rear conservatory | 13.05.2004 |
| 3.2 | PK00/2530/PDR | No Objection
Erection of a single storey side extension. | 20.11.2000 |
| 3.3 | K670/17 | Approved | 04.06.1980 |

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

An objection has been received from the Parish Council which details their concerns regarding Visual Amenity.

4.2 Other Consultees

Local Lead Flood Authority

No Objection, subject to an informative is attached to the decision notice regarding the close proximity of a public sewer.

Sustainable Transport

Sustainable transport made comments regarding the provision of 2 no. parking spaces should be provided within the application site. Revised plans were accepted by the Council that show 2no. off street parking spaces are located within the site.

Other Representations

4.3 Local Residents

No Comments Received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Visual Amenity

The proposed two storey side extension will form additional living accommodation which will include the provision of 1 no. bedroom to the first floor and a study and WC to the ground floor.

The application site is located within a residential cul-de-sac with an attached neighbour to the north-eastern elevation and linked neighbour to the south-west elevation. The proposed side extension will be set back from the principal building line of the original dwelling by approx. 0.7 metres, extend to the side by approx. 1.1 metres and extend to the rear building line of the original dwelling house. The roof proposed will span the length of the side extension, with a pitch to match the existing roof and set lower than the original ridge height, creating a sense of subservience. Whilst the side extension is considered to be

a large addition to the original dwelling house, the scale and use of materials has been informed and is in keeping with the character of the existing dwelling.

The parish council have raised concerns regarding the visual amenity of the locality and the possible terracing effect the proposed extension could lead to. In regards to this, although the proposed scheme could impose a terraced like appearance; it is considered that the overall design and subservient appearance of the extension will mitigate the terrace appearance to an acceptable level.

Overall, it is considered that the proposed extensions 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 located with an established residential cul-de-sac with neighbouring properties to each elevation, although properties to the rear and front are separated by gardens or a highway.

The proposed extensions will not have windows to any side forming elevation. There are 1 no. patio type doors proposed to the rear of the property, these are considered not to result in an unacceptable loss of privacy to the dwelling to the rear as they are considered to be of a suitable distance away.

There are 2 no. proposed windows within the first floor of the side extension, 1 within the principle elevation and 1 within the rear elevation. It is again considered that due to the sufficient distances between the host dwelling and neighbouring properties the proposed windows will not result in a detrimental loss of privacy or overlooking to surrounding properties.

It is not considered the proposed development will cause a harmful loss of light to any neighbouring dwellings due to the current orientation of the property in relation to the sun's path. Furthermore the dwelling would retain adequate amenity space post the proposed development being implemented.

Overall, it is considered that the proposal would not detrimentally 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 from three to four. The existing garage type structure will be demolished and not replaced. To the front of the property it is proposed to extend the area of hard surfacing to provide 1 no. extra parking spaces. This would increase the total no. of parking spaces to 2 no. off street parking spaces, thus would be in line with the Council's minimum parking requirements.

Overall it is considered that the provision of parking is adequate for the total no. of bedrooms combined and the development will not have an adverse effect on parking or the highway.

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: Jessica Robinson
Tel. No. 01454 868388

CONDITIONS

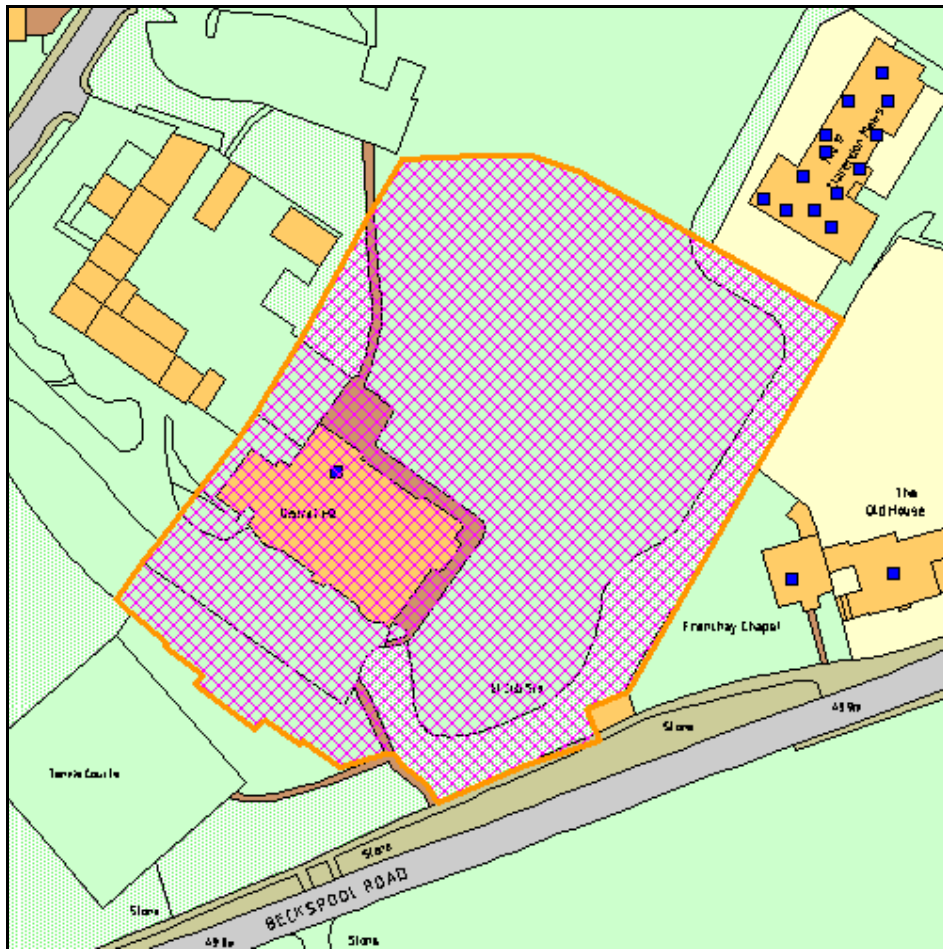
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PT15/0070/F	Applicant:	Mrs And Mr Alsop And Cake
Site:	Frenchay Park House Beckspool Road Frenchay South Gloucestershire BS16 1NE	Date Reg:	12th February 2015
Proposal:	Change of use from commercial (Class B1) to a single residential dwelling house (Class C3), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), including boundary treatments.	Parish:	Winterbourne Parish Council
Map Ref:	364042 177671	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	6th April 2015



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INTRODUCTION

This application appears on the Circulated Schedule, due to consultation responses received, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the change of use of the existing premises, from office use to a residential dwelling.
- 1.2 The building is a grade II listed building in Frenchay conservation area. The grounds are also a locally registered garden. The property is located within the defined settlement area of Frenchay.
- 1.3 A separate Listed Building application is also being considered concurrently.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 2.2 Development Plans

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

L12 Conservation Areas

L13 Listed Buildings

H5 Residential Conversions, Houses in Multiple Occupation and Re-use of Existing Buildings for Residential Purposes

T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

- 2.3 Supplementary Planning Guidance
South Gloucestershire Council Residential Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/0002/O – Redevelopment of hospital site to facilitate the construction of up to 490 residential units, a new health and social care centre and 1 form entry primary school, all with associated works. Approved 5th December 2014.
- 3.2 Numerous other historic consents and Listed Building applications specific to the building, for works associated with its former use as an NHS facility.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection. However the committee is keen that the

property should still be visible from other parts of the site. Examples of parkland fencing would be helpful.

4.2 Conservation Officer

This application seeks to convert a listed building from commercial offices, used by Bristol NHS Trust as headquarters, to a single residential dwelling. The wider hospital site has been granted planning permission for redevelopment to housing. As part of this site wide proposal the repair of Frenchay Park House and the associated stables are to be secured. No specific change of use for the house was however approved. The history of the site and the building is set out in good detail in the accompanying heritage statement so I shall not repeat it here. Securing appropriate long term uses for important heritage assets is an essential objective of the NPPF, as is managing sympathetic change. Further detailed applications relating to the repair of the buildings is anticipated however the applicant wishes the change of use to be considered as a priority. Returning the building to its original use as a single dwellinghouse is considered positive in principle, subject to detailed design. I would however offer the following advice in response to the submitted applications:

The description of works for the listed building application are not considered to fully reflect the nature of the works and proposed new use. The planning application refers to the *erection of a boundary wall* although the drawings and accompanying statement refer to a temporary estate fence and beech and yew hedge, and no wall. The listed building consent description simply refers to *Internal alterations to comprise removal of internal walls*. The application should be amended to:

Alterations to facilitate change of use from commercial to a single residential dwelling house, including internal alterations comprising removal of internal walls and erection of new internal walls.

(Officer Note – This has now been done)

A number of bathrooms are proposed, particularly at first floor. It is necessary to understand whether the drainage runs and extraction to serve these bathrooms in the proposed locations can be accommodated without harm to the architectural and historic interest of the building. As the existing plans don't identify the existing room uses it isn't possible to see where the drainage is likely to be located. Further details are required.

The application proposes internal alterations in the form of removing internal walls and erecting new internal partitions. Some of these walls are likely to date from the 1930's remodelling of the house while others are more modern. The development of the building is set out in the supporting heritage statement. On balance the internal alterations have a neutral impact.

The planning application for change of use also proposes the creation of a residential curtilage and its enclosure with a boundary formed by a yew and beech hedge and temporary estate fence (temporary until the hedge is established). Any new boundary enclosure to a listed building requires planning permission, regardless of its height and the creation of a residential curtilage

and new boundary needs to be considered in determining the appropriateness of the change of use. The height of the fence and hedge is not specified, which it would need to be.

The creation of the parkland setting around the house was an important element of its development, and is intrinsic to its setting. Despite the development of the hospital in the twentieth century the land closest to Frenchay Park House remains relatively open and this is an important element of its setting. The retention and enhancement of the open setting was an important objective set out in the recent development proposals for the hospital site. The creation of the new boundary to the north of the house will have a detrimental impact on its setting. This is further compounded by the fact that this boundary runs to the south of the mature cedar tree which is an important element of the nineteenth century parkland planting scheme. I would recommend that the boundary line is amended so that it runs to the north of the cedar tree.

There is currently a modern fire escape on the rear elevation of the building. This would have been added to the building to facilitate its use as offices, although it is not clear when exactly – I have found no consent for the structure. With a change of use to a single residential dwelling the fire escape would be redundant. I would therefore recommend that it is removed from the building as part of this application. This would go some way to offsetting the harm caused by the new curtilage boundary, both things resulting from the proposed new use.

It is noted that no first floor plan as existing has been identified on the application (I understand the Frenchay Hospital plans are superseded although I can find no amended architect drawing for first floor existing). Can this be requested.

Conclusion:

- Amend description of development/work to both the planning application and listed building consent as recommended above, to reflect the contents of the application.
- Seek as existing first floor drawing;
- Seek details of how drainage and extraction will be accommodated from the new bathroom locations, and any resultant impact on fabric or appearance of the building;
- Seek amendment to new residential boundary location in order that mature cedar tree is retained within the grounds of the listed building;
- Seek confirmation of height of new boundary;
- Seek removal of the rear fire escape to be secured through this application.

Officer Note: Amendments have been made to the application to address the above concerns and observations. There are subsequently no objections on this basis from the Council's Conservation Officer, subject to recommended conditions.

Sustainable Transportation

Whilst there is no objection in principle to this proposal, prior to commenting further I would like to see a detailed block /site plan that shows all the parking.

Tree Officer

In principle there are no objections to this application. I have noticed however that there is a proposed removal of the existing Tennis court which, as I understand, does not need planning permission, however there are many significant trees in close proximity to Park House and the Tennis court which could potentially be damaged if they are not protected prior to any works on site.

It will be necessary for the applicant to submit an Arboricultural survey in accordance with BS:5837:2012, this should include a Tree Protection Plan and a Method statement for any work planned within the Root protection areas of the trees. This will include any vehicular access.

Officer Note: It has subsequently been confirmed that the tennis court does not form part of the application site and is not within the same ownership. Other works necessary for the change of use of the premises from office to residential would not impact upon trees.

Ecology

No objections subject inclusion of an to an informative regarding bats.

Lead Local Flood Authority

No objection in principle. The application Form states surface water disposal as existing. I query the existing method of surface water disposal?

Officer Note: The application is for the change of use of the existing building and surrounding curtilage. Drainage serving the building will be as existing and no additional surface water drainage requirements would arise. No additional building or hardsurfacing is proposed

Public Rights of Way

There are no recorded rights of way at this location, although permissive, non-obligatory ways may be utilised in the area.

Other Representations

4.3 Local Residents

One letter of objection has been received, as follows:

'I object to the proposed development of the building that was the Trust Headquarters because the proposed curtilage blocks the continuity of the parkland round the south, east, and north edge of the existing hospital site. When the Village Green application was under discussion, it was apparent that the continuous walk through the parkland round the edge of the existing hospital site has been regularly used by local residence over the years, particularly starting from the gated entrance on Beckspool Road. The existing planning application should be rejected, unless the proposed curtilage is reduced to leave a strip at least 10metres wide for public use giving continuity of parkland as at present.'

A further representation has been received on the following basis:

'The plans show that the footpath on the east side is to be retained. At present the public can use this. Will the footpath still be open or within the curtilage of the house?The whole estate was designed around Frenchay Park House. It is important that views of the house are retained and no high hedge or fence restricts the view. This is especially important at the front of the house.'

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Securing appropriate long term uses for important heritage assets is an essential objective of the NPPF, as is managing sympathetic change. The principle of the proposal is therefore considered acceptable. Policy H5 of the SGLP indicates that such conversions are acceptable in principle, providing that they would not prejudice the character of the area or local amenity and would provide sufficient amenity space and off street parking provision. The property has been used for residential purposes in the past and the large associated curtilage provides suitable amenity space. The site lies in part of the area included in the PT13/0002/O application, referred to in the history section above, for the redevelopment of the Frenchay Hospital site as whole. The site was to be retained for office use as existing. It is not however considered that the loss of office space this application would result in is unacceptable at this location and it is considered that residential use would integrate well within the site and the largely residential area. The main issue is considered to be that of the satisfactory conservation of the building and its surroundings where the Listed Buildings and Conservation Area policies would need to be considered.

5.2 Listed Buildings/Conservation Issues

Returning the building to its original use as a single dwellinghouse is considered positive in principle, subject to detailed design. The design has been considered in detail by the Councils Conservation Officer, and subsequent amendments have been made, including many internal details as well as certain external improvements to the building and its curtilage, including removal of a modern fire escape, alterations to the boundary to incorporate and protect the sites settings and trees and alternative boundary treatments to be more in keeping with the areas parkland setting. A separate Listed Building application is also currently under consideration and this addresses any internal changes to the building. The landscaping scheme is considered acceptable and compatible with wider schemes to redevelop the Frenchay Park and the hospital area. It is considered that the proposals are acceptable in context with the buildings and grounds Listed status and its location within the Frenchay Conservation Area.

5.3 Sustainable Transportation

The sites former use as offices provided parking for a significant number of employees. It is clear therefore that sufficient space and surfacing exists within the curtilage to serve the property as dwelling and there are no transportation objections to the proposals. A landscaping plan has been submitted illustrating former areas of parking laid to lawn and a reduction in the size of the driveway. Ample provision for the 3 spaces required through the Councils current minimum requirements. Existing access onto the road would be utilised.

5.4 Local Amenity

It is not considered that the change of use of the building would materially impact upon the residential amenity of the locality. In terms of local footpath routes, there are no formal public rights of way on the land the subject of this application.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is granted, subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

2. Notwithstanding previously submitted details, and within six months of the implementation of the change of use hereby approved (the date of which shall be provided to the local planning authority in writing), the redundant rear fire escape shall be removed from the building and the wall and other surfaces made good with traditional materials.

Reason:

In order that the development serves to preserve the architectural and historic interest of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006 (saved policies), Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013, and national guidance set out at the NPPF.

3. Prior to the commencement of the development hereby permitted, the details design of the new vents and flues, including materials and finishes, shall be submitted and approved in writing by the local planning authority. The details shall thereafter be implemented as approved.

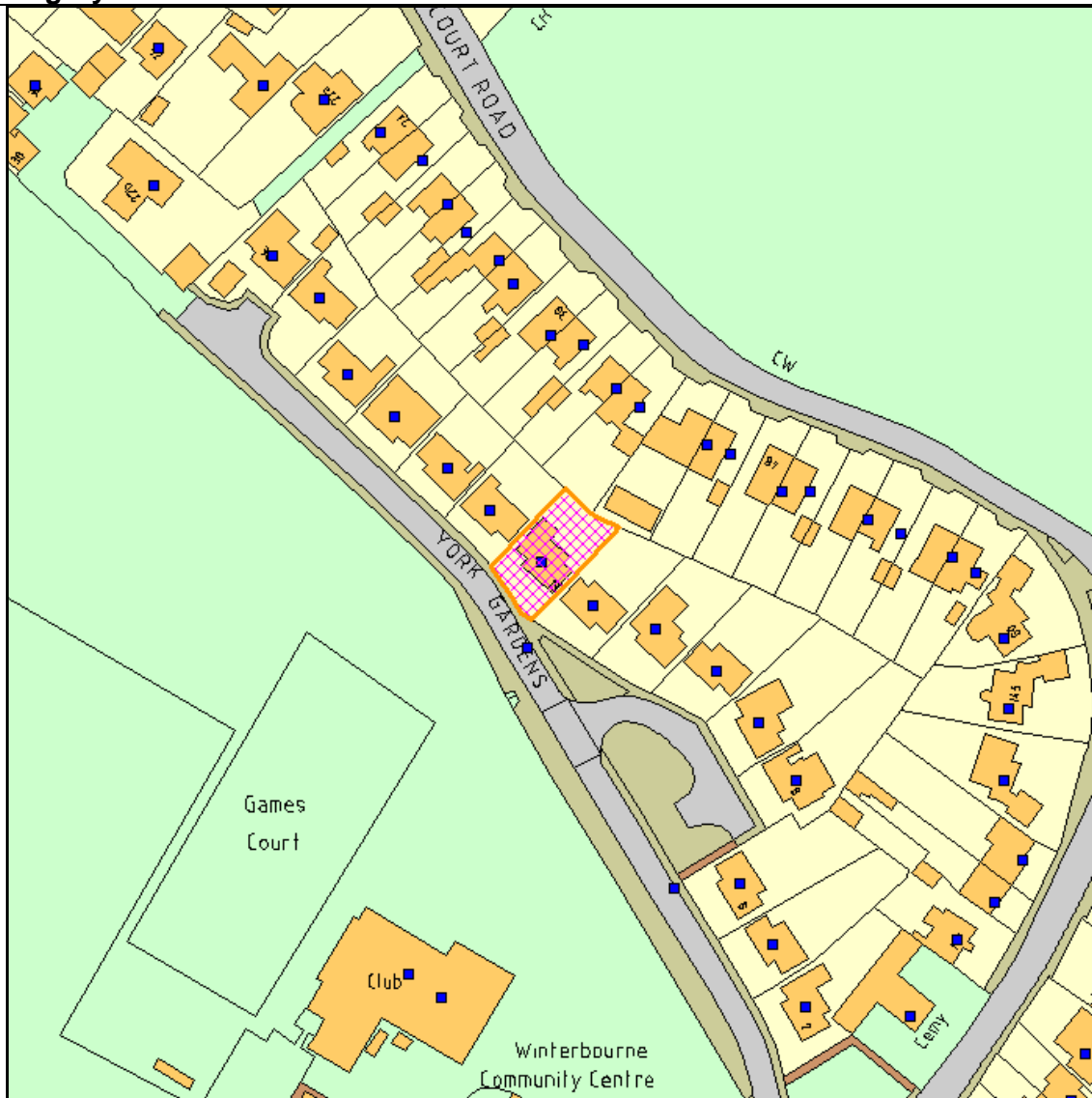
Reason:

In order that the development serves to preserve the architectural and historic interest of the listed building, and to accord with Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006 (saved policies), Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013, and national guidance set out at the NPPF.

ITEM 11

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PT15/0375/F	Applicant:	Mr Geoff Caines
Site:	18 York Gardens Winterbourne Bristol South Gloucestershire BS36 1QT	Date Reg:	6th February 2015
Proposal:	Erection of first floor side and first floor rear extension to provide additional living accommodation	Parish:	Winterbourne Parish Council
Map Ref:	365863 181539	Ward:	Winterbourne
Application Category:	Householder	Target Date:	1st April 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is circulated due to a consultee response which differs from the officer recommendation.

1. THE PROPOSAL

1.1 The application seeks planning permission to erect a first floor side extension above the garage/utility and to erect a first floor rear extension above the dining area. The materials proposed are matching smooth render, painted white and concrete tiles, both to match the existing house.

1.2 This detached house is located in winterbourne within the settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

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

H4 Residential Extensions

T12 Transportation Development Control Policy for New development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS8 Improving accessibility

CS9 Protecting resources

2.3 Supplementary Planning Guidance
Residential parking Standards SPD Adopted Dec 2013

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council
No objection however, garages are usually of a single skinned structure.

4.2 Other Consultees
Highways Officer
No objection
Lead Local Flood Officer
No comment

Other Representations

4.3 Local Residents

One objection received on the following grounds:

'I regard the dormer roof extension on top of the proposed side extension to the property as over development. This will impact on the privacy currently enjoyed by my household.'

During this application it was noted that the consultations had used an incorrect description of development. This has been rectified by notifying neighbours that the plans have not been changed but that the description of development has changed to better reflect the two first floor extensions proposed.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

In assessing applications for residential extensions, planning policy H4 of the adopted Local Plan and CS1 of the Core Strategy are particularly relevant. Policy H4 specifically relates to residential development, including extensions, and considers issues such as design, residential amenity and highway safety. CS1 seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.

5.2 Design

The first floor side extension is proposed to be flush with the rest of the first floor and as such is behind the ground floor forward projecting garage door, porch and living room. This relationship is sufficient to break up the mass of the front elevation. The rear extension would not be visible from the highway at the front of the house but would be visible from houses at the rear. The proposals are appropriately scaled as extensions to this detached house and would be finished in matching materials. There is no change to the residential amenity space retained for the resulting house. The level of detail provided with the application gives sufficient materials details to ensure that a materials condition is not required.

5.3 Residential amenity

The site is part of a row of detached houses with a similar front building line. As such the proposed first floor side extension would be to the side of the detached neighbour on the south-east of the site and have little impact on their residential amenity.

Similarly the first floor rear extension which is a modest 2.3m deep, would have no material harm to the neighbour on the north-west of the site. Windows face only front and rear and as such there is no loss of privacy to the neighbours within York Gardens.

It is noted that the objector, who lives at the rear of the proposal, has concerns about privacy, although he refers to a dormer roof extension (which has never been part of this proposal) rather than to a first floor rear extension. It would not be unreasonable in a built up area, for back to back distances to get as close as 20m. Houses at the rear of the site have first floor windows approximately 25m from the proposed rear extension window and whilst it is noted that the objector has a single storey rear conservatory this remains sufficiently beyond 21m from the rear of the proposal. The proposals are not considered to be overdevelopment and the distance between houses is considered acceptable and would not be overbearing on any neighbours. The proposal is a modest rear extension, maintaining sufficient back to back distance and as such there would be no material loss of privacy to any neighbour.

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

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

5.4 Transportation

The house would maintain its four bedrooms but these would be altered and enlarged. This would require only two parking spaces under the current residential parking standards and as more than this already exists on the site frontage it is not necessary to condition parking.

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 planning permission is 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. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 hours Monday-Friday, 08.00 to 13.00 hours 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.

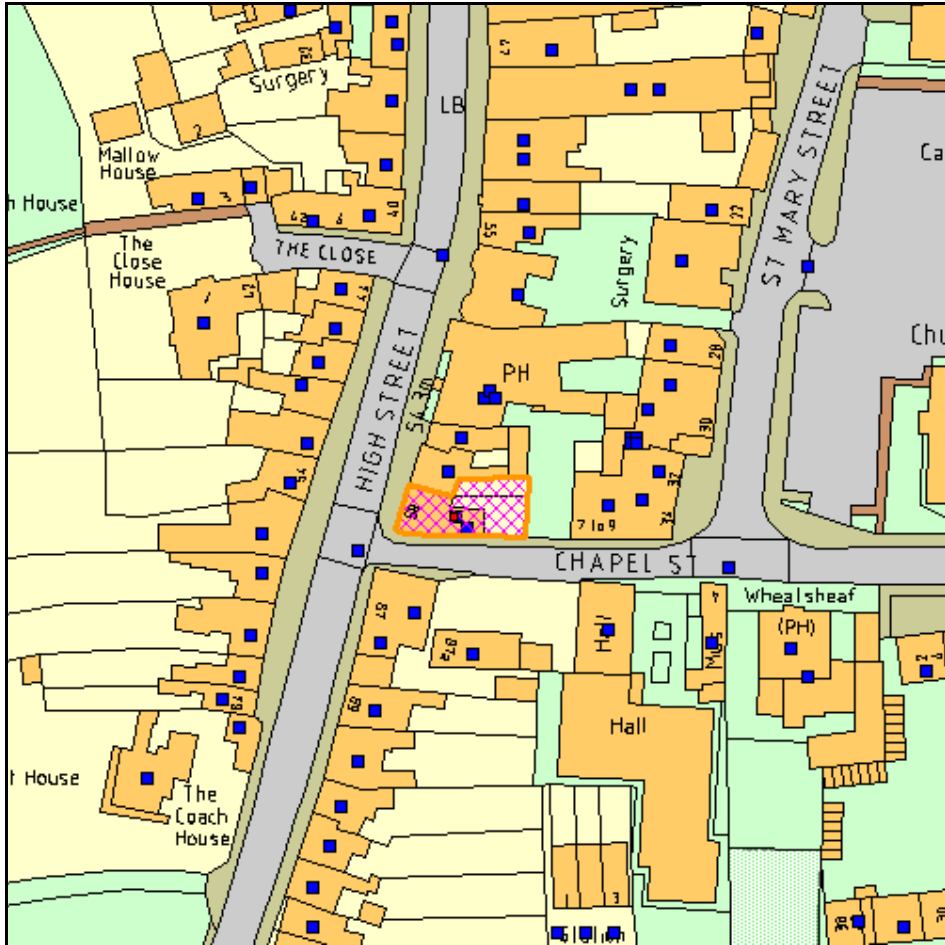
Reason

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.

ITEM 12

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PT15/1632/F	Applicant:	Mr John Westwood
Site:	65 High Street Thornbury South Gloucestershire BS35 2AP	Date Reg:	27th April 2015
Proposal:	Erection of 2no. self contained flats.	Parish:	Thornbury Town Council
Map Ref:	363669 189864	Ward:	Thornbury North
Application Category:	Minor	Target Date:	18th June 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

1.1 The applicant seeks full planning permission for the erection of 2no. self contained flats to be attached to the existing building and located within the existing courtyard. The application site relates to a two-storey end of terraced property located on the eastern side of Thornbury High Street. The southern side directly abuts Chapel Street and the site is located within Thornbury Conservation Area. The building is currently used as a hairdresser at ground floor level and is defined as a secondary shopping frontage in the High Street. The first floor above the hairdresser is residential, granted permission under a previous application PT13/4676/F.

1.2 Permission for the residential element was granted with the proviso that a condition attached to the decision notice dealt with parking as:
Prior to the commencement of the development a revised layout plan showing a level of off-street parking in accordance with the South Gloucestershire Residential Parking Standards SPD (adopted) shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the first occupation of the dwelling and retained thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenities of the area, and to accord with policy T12 of the South Gloucestershire Local Plan (adopted) January 2006; and the South Gloucestershire Residential Parking Standards SPD (adopted).

A subsequent application PT14/3634/RVC granted permission for the removal of this condition. It was argued that its high street position meant it was in a sustainable location and this was accepted.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS14	Town Centres and Retail
CS15	Distribution of Housing

CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS23	Community Infrastructure and Cultural Activity
CS32	Thornbury

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

H4	Development within Existing Residential Curtilages, Extensions and New Dwellings	Including
T12	Transportation Development Control	
L12	Conservation Areas	

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

South Gloucestershire SPD: Shopfronts and Advertisements (Adopted) 2012

3. RELEVANT PLANNING HISTORY

3.1	PT14/3634/RVC	Removal of condition 2 attached to planning permission PT13/4676/F to remove the need for a plan showing off street parking
	Approved	17.11.14
3.2	PT13/4676/F	Change of use of first floor from Office (Class A3) Residential (Class C3) , as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to form 1no.flat.
	Approved	24.2.14
3.3	PT09/0999/F	Change of use of first floor from office (Class B1) to cafe/restaurant (Class A3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Hours of opening to be extended to include Sundays between the hours of 10.00am and 10.00pm. Erection of rear storage shed (Retrospective).
	Approved	17.7.09
3.4	PT08/2266/ADV	Display of 2 no. non illuminated fascia signs and 1 no. projecting sign
	Approved	26.9.08
3.5	PT08/0320/F	Change of use of ground floor from Office (Class A2) to Cafe (Class A3) as defined in the Town and Country Planning (Use Classes Order) 1987 (as amended 2005).
	Approved	14.3.08

3.6	PT06/2918/ADV	Display of 2 no. non illuminated fascia signs and 1 no. projecting sign (Resubmission of PT06/1781/ADV). Approved 17.11.06
3.7	PT06/1781/ADV	Display of one non-illuminated projecting sign and one non-illuminated fascia sign. Refused 18.7.06
3.8	P85/2088	Erection of single storey rear extension to form W.C.'S and kitchen. Approved 11.9.85
3.9	P85/2089/L	Works of incidental demolition to facilitate alterations and extensions including formation of new window and demolition of existing outbuilding. Approved 11.9.85
3.10	N216/LBC	Part demolition of existing boundary wall and widening of existing access. Approved 26.4.79
3.11	N5433	Reduction of height of boundary wall and enlargement of existing vehicle access. Erection of two metre high timber gates. Approved 26.4.79

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council
No objections subject to approval by Conservation Officer

4.2 Other Consultees

Conservation Officer

No objection in principle subject to conditions attached regarding materials.

Archaeologist

No objection subject to a watching brief condition

Highway Engineer

Highway Drainage

No objection subject to a condition relating to SUDS

Highway Structures

No comment

Other Representations

4.3 Local Residents

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

- Over development of the site
- Parking issues

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is located in a Town Centre where it is within walking distance to existing services and facilities and public transport links to the wider area. The principle of residential development in this location is therefore in accordance with the sustainable aims of policy CS5 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and furthermore, the principle of residential accommodation on the site has already been established under a previous application which converted the first floor to a flat.

5.2 The proposal for the erection of two additional flats within the courtyard will not affect the existing ground floor retail function of the building. The proposal will not therefore adversely affect the vitality or viability of the High Street and is therefore, not in conflict with policy CS14 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

5.3 Given the above the main issue to consider would be the appearance and impact on the character of the Conservation Area; the residential amenity impacts; and the environmental and transportation effects.

5.4 Appearance/Form and Impact on the Conservation Area

Number 65 High Street is a distinctive tall gabled building, prominently sited on the corner of High Street and Chapel Street. Chapel Street is a narrow secondary lane which links the High Street to Rock Street. While High Street is characterised by the larger 'polite' houses and shops, Chapel Street has a more informal character with a broken building line and greater variety of built form, including a number of smaller scale buildings. While High Street and the return wing to number 65 is characterised by render, there is a larger amount of stone seen in Chapel Street. Although the building line is more sporadic, the enclosure of the narrow lane is created by stone boundary walls and this is an important element of its character. The tall stone wall extending from 65 along Chapel Lane looks to have been built up in two phases: historic maps show that there was a long narrow building on this site and it is therefore likely that the wall has been altered following the removal of this building. The Methodist Chapel on Chapel Lane is a locally listed building, and it is distinctive in the street due to its relative refined simplicity.

5.5 The proposal would entail the taking down of the existing wall to build a new two-storey building on the site, linked to the east facing elevation of the rear range to number 65. As the historic maps demonstrate that there was a building in this location previously, and the wall appears to show that it has been modified, the principle of its rebuilding into a new structure is considered

acceptable. The new building will be relatively low level, with 4.5m high eaves and 6.5m ridge. This will sit comfortably below the parapet height of the adjacent building and be in keeping with the adjacent buildings to the east on Chapel Lane. The enclosure to the street will be maintained. There are therefore no in principle objections with regards to impact on the visual amenity of the Conservation Area but the proposed materials are an important consideration and this is discussed more below.

- 5.6 Given the above, it is important that the stone within the existing wall is reused to face the building, with reclaimed stone to match to make up the shortfall. The elevation should be a consistent material as mixed materials are not traditional. The front and side elevation should be natural stone, the roof as clay tiles and the windows as traditional timber sliding sashes. In addition the building should be given a chimney stack to ensure appropriate articulation to the roof which could also serve as a route for bathroom/kitchen ventilation, which should not discharge through the front elevation and the door proposed should be a fully timber design, not glazed. In addition, the utility cabinet should be internalised or relocated to the inner courtyard. Utility companies allow for this in sensitive areas such as conservation areas.
- 5.7 Revised plans received by the Council indicate that these design principles have been taken into consideration and would be used in the scheme. The above assessment has shown that previous structures occupied the site in the past. Policy encourages the use of land within established settlement boundaries and Officers are satisfied that the proposal would not result in overdevelopment of the site. In terms of its overall design, scale, massing and materials to be used the proposal is considered acceptable and can be recommended for approval.
- 5.8 Residential Amenity
The application site is currently benefits from a single storey rear extension which would be replaced by a two-storey structure with a larger footprint. The extension would be located in what is currently the back yard of the premises; an area of hardstanding for residential and parking use. The application site is screened from its neighbours to the north and east by high stone boundary walls. Closest properties to the east at No. 7-9 Chapel Street are furthermore separated from the application site by a driveway giving access to properties to their rear. The proposed two-storey extension would be approximately 13.5 metres away and with no windows in this neighbours opposing elevation there can be no issues of overlooking from the proposed first floor bedroom window.
- 5.9 It is acknowledged that the proposed two storey extension would create changes for neighbours to the north. This building is occupied by Castle Estate Agents having changed from residential use to offices some years ago. The property has a cat-slide roof to the rear adjacent to the rear courtyard of the application site and is separated from it by a high stone boundary wall. First floor windows are already present in the north elevation of the application site serving the existing flat and while the proposed two storey extension would have a bank of four roof lights, openings comprising full height doors, would only be located on the ground floor. It is therefore considered that the proposal

would not impact on the amenity of this neighbour significantly over and above the existing situation.

- 5.10 Directly opposite the site to the south is a more recent addition to the area, a red brick flat roofed building serving as offices, garage and parking for a variety of local businesses. This building would be approximately 17 metres, which given its location is not an uncommon or unacceptable distance between properties.
- 5.11 It is acknowledged that neither the existing nor the proposed first floor flats would have any dedicated amenity space. Although this is regrettable it is not unusual and there is no requirement for garden space for flats. A communal access area for the first floor flats would be provided where, although not specified, bike storage for both could be accommodated. Similarly, a sizable refuse area for the existing flat has been shown on plans and this could also be shared by the new flat. The ground floor flat would by contrast benefit from the use of a good size garden which would also have its own cycle storage and refuse area.
- 5.12 Transportation
Given the comments from local residents regarding the parking issue it is useful to set out the past planning record for this site. This planning application has been the result of a number of previous planning applications. Historically, approval was given for a single residential unit to the rear of the property, with the front of the property to remain in commercial use and the residential unit using the yard at the rear for car parking. Following this the applicant subsequently, submitted an alternative application into the Council stating that the commercial unit had been given the parking area, and as such the residential unit was not able to have the proposed off street car parking. This was recognised as being contrary to policy and it was agreed that the applicant should submit details of the available parking in Thornbury surrounding the site to justify no parking for the residential unit.
- 5.13 The findings were eventually agreed by the authority on the basis that the demand from the one residential unit was balanced by the availability of the adjacent town centre car parks against the need for the commercial unit to have a parking space.
- 5.14 This application, however, firstly, builds over the car parking space for the commercial unit and secondly, increases the number of residential units on the site. Thornbury High Street is characterised by street frontage with no dedicated car parking for the existing dwellings, thereby relying upon the limited on street car parking that is available. It is acknowledged that the approval of this application would result in greater pressure on the on-street car parking. It is accepted that this would be detrimental to amenity of the existing residents by virtue of them having to look for and find parking further afield, however, such a situation would not lead to a highway safety issue due to the on street car parking restrictions that exist in the area prohibiting inappropriate car parking (yellow lines).

- 5.15 Notwithstanding the above, the site remains contrary to the adopted residential car parking SPD (2013) by failing to provide a minimum number of off street car parking spaces. As such the applicant has submitted a Transport Statement arguing that alternative spaces to park are available, and this is backed up by surveys in evenings and weekends when residential car parking would be at the highest demand. The surveys indicate that space is available in the locality which would enable on street car parking to be considered as an alternative to providing it on plot. Policy does allow for circumstances where an applicant can justify departures from the standard as demonstrated here.
- 5.16 On balance, given the supporting evidence in this instance there is no transportation objection to this proposal based upon the lack of car parking spaces.
- 5.17 Archaeologist
The application site is located within the historic core of Thornbury, a Medieval Town and historic maps indicate the presence of a former building on the site of No. 65. As such there is archaeological potential here. Ordinarily this should require archaeological work prior to determination but as the site is likely to have been disturbed in the past Officers are satisfied that this can be dealt with by way of a watching brief condition.
- 5.18 Environmental Effects
Given the nature of the proposal it is not considered that there will be any significant adverse environmental impacts.

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 saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

3. Prior to the commencement of works a representative sample panel of natural stone facing walling, of at least one metre square showing the stone, coursing and pointing, shall be completed on site and approved in writing by the local planning authority. The works shall be completed strictly in accordance with the agreed panel, which shall be retained on site for consistency until completion.

Reason 1

This is a pre-commencement condition so as to avoid any unnecessary remedial action in the future.

Reason 2

In order that the works serve to preserve or enhance the character and appearance of the conservation area, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Historic Environment Planning Practice Guide and policy L12 of the adopted South Gloucestershire Local Plan.

4. The render to the rear elevation shall match that on the adjacent building which is being extended.

Reason

In order that the works serve to preserve or enhance the character and appearance of the conservation area, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Historic Environment Planning Practice Guide and policy L12 of the adopted South Gloucestershire Local Plan.

5. Notwithstanding previously submitted details and prior to the commencement of relevant works details of the following items, including materials and finishes, shall be submitted and approved in writing by the local planning authority. The details shall be at a scale of 1:5 including sections. The works shall be completed strictly in accordance with the agreed details.

- A. all new external doors, including frames and furniture. For the avoidance of doubt the front door shall be solid panelled as opposed to part glazed as indicated on the drawing)
- b. all new windows (including cill, head and reveal details)
- c. eaves, verges and ridges (including rainwater goods)
- d. conservation rooflights

Reason

In order that the works serve to preserve or enhance the character and appearance of the conservation area, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Historic Environment Planning Practice Guide and policy L12 of the adopted South Gloucestershire Local Plan.

6. Prior to the commencement of development a representative sample of the new clay roofing tiles shall be submitted and agreed in writing by the local planning authority. The works shall be completed strictly in accordance with the agreed details

Reason 1

This is a pre-commencement condition so as to avoid any unnecessary remedial action in the future.

Reason 2

In order that the works serve to preserve or enhance the character and appearance of the conservation area, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Historic Environment Planning Practice Guide and policy L12 of the adopted South Gloucestershire Local Plan.

7. The roof light to the south elevation facing Chapel Street shown on revised Proposed Elevations plan 13-1640-303 Rev D is hereby not approved.

Reason

In order to preserve or enhance the character and appearance of the conservation area, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Historic Environment Planning Practice Guide and policy L12 of the adopted South Gloucestershire Local Plan.

8. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. A detailed development layout showing surface water and SUDS proposals is required as part of this submission.

Reason 1

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

Reason 2

To comply with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and National Planning Policy Framework 2012.

9. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason 1

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

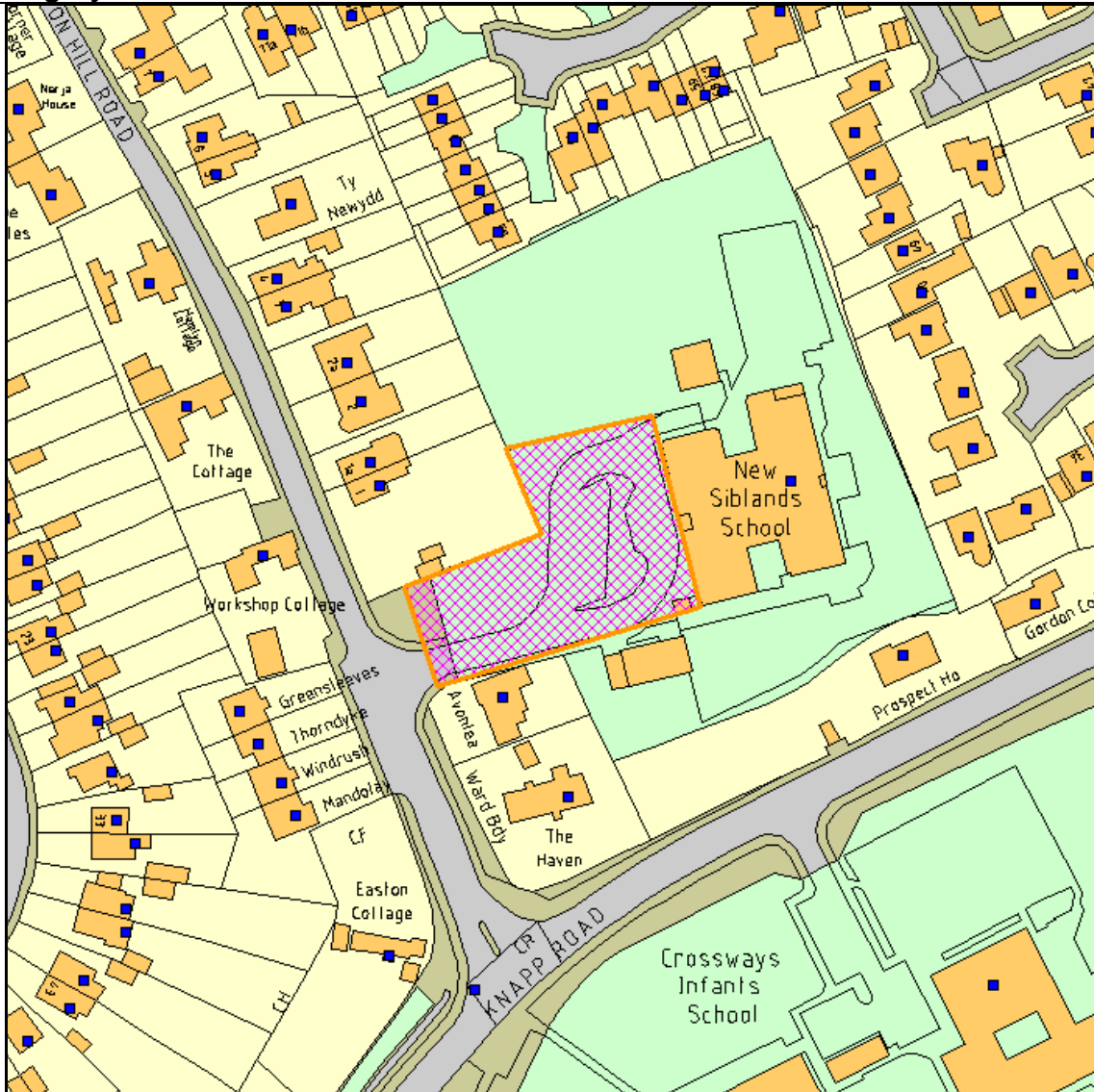
Reason 2

To maintain and enhance the character and appearance of the Conservation Area, and to accord with saved Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 and national guidance set out in the NPPF (2013).

ITEM 13

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PT15/1727/R3F	Applicant:	Miss Nicole Muller
Site:	New Siblands School Easton Hill Road Thornbury South Gloucestershire BS35 2JU	Date Reg:	8th May 2015
Proposal:	Alteration to car park layout to include 8 no. additional spaces with new lighting and associated works	Parish:	Thornbury Town Council
Map Ref:	364775 190318	Ward:	Thornbury North
Application Category:	Minor	Target Date:	30th June 2015



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PT15/1727/R3F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule in accordance with procedure given that objections were received that are contrary to the officer recommendation and given also that the application is made on behalf of the Council itself.

1. THE PROPOSAL

- 1.1 The applicant seeks to improve the car park layout at New Siblands school. The proposal provides an additional 8 spaces to increase the level to 28. No additional staff (above the existing 3) are to be employed. The applicant indicates that currently there are problems with vehicle movements within the site. The staff to pupil ratio is higher given that it is a special school with additional visiting professional staff reflecting the special needs of the pupils. Some new kerbing and planting will be provided and low level lantern lighting. .
- 1.2 The school is a Special Educational Needs school that caters for children between the ages of 11 and 19 years and was

2. POLICY CONTEXT

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

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

L1 Landscaping
T12 Transportation Development Control
LC4 Educational and Community Facilities

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility
CS23 Community Infrastructure and Cultural Activity
CS32 Thornbury
- 2.3 Supplementary Planning Guidance
Design Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 The site has been the subject of a number of planning applications however of most relevance is the following:

PT09/6032/R3F Erection of two storey and single storey building and refurbishments of existing school. Extension of existing bungalow. Landscaping and associated works.(Deemed consent)

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council
No response received

4.2 Other Consultees

Sustainable Transport

No objection – a travel plan and layout plan were received. The school are being more pro-active in terms of travel planning and although the site exceeds parking guidance any excess is not aimed at staff parking but is needed to accommodate the special needs of the school.

Lighting Engineer

There is no objection to the proposed lighting which will not result in the spillage of light beyond the site boundaries

Other Representations

4.3 Local Residents

Two letters of objection have been received (two from one address). The grounds of objection can be summarised as follows:

- The new development has lessened environmental quality
- The bricked area and loss of borders will detract from the appearance of the school
- The proposal contradicts travel plan objectives encouraging car use
- More traffic will result in highway safety issues and more noise and disturbance

An additional objection was received relating to the proposed lighting however that objection was subsequently withdrawn

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS23 of the Local Plan Core Strategy supports the development of new community infrastructure. Policy LC4 of the South Gloucestershire Local Plan (saved) policy) supports proposals for the development, expansion or improvement of education and community facilities within the boundaries of settlements subject to the following criteria

Proposals are located on sites which are or will be highly accessible on foot and by bicycle

This proposal is an improvement to an existing site which remains accessible by foot and by bicycle

The Development would not unacceptably prejudice residential amenities

In terms of the potential for direct impact a residential occupier shares a boundary with the car park area of the school albeit there is a degree of separation resulting from land to the side of No.1 Easton Hill Road between the bulk of the car park and the property concerned. Initial concern was raised by that occupier regarding the potential for loss of amenity as a result of lighting in the car park. Following dialogue with the neighbour that objection was withdrawn.

Existing bollard lights and building mounted lights are being retained although some bollard lights are being removed. Some bollard lights along the northern boundary of the car park are to be taken out and replaced by new ones. A lighting plan and strategy has been submitted and this has been viewed by the Council's lighting engineer who is satisfied that the lighting will not focus upwards or spill beyond the site boundary such as it would result in detriment to neighbouring occupiers. A condition will be applied to the decision notice to ensure that all lighting is installed fully in accordance with the strategy and submitted details.

It is not considered, given the nature of the proposal that it will result in any other impact upon the residential amenity of neighbouring occupiers in terms of appearing oppressive/overbearing or resulting in any loss of privacy

Development would not have unacceptable environmental or transportation effects

The environmental impact is assessed above. In terms of the transportation effect, officers have seen an updated travel plan and are content that this proposal for an additional 8 spaces will not have an unacceptable transportation effect. Officers accept that this type of school has specific needs that exceed other schools given the need for visiting professional staff. The case put that the proposal will reduce some congestion within the parking area is accepted. It is considered appropriate to apply a condition to ensure that the travel plan submitted is adhered to in the interests of ensuring an acceptable transportation outcome. It is not considered that any significant additional noise and disturbance would result from the proposal.

Development would not give rise to unacceptable levels of on street parking to the detriment of the amenities of the surrounding area and highway safety

The proposal would make any overspill on-street parking less likely.

The proposed development is considered to be acceptable in principle. Consideration of the impact of the proposal upon the visual amenity of the site and wider area is set out below.

5.2 Design

Concern has been raised regarding the impact of the proposal upon residential amenity however the changes proposed are relatively minor involving the reconfiguration of existing spaces. The loss of some small trees within the car park will be off set by their relocation elsewhere. On the ground there will be new kerbing and brick paving will pick out the parking spaces where these are realigned or new. All this is quite appropriate for a school car park and is not considered to detract from either the site itself or the wider amenity of the area.

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 The recommendation is that permission is granted subject to the conditions set out below

Contact Officer: David Stockdale
Tel. No. 01454 866622

CONDITIONS

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

Reason

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

2. All new and replacement lighting shall be installed fully in accordance with the approved lighting strategy, lighting plan/detail (relux light simulation tools and specification (sirocco park) and Oyster lighting details received 22nd April 2015 and retained as such thereafter.

To prevent light pollution in the interests of the amenity of the area and to accord with Policy LC4 of the South Gloucestershire Local Plan 2006 (saved policy) and Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013.

3. The agreed Travel Plan update (New Siblands Secondary School Travel Plan update received 15th June 2015) shall be implemented in accordance with the timetable set out in the Action Plan (part 6.0) therein.

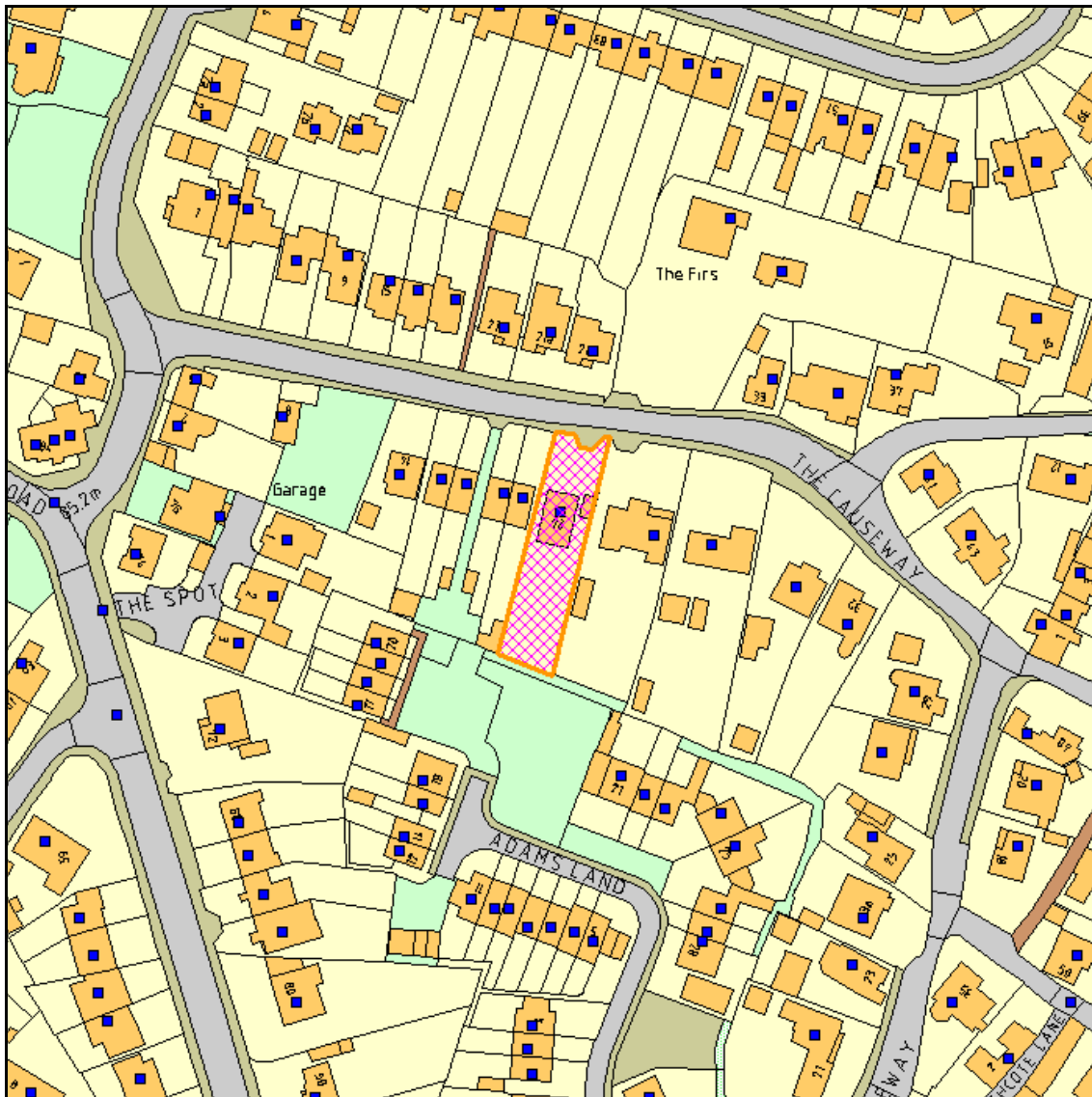
Reason

To encourage means of transportation other than the private car, to accord with Policies T10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (saved policies) and CS8 of the South Gloucestershire Local Plan Core Strategy 2013.

ITEM 14

CIRCULATED SCHEDULE NO. 25/15 – 19 JUNE 2015

App No.:	PT15/1870/F	Applicant:	Miss Emma Stew
Site:	24 The Causeway Coalpit Heath Bristol South Gloucestershire BS36 2PD	Date Reg:	7th May 2015
Proposal:	Demolition of existing garage. rection of two storey side and single storey side and rear extension to form integral garage and additional living accommodation	Parish:	Frampton Cotterell Parish Council
Map Ref:	367455 181271	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	26th June 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for determination in order to take into the comments of the Parish Council. The Parish have objected to the proposal; the case officer's recommendation is for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two-storey side extension and single storey rear and side extension to a detached circa 1930s dwelling in Frampton Cotterell. The proposed extension would require the demolition of the existing garage.
- 1.2 The site is within the development boundary for the village and is not covered by any further designations.

2. POLICY CONTEXT

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

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

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)
T12 Transportation
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
 - i. Residential Parking Standard SPD (Adopted) December 2013
 - ii. Frampton Cotterell and Coalpit Heath Village Design Statement

3. RELEVANT PLANNING HISTORY

- 3.1 P87/2042 Approval of Full Planning 05/08/1987
Erection of a single storey rear extension to provide an enlarged lounge, breakfast area, lobby and W.C.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
Objection: Overdevelopment, not compliant with the Village Design Statement, overbearing impact on the neighbouring property, loss of level wheelchair access.
- 4.2 Lead Local Flood Authority
No comment

- 4.3 Transportation
No objection

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Planning permission is sought for an extension to an existing dwelling in Frampton Cotterell.
- 5.2 Principle of Development
Extensions and alterations to existing dwellings are managed through policy H4 of the local plan. Under this policy design, amenity and transport are considered.
- 5.3 Design
The proposed side extension has a width of 3.1 metres and is set back from the front elevation of the dwelling. The proposed roof has a hipped design which matches that on the existing house. The extension is in keeping with the massing and appearance of the dwelling. It would not look disproportionate and appears as a subservient addition to the existing dwelling.
- 5.4 The propose rear extension runs along the back of the extended property. This would have a lean-to roof and would project 3.5 metres from the rear elevation of the property. This part of the development is also considered to reach an acceptable standard of design and is in keeping with the character and appearance of the existing dwelling.
- 5.5 It is not considered that, if permitted, the development would result in overdevelopment of the site. The house sits in a relatively large plot and is surrounded by dwellings of various sizes and styles. The extended dwelling would not look out of place or have a detrimental impact on the visual amenity of the area or the street scene.
- 5.6 The Village Design Statement seeks to retain the character of the village and achieve high standards of design. The proposal is considered to respect the character and appearance of the existing dwelling and therefore is considered to accord with the principles of the statement.
- 5.7 Residential Amenity
Development should not be permitted that has a prejudicial impact on the residential amenity of nearby occupiers.
- 5.8 The proposed extension would be constructed close to the boundary of the site and therefore may have an impact on nearby occupiers. This impact should be assessed as part of this planning application.

- 5.9 Most affected is the bungalow to the east of the site. The bungalow is separated from the development by a driveway. The proposed extension is located alongside the built part of the adjacent site and therefore would have little impact on the garden areas. The windows in the side elevation of the bungalow will not be adversely affected to the level where it would be prejudicial to the enjoyment of the property.
- 5.10 It is not considered that the development would have an adverse impact on the levels of residential amenity enjoyed in the locality. A condition will be attached that prevents the installation of any additional windows on the east elevation.
- 5.11 Transport and Parking
Householder development is required to provide sufficient off-street parking to meet the needs of the proposal. This is set by the Residential Parking Standard SPD.
- 5.12 The proposed extension would result in a four-bedroom dwelling. Dwellings of this size require the provision of two off-street parking spaces. The existing front garden is laid to gravel and provides sufficient parking for two vehicles. As such, the parking standard is met and there is no objection on the basis of transport or parking.
- 5.13 Other Matters
The parish has raised concern that the development would lead to the loss of level access. It is not considered that this is the case. Whilst there is a very gentle slope from the street to the dwelling it is insignificant. Access would still be provided through the front door of the property and it is not proposed to change this as part of the development proposals.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

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

Reason

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

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

Reason

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

4. The roof of the development hereby permitted shall be carried out in accordance with plan 141516-07.

Reason

To address inconsistencies in the submitted plans for the avoidance of doubt and to provide clarity of decision making.