



**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.48/15

Date to Members: 27/11/15

Member's Deadline: 03/12/15 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

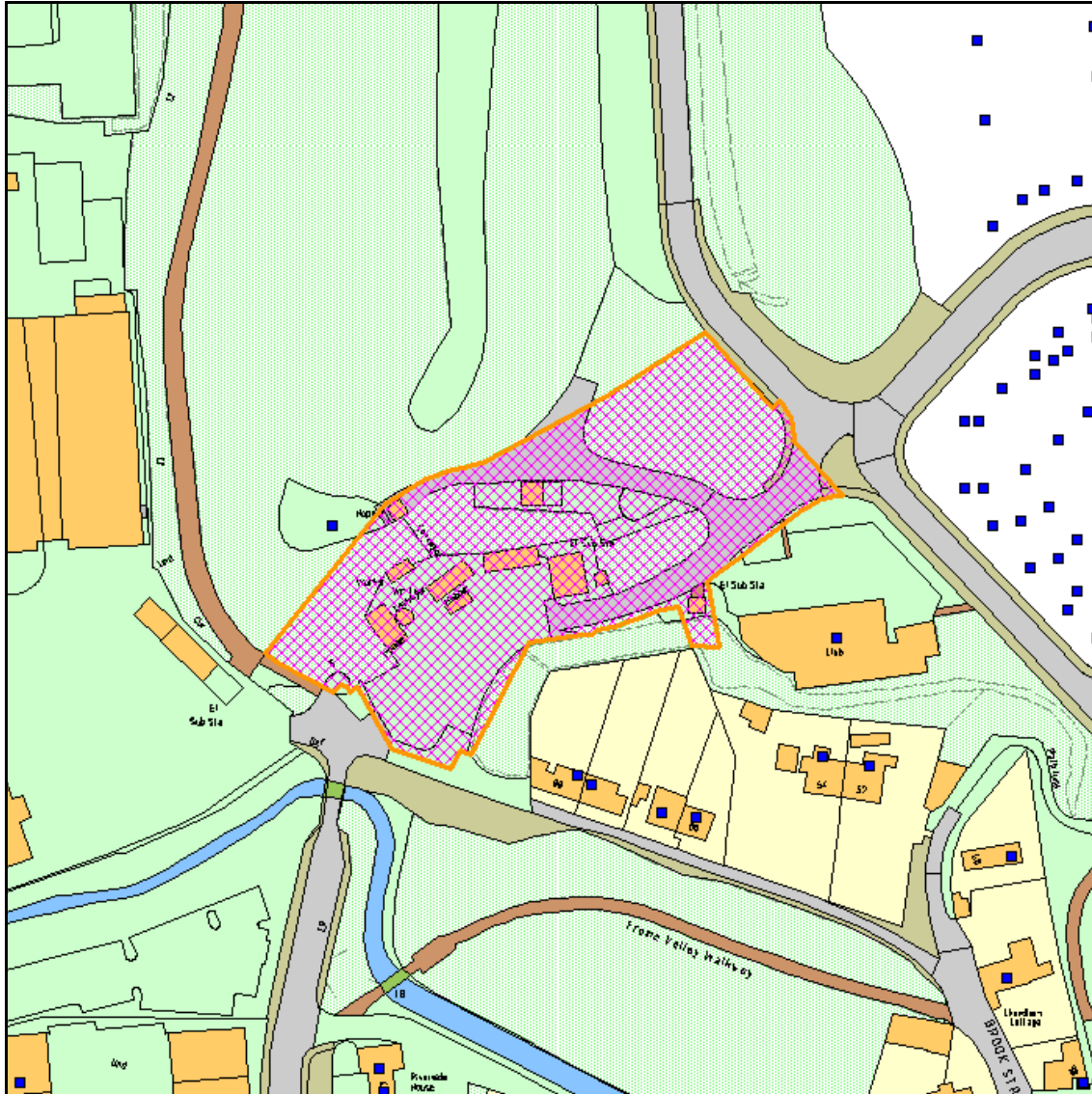
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 - 27 NOVEMBER 2015

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK15/2533/F	Approve with Conditions	Hanson Concrete Batching Plant Quarry Road Chipping Sodbury South Gloucestershire BS37 6AY	Chipping	Sodbury Town Council
2	PK15/3653/RVC	Approve with Conditions	16 Oakfield Road Kingswood South Gloucestershire	Woodstock	None
3	PK15/3961/F	Approve with Conditions	The Coach House The Green Wick South Gloucestershire BS30 5RA	Boyd Valley	Wick And Abson Parish Council
4	PK15/4192/F	Approve with Conditions	Avonlea Stanshawes Drive Yate South Gloucestershire BS37 4ES	Yate Central	Yate Town
5	PK15/4206/PNS	Approve with Conditions	Dodington Road Bridge Dodington Road Chipping Sodbury South Gloucestershire	Chipping	Sodbury Town Council
6	PK15/4347/CLE	Refusal	New Bungalow Orange End Inglestone Common Badminton South Gloucestershire GL9 1BP	Cotswold Edge	Hawkesbury Parish Council
7	PK15/4445/F	Approve with Conditions	19 St Aldams Drive Pucklechurch South Gloucestershire BS16 9QQ	Boyd Valley	Pucklechurch Parish Council
8	PK15/4480/F	Approve with Conditions	6 Wenmore Close Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
9	PK15/4624/CLP	Approve with Conditions	106 Badminton Road Downend South Gloucestershire BS16 6BZ	Downend	Downend And Bromley Heath Parish Council
10	PK15/4639/ADV	Approve with Conditions	Brimsham Park Lark Rise Yate South Gloucestershire BS37 7PJ	Yate North	Yate Town
11	PK15/4729/F	Approve with Conditions	51 Deerswood Kingswood South Gloucestershire BS15 4QA	Rodway	None
12	PT15/3997/F	Approve with Conditions	Apple Mill Barn West End Lane Oldbury On Severn South Gloucestershire BS35 1PS	Severn	Oldbury-on-Severn Parish Council
13	PT15/4469/F	Approve with Conditions	2 Rectory Road Frampton Cotterell South Gloucestershire BS36 2BN	Frampton Cotterell	Frampton Cotterell Parish Council
14	PT15/4492/F	Approve with Conditions	University Of West Of England Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QY	Frenchay And Stoke Park	Stoke Gifford Parish Council
15	PT15/4494/F	Approve with Conditions	University Of West Of England Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QY	Frenchay And Stoke Park	Stoke Gifford Parish Council
16	PT15/4535/F	Approve with Conditions	480 Church Road Frampton Cotterell South Gloucestershire BS36 2AH	Frampton Cotterell	Frampton Cotterell Parish Council
17	PT15/4562/ADV	Approve	Elm Park Service Station 73 - 75 Gloucester Road North Filton South Gloucestershire	Filton	Filton Town Council
18	PT15/4666/F	Approve with Conditions	15 Touchstone Avenue Stoke Gifford South Gloucestershire BS34 8XQ	Stoke Gifford	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/2533/F	Applicant:	Newland Homes
Site:	Hanson Concrete Batching Plant Quarry Road Chipping Sodbury Bristol South Gloucestershire BS37 6AY	Date Reg:	22nd June 2015
Proposal:	Erection of 11 no. dwellings with associated works. (Amendment to previously approved scheme PK13/1956/F).	Parish:	Sodbury Town Council
Map Ref:	372332 182458	Ward:	Chipping Sodbury
Application Category:	Major	Target Date:	16th September 2015



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 100023410, 2008. N.T.S. PK15/2533/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for information purposes and to enable Members to validate the approach taken by Officers. The proposed development triggers an affordable housing contribution which would normally be secured through a s106 agreement. However, due to site specific viability, in this instance no contribution is sought.

An objection from a neighbour has also been received. This is contrary to the officer recommendation for approval. In accordance with the Council's scheme of delegation, the application must therefore be referred to the Circulated Schedule for determination.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 11 dwellings on 0.5ha of land at the former Hanson Concrete Batching Plant in Chipping Sodbury. The site forms part of the Barnhill Quarry redevelopment on the outskirts of, but within the settlement boundary for, Chipping Sodbury.
- 1.2 Planning permission was previously granted by the Local Planning Authority on 23 October 2014 for a similar scheme (PK13/1956/F). This application represents an amendment to the approved scheme which includes alterations to the layout and make-up of the proposal.
- 1.3 During the course of the application revisions have been sought to the proposal to ensure that the highest standards of site planning and design are reached and the development respects and enhances the character of this part of Chipping Sodbury. The site is located just outside the town's conservation area.
- 1.4 A S106 agreement was attached to planning permission PK13/1956/F to secure a financial contribution of £2832.98 towards local library contributions and £37,167.02 towards off-site affordable housing provision. Since this agreement was made, the Council has implemented the CIL Charging Schedule. The proposed development is CIL liable and attracts a payment of around £69,000 (this figure will be confirmed by the CIL Team following the grant of planning permission and is an approximate used in determining this planning application). CIL is a non-negotiable levy and must be paid on all liable developments. Following the adoption of CIL, library contributions are now funded from CIL receipts and therefore this contribution falls away. Affordable housing, however, remains within the scope of a site specific s106 agreement.
- 1.5 As discussed below, following an extensive viability appraisal it has been found that redevelopment of this site to include a CIL payment and contribution to off-site affordable housing would make the development unviable.

2. POLICY CONTEXT

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

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS2 Green Infrastructure
- CS4a Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS6 Infrastructure and Developer Contributions
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS18 Affordable Housing
- CS24 Green Infrastructure, Sport and Recreation
- CS30 Yate and Chipping Sodbury

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

- L1 Landscape
- L9 Species Protection
- L12 Conservation Areas
- EP2 Flood Risk and Development
- EP6 Contaminated Land
- T7 Cycle Parking
- T12 Transportation
- LC12 Recreational Routes

2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
- (b) Chipping Sodbury Conservation Area (Adopted) February 2009
- (c) Residential Parking Standard (Adopted) December 2013
- (d) Affordable Housing and Extra Care (Adopted) May 2014
- (e) Landscape Character Assessment (Adopted) November 2014
- (f) Waste Guidance (Adopted) January 2015
- (g) CIL Charging Schedule and S106 (Adopted) March 2015

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|--|-------------------------|------------|
| 3.1 | PK13/1956/F | Approve with Conditions | 23/10/2014 |
| | Construction of 11no. dwellinghouse with associated works. | | |
| 3.2 | PK12/1311/RM | Approve with Conditions | 15/08/2012 |
| | Construction of foodstore (A1) and associated car park; new pedestrian footbridge across River Frome; and associated landscaping and infrastructure works - implementation of phases 1, 2a and 2b of the approved Masterplan. (Approval of all reserved matters to be read in conjunction with planning permission PK10/1675/O). | | |
| 3.3 | PK10/1675/O | Approve with Conditions | 20/12/2011 |

Mixed use development comprising the construction of a new foodstore (A1) and approximately 170no. residential units, both outline with access to be determined: all other matters reserved. Creation of a development platform at the southern end of Barnhill Quarry, from the importation of approximately 350,000 cubic metres of non-polluting materials. Associated works include the creation of a new access off Wickwar Road; alterations to Wickwar Road and Barnhill Road; extension of existing car park; provision of a new footbridge across the River Frome; pedestrian thoroughfare at 31 High Street; provision of public open space and landscaping; proposed rear extension to No. 31 High Street to create additional floorspace and use of buildings at No.31 for retail uses falling within Classes A1, A2 and A3.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
No objection. Members sought clarification on cycleway/pedestrian links; this has been confirmed by the applicant.
- 4.2 Archaeology Officer
None received
- 4.3 Arts and Development Officer
No comment
- 4.4 Avon and Somerset Police
No objection in principle, however design improvements could be made in the interests of crime prevention.
- 4.5 Avon Fire and Rescue
None received
- 4.6 Conservation Officer
Application site is close to conservation area. Design improvements have been made and there is no objection subject to the imposition of a number of conditions.
- 4.7 Ecology Officer
No objection subject to the imposition of matching ecological conditions as those on extant planning permission
- 4.8 Education Department
None received
- 4.9 Environmental Protection
No objection. Some parts of the site were inaccessible during ground investigation and further ground investigation works should be secured by condition on those parts of the site that were not subject to the preliminary site investigation report submitted with the application.
- 4.10 Highway Structures
No comment

- 4.11 Housing Enabling
The development generates a contribution towards affordable housing. To be policy compliant, 35% of the dwellings proposed should be provided as affordable housing. This equates to three dwellings split as 2x 3 bedroom houses for social rent and 1x 3 bedroom house for shared ownership. The enabling team note the viability exercise that has been undertaken.
- 4.12 Landscape Officer
Conditions should be used to secure detailed design features to include surfacing materials, stone walling and planting. Careful design is required for the quarry stone feature.
- 4.13 Lead Local Flood Authority
No objection. Application should be subject to a SUDS condition.
- 4.14 New Communities
Request for contribution of £2832.98 towards local library services.
- 4.15 Open Spaces Society
None received
- 4.16 Public Rights of Way
Will affect PROW LYA73/120. No objection is raised, however, the applicant should consider pedestrian and cyclist movements north/south though the site.
- 4.17 Sustainable Transport
No in-principle highway objection. Concern over lack of visitor parking, low provision of parking, and tight access to plot 11.
- 4.18 Tree Officer
Development should be undertaken in accordance with arboricultural report
- 4.19 Wessex Water
Separate system of drainage will be required to serve the proposed development.
- 4.20 Yate Town Council
No objection

Other Representations

- 4.21 Local Residents
Comments from one local resident has been received which raise the following matters -
- Concern over vehicular right of way from Quarry Road to parking in Brook Street
 - Pedestrian route crosses vehicular right of way
 - Safety issue if conflicts between vehicular and pedestrian movements
 - Bikes are not supposed to be ridden in the woods

- Lead to increased parking problems on Quarry Road
- Query over street lighting

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks planning permission for the erection of 11 dwellings on the Hanson Concrete Batching Plant on Quarry Road in Chipping Sodbury. This application is effectively an amendment to planning permission PK13/1956/F to change the layout, appearance and composition of the development. Since the earlier application was determined, the Council has adopted the Core Strategy. The settlement boundary for Chipping Sodbury was not amended in the Core Strategy to include the Barnhill Quarry redevelopment. However, under the forthcoming Policies, Sites and Places Plan (PSP) rural housing review the settlement boundary for Chipping Sodbury would be amended to include both the application site and Barnhill Quarry.
- 5.2 **Principle of Development**
 Until the PSP is adopted, the site technically falls outside of the settlement boundary for Chipping Sodbury. However, there is an extant planning permission on the site (PK13/1956/F) and the site is part of the wider redevelopment proposals for Barnhill Quarry (Policy CS30 of the Core Strategy). On the adoption of the PSP the settlement boundary would be amended to regulate the housing development which has occurred. Furthermore, at present the Council is unable to demonstrate a five-year housing land supply and the proposal must be assessed against the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF).
- 5.3 On the basis of the above, the proposed development is acceptable in principle but should be determined against the analysis set out below.
- 5.4 **Design, Layout and Heritage**
 One of the significant constraints to development on this site is topography. As the name suggests, the site forms part of the former quarrying operations at Barnhill. To the north of the site is a steep incline leading to the Barnhill Woods. Site access is provided from two points; to the east of the site access is provided from the Barnhill Quarry redevelopment and to the southwest access is gained from Quarry Road. Under the extant scheme, two properties were accessed from Quarry Road with the remainder from Barnhill Road. The layout of the site included an internal cul-de-sac providing access for five of the other properties leaving two to be accessed from a private drive running along the southern boundary of the site.
- 5.5 The most significant difference between the extant scheme and that currently proposed is the layout. It is now proposed to construct a small terrace of three dwellings which face onto Quarry Road in the south west corner, two dwellings to face onto Barnhill Road in the north east corner, and six dwellings to be accessed from the internal road along the southern boundary. This has also led to a change in the mix of housing. It is now proposed to construct 8x 4-bedroom detached dwellings, 1x 4-bedroom terraced dwelling, and 2x 3-bedroom terraced dwellings.

- 5.6 By facing the development onto roads around the edge of the site, a good street frontage has been achieved and the layout leads to less engineering works towards the rear of the site - which was considered to be the most sensitive part of the site in relation to landscape and ecology.
- 5.7 With regard to the site's location on the edge of the conservation area, it is considered that the redevelopment of this industrial site for residential purposes would enhance the setting of the conservation area.
- 5.8 A number of conditions would be attached to a permission with regard to the detailed design and materials of the external facing materials, boundary treatments, and surfacing materials.
- 5.9 Residential Amenity
Development must ensure that future occupiers are afforded a good standard of residential amenity. The distances between the proposed properties and their orientation to each other means that there will not be unacceptable levels of intervisibility or overlooking and the built form would not be overbearing on any particular plot. The site layout provides good sized gardens for the dwellings and it is considered that all the occupiers would benefit from a good standard of residential amenity.
- 5.10 However, the site is located close to an area of industrial uses; this would particularly affect plots 9 to 11. Under the previous planning permission, a noise report was submitted and conditions used to address noise disturbance. The difference between the extant planning permission and the proposed development is the introduction of an additional residential unit in close proximity to the source of noise. Whilst this would have the benefit of providing a noise barrier to the development behind, in order to ensure that the occupiers of these properties benefit from an acceptable standard of amenity, a condition will be used to report the mitigation measures installed in plots 9 to 11 to prevent noise disturbance.
- 5.11 Details of external lighting will be required by condition to include any street lighting.
- 5.12 Affordable Housing
Policy CS18 of the Core Strategy requires the provision of 35% affordable housing on site which trigger an affordable housing contribution. The proposed development would trigger an affordable housing contribution. Under planning permission PK13/1956/F a viability exercise was undertaken and it was found that the development would be unviable should on-site affordable housing be provided. As a result, a contribution of £37,167.02 was sought for off-site mitigation.
- 5.13 On 1 August 2015, the Council implemented its Community Infrastructure Levy (CIL). CIL is a charge on all liable developments and in this instance it would equate to a charge of £55 per square metre of floorspace created. CIL is non-negotiable although the regulations do provide certain exemptions and relief. The proposed development is not considered to be subject to a CIL exemption

or relief and therefore a full levy is raised. For information, the levy is approximately £69,000 (this figure has been rounded to the nearest thousand - it is not a final calculation and is only provided for reference as an indication of the CIL charge).

- 5.14 CIL charges must be taken into account in addressing development viability. This is a brownfield site and part of a former quarry. Significant costs are associated with bringing forward residential development on this site. Therefore, an independent viability exercise has been undertaken in connection with the current application by DVS. The independent viability exercise has found:
- A policy compliant development where 35% affordable housing would be provided (either on-site or through a commuted sum) to include CIL would *not* be viable;
 - A market-only development to include CIL would only be *marginally* viable.
- 5.15 As indicated above, it has been concluded that the provision of affordable housing would make the development unviable and that the whole of the development is only considered to be marginally viable. Site viability is address in paragraphs 10.38 to 10.42 of the Core Strategy. These paragraphs indicate that where viability is an issue in the provision of affordable housing there is a degree of flexibility in the policy when the provision of affordable housing would be affected by site specific viability constraints.
- 5.16 Given the very tight nature of the development finances for this proposal it is considered that there is no scope for the alternative provision of affordable housing. On that basis, Officers have concluded that it would be unreasonable to attempt to secure the provision of affordable housing or an off-site contribution in this instance and no such housing is therefore sought.
- 5.17 The applicant had initially offered to provide the off-site sum requested under PK13/1956/F. However, the application was submitted before CIL was implemented and in the light of the scheme being CIL liable and the above viability exercise, this offer was withdrawn.
- 5.18 Transport and Public Rights of Way
The access points for the development have been noted above. No vehicular access is provided throughout the site to prevent the road being used as a rat-run. However, it is considered a priority to ensure that there are good quality pedestrian and cycle links through the site. A pedestrian link is provided from Quarry Road onto the proposed internal road. However, this is different in nature from that approved in the earlier scheme as it falls short of providing a dedicated footway to join that outside the Social Club to the east of the site. In order to secure appropriate pedestrian and cycle access through the site, a condition will be attached seeking a revised plan to secure this important sustainable travel route.
- 5.19 Turning to vehicular traffic, the two access points are acceptable. There is a small increase in the number of dwellings served by Quarry Road and a concern has been raised by a local resident that this would lead to conflicts

between users of the highway, additional parking on Brook Street and the obstruction of access. Sufficient parking is provided to meet the needs stipulated by the Residential Parking Standard SPD. Subject to the provision of suitable access to plot 11, it is not considered that the proposal will have a severe impact on the safety or utility of Quarry Road. Conditions shall be used to check vehicle tracking to this plot although there is confidence that the access can be achieved.

5.20 From Barnhill Road the access is also considered acceptable subject to the provision of the pedestrian link. However, it is noted that there is a squeeze on the highway caused by the current alignment of the boundary of plot 5. A condition shall be used to address these matters as they are relatively minor in nature. The development is also required to demonstrate that there is an acceptable level of visitor parking provided on site. This too shall be addressed by condition; again, this is considered to be minor in nature as the number of spaces to be provided is low.

5.21 Trees and Landscaping

The northern boundary of the site is heavily treed. Under the previous application arboricultural information was submitted and it was conditioned that the development be carried out in accordance with the submitted information. It is still considered necessary that the existing trees are protected and therefore a permission would be subject to the same protective measures by condition.

5.22 A detailed landscaping plan will also be sought to include the public areas of the site, boundary treatments, wall details and surface materials.

5.23 Drainage

The application has been assessed by the Council's drainage team and a SUDS scheme has been requested. This will be secured by condition.

5.24 Land Contamination

The site has been subject to industrial processes in the past and therefore there is the potential for the land to be contaminated. A preliminary ground investigation report was submitted in respect to the previous approval which sought further investigation works. A report has been submitted with this application to address ground contamination. Some parts of the site were inaccessible when this report was prepared and therefore conditions should be used to secure further ground investigation on this site.

5.25 Ecology

A number of ecological conditions were attached to the previous planning permission. It is still necessary for these conditions to be imposed and therefore the consent would be subject to a number of ecological conditions.

5.26 Other Contributions

A request has been received to secure a financial contribution towards library services. Library services are now one of the items listed on the Council's 'Regulation 123' list for CIL. As this is a matter covered by CIL, funding cannot

also be secured through s106 agreements under the CIL regulations. Therefore no request for library contributions can now be sought.

5.27 Other Matters

Concern has been raised by a local resident with regard to rights of access. This is a civil matter and the grant of planning permission would not supersede any other ownership rights over land.

5.28 This planning application is not the means by which cycling in the woods can be addressed.

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, on receipt of satisfactory vehicle tracking for plot 11, subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the commencement of development representative sample panel(s) of natural facing stone (for both buildings and boundary walls), of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency

Reason

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

4. Prior to the commencement of the relevant works, the detailed design of the following items shall be submitted and approved in writing by the Local Planning Authority:
 - a) All new windows and fixed glazing (including cill, head, reveal depth, and colour finish)
 - b) Rooflights ? to confirm flush fitting
 - c) All external new doors (including frames and furniture)
 - d) All other vents and flues
 - e) Eaves (including rainwater goods), verges and ridges

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

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

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

Reason

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

6. Prior to the commencement of development, a report demonstrating that adequate measures to protect the occupiers of plots 9, 10, and 11 from unacceptable disturbance from external noise shall be submitted to the Local Planning Authority and agreed in writing. The development shall be carried out in accordance with the approved details, including any mitigation measures identified in the report. For the

avoidance of doubt, the above report shall be based on the recommendations set out in the External Noise Control report prepared by Acoustic Consultants dated January 2014 (reference 5644/Do/) submitted in association with PK13/1956/F.

Reason

To ensure the occupiers a good standard of residential amenity and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework. This is required prior to commencement to avoid remedial works.

7. Prior to the commencement of development, ground investigation works shall be carried out to ascertain the exact nature and risks that ground contamination may pose to the development in terms of human health, ground water and plant growth. For the avoidance of doubt, this shall include all areas of the site including those that have been previously inaccessible. The findings of the ground investigation works (presented as a conceptual model) shall be submitted to and approved in writing by the Local Planning Authority in the form of a report. The report shall also identify any mitigation works required. The development shall be carried out in accordance with the approved details.

Reason

To address issues of potential land contamination and minimise pollution and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy EP6 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the provisions of the National Planning Policy Framework. This is required prior to commencement to avoid remedial works.

8. Prior to the first occupation of the development, where mitigation works have been required under condition 7 a report verifying that these works have been undertaken in full shall be submitted to and agreed in writing by the Local Planning Authority.

Reason

To address issues of potential land contamination and minimise pollution and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy EP6 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the provisions of the National Planning Policy Framework.

9. If, following conditions 7 and 8, any unexpected contamination is found following the commencement of development, the development shall cease immediately upon the part of the site that is affected and the Local Planning Authority informed in writing. A further ground investigation and risk assessment shall be undertaken, identifying and further mitigation or remediation, and submitted to and approved in writing by the Local Planning Authority. The development shall not recommence until the details have been agreed. The development shall be carried out in accordance with any further measures agreed under this condition

Reason

To address issues of potential land contamination and minimise pollution and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy EP6 of the South Gloucestershire Local Plan

(Adopted) January 2006 (Saved Policies), and the provisions of the National Planning Policy Framework.

10. Prior to the commencement of development, a mitigation strategy for hedgehogs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.

Reason

To ensure the development does not have an adverse impact on protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the National Planning Policy Framework. This is required prior to commencement to avoid an irreversible impact.

11. Prior to the commencement of development, a mitigation strategy for slowworms shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.

Reason

To ensure the development does not have an adverse impact on protected species and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the National Planning Policy Framework. This is required prior to commencement to avoid an irreversible impact.

12. Prior to the commencement of development, a site specific Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

For the avoidance of doubt, the CEMP shall address the following matters:

- (i) Procedures for maintaining good public relations including complaint management and public consultation;
- (ii) Mitigation measures as defined in the British Standard - BS5228: Parts 1 and 2 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance. Piling will not be undertaken and Best Practice alongside the application of BS5228 shall be agreed with the Local Planning Authority;
- (iii) The use of a 'Considerate Contractors' or similar regime for the site induction of the workforce highlighting pollution prevention and awareness;
- (iv) Measures to control the tracking of mud off-site from vehicles;
- (v) Measures to control dust and from the demolition and construction works approved along with land disturbance in general; and,
- (vi) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.

Reason

In the interests of residential amenity and to accord with Policy EP6 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies). This is required prior to commencement to prevent harm to the locality from construction works.

13. Prior to the commencement of development, an arboricultural impact assessment to include an arboricultural method statement and details of all tree protection measures

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all tree protection measures shall be installed prior to site clearance works commencing. All tree protection must be left in place for the duration of the development and should not be moved. For the avoidance of doubt, the above impact assessment should be based on the Barrell Arboricultural documents submitted with PK13/1956/F.

Reason

To provide adequate protection to the landscape and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the National Planning Policy Framework. This is required prior to commencement to avoid an irreversible impact.

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

Reason

To provide adequate protection to the landscape and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the National Planning Policy Framework. This is required prior to commencement to avoid remedial works.

15. Prior to the commencement of development, a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall accord with the landscape plan required by condition 14 and shall include details of any existing habitat to be safeguarded (trees, scrub and hedges etc); and any new habitat to be created. It should also include a programme of monitoring of all the works for a period of 5 years. All works shall be carried out in accordance with the approved plan.

Reason

To provide adequate protection to the landscape and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the National Planning Policy Framework. This is required prior to commencement to avoid an irreversible impact.

16. Prior to commencement of development, a revised block plan shall be submitted to and approved in writing by the Local Planning Authority to:
 - a) include details of the pedestrian and cycle route to link Quarry Road and Barnhill Road;
 - b) demonstrate a revised layout to remove the pinch-point in the highway outside plot 5; and,
 - c) show the location of visitor parking.Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance, access and to secure appropriate pedestrian and cycle links and to accord with Policy CS1, CS8, CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy T12 and LC12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), the Residential Parking Standard SPD (Adopted) December 2013, and the National Planning Policy Framework. This is required prior to commencement to ensure a satisfactory standard of development.

17. The developer shall appoint an archaeological contractor not less than three weeks prior to the commencement of any ground disturbance on site, and shall afford him/her or other archaeologist nominated by the Local Planning Authority access at all reasonable times in order to observe the excavations and record archaeological remains uncovered during the work. This work is to be carried out in accordance with archaeological brief attached to PK13/1956/F.

Reason

In the interests of archaeological investigation and recording and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L11 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the provisions of the National Planning Policy Framework.

18. Prior to the first occupation of the development hereby permitted, details of all external lighting, to include street lighting, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

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

19. All new rainwater goods shall be of metal construction with a painted black finish or a substitute material which has been submitted to and approved in writing by the Local Planning Authority.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

20. All flue pipes should have a permanent proprietary dark finish.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

21. The hours of working on site during the period of construction shall be restricted to 07300hrs -1800hrs Monday to Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenity of nearby occupiers during construction works and to accord with the provisions of the National Planning Policy Framework.

22. The development shall be carried out in accordance with the following plans:

Received 10 June 2015
PL01 Site Location Plan

Received 18 June 2015
204-10 Garage Plans

Received 12 August 2015
PL013B Plots 4 and 5

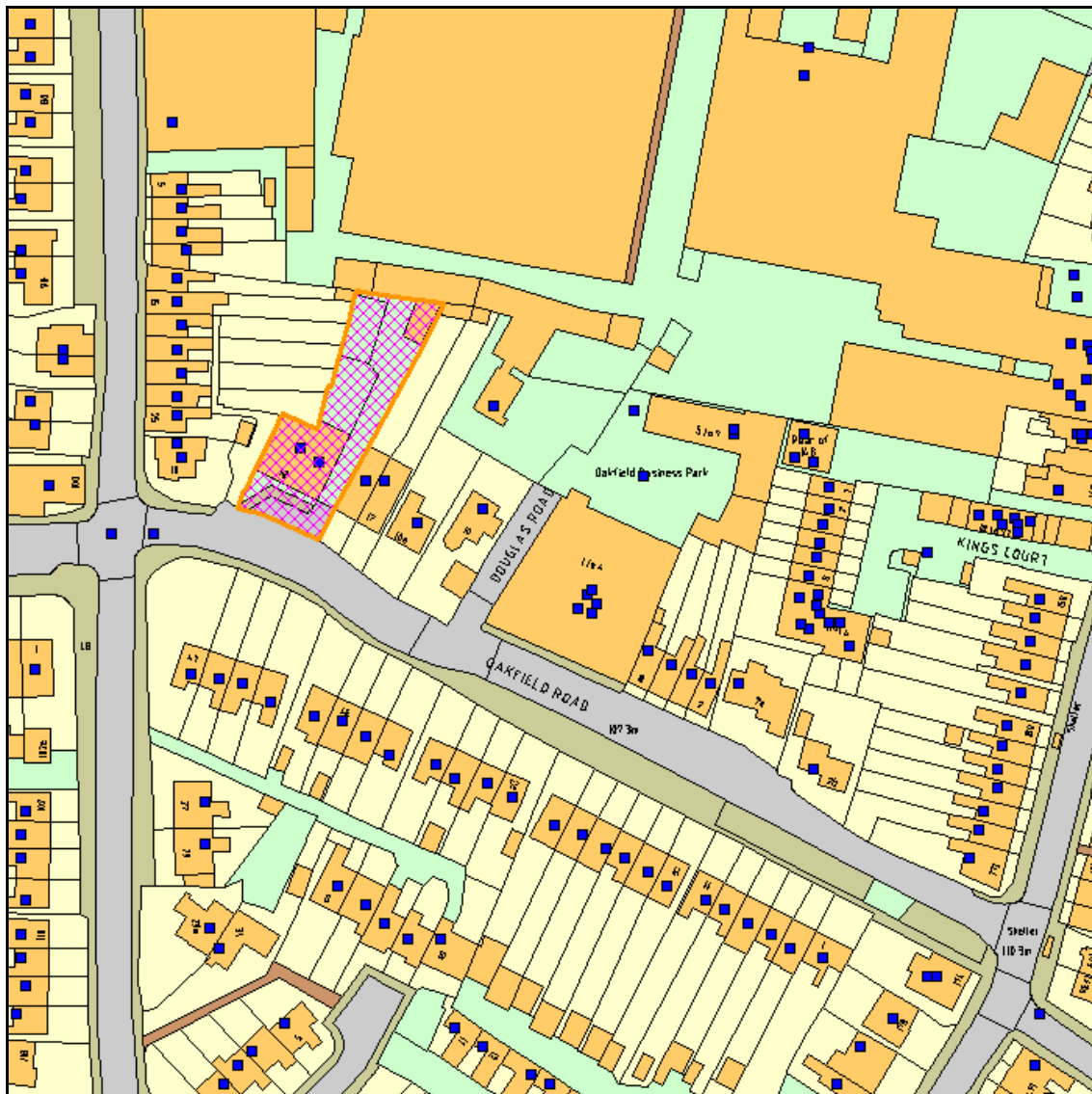
Received 3 November 2015
PL010C Plot 3
PL012C Plots 1 and 2
PL014C Plots 6, 7 and 8
PL020B Street Elevations
PL022A Plots 9, 10 and 11
PL023A Plots 9, 10 and 11

Reason

In the interests of proper planning and for the avoidance of doubt.

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/3653/RVC	Applicant:	Little Oaks Nursery
Site:	16 Oakfield Road Kingswood Bristol South Gloucestershire BS15 8NT	Date Reg:	24th August 2015
Proposal:	Variation of Condition 4 attached to planning permission PK11/1720/F to change the number of children restricted to attend the nursery at any one time from 25 to 66.	Parish:	None
Map Ref:	364576 173132	Ward:	Woodstock
Application Category:	Minor	Target Date:	14th October 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt on two letters of objection from neighbouring residents.

1. THE PROPOSAL

- 1.1 This application seeks permission for the variation of condition 4 attached to planning permission PK11/1720/F. Condition 4 currently reads:

The number of children attending the nursery hereby approved at any one time shall be restricted to no more than 25.

Reason

To allow the Council to consider the potential highway implications of an increased number of children attending the nursery in accordance with policies LC4, T8 and T12 of the South Gloucestershire Local Plan (Adopted).

The proposal is to increase the number of children that may attend the nursery from 25 to 66.

- 1.2 In considering this application, it is essential to focus only on this condition and not to put attention in other matters not relevant to this RVC application. It is also necessary to focus attention on the reasons for attaching the condition in the first place. As an RVC decision has the effect of issuing a new planning permission, it is also necessary to check all conditions attached to the original application are still relevant and necessary and need following through to this new application.
- 1.3 It is noted that there is a second current application (as listed in paragraph 3.1) to utilise an existing garage building as nursery accommodation and to make some alterations to the parking layout. It is important to emphasize that this current application to increase the number of children is not tied to any approval or refusal of the second application. This current application is being determined on the basis of the existing situation – the outcome of the second application is not known at this stage.

2. POLICY CONTEXT

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

- 2.2 Development Plans

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

T7 Cycle Parking
T8 Parking standards
T12 Transportation Development Control
E3 Employment Development within the Urban Area
LC4 Educational and Community Facilities within the Urban Area

South Gloucestershire Local Plan Core Strategy (Adopted)

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

CS29 Communities on the East Fringe of Bristol

Supplementary Planning Guidance

South Gloucestershire Design Checklist – Adopted

Affordable Housing SPD (Adopted)

Residential Parking Standards SPD (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/2982/F Conversion of existing garage to include erection of single storey side extension to form additional nursery space.
Current application on the same application site yet to be determined
- 3.2 PK11/1720/F Change of use from office (B1) to Day Nursery (D1).
Approved June 2011

4. CONSULTATION RESPONSES

- 4.1 Town/Parish Council
The area is unparished
- 4.2 Transportation Development Control
No objection - The site is in an accessible location, there is space on the adjacent highway for dropping off and picking up and the SGC parking standard is a maximum with less parking expected in accessible locations and where public or shared parking is available. The adjacent roads are all wide enough to accommodate on-street parking and there are a lot of areas where driveways will not be obstructed.
- 4.3 Environmental Protection
No Objection

Other Representations

- 4.4 Local Residents
Two letters of concern have been received from local residents raising the following key points:
- The number of children increasing to 66 will be unbearable with the additional noise and rubbish (thrown over the fence into neighbouring gardens)
 - The nursery does not have the car parking facilities to deal with a lot more traffic
 - Most parents drive and this causes congestion

- Children play in the entrance to the car park which is not suitable and not approved
- Would have objected to the initial plans if the writer had any idea of the repercussions and nuisance the nursery causes.

4.5 A letter has also been received from Chris Skidmore MP asking that the concerns of his constituents are taken into consideration in the determination of the application.

5. ANALYSIS OF PROPOSAL

5.1 The scope of a variation of condition application (section 73 application) is more limited than a full planning application. The Local Planning Authority may only consider the question of the conditions, and cannot revisit or fundamentally change the original permission. It may be decided that the permission should be subject to the same conditions as were on the original permission; or that it should be subject to different conditions; or that permission may be granted unconditionally. There is a right of appeal in the usual way against any conditions imposed.

5.2 In assessing this application it is necessary to assess whether the relevant condition, or any variations satisfy the requirements of planning conditions as set out in the National Planning Policy Framework (NPPF). The NPPF requires all planning conditions to pass three tests – that conditions should be:

- i. Necessary to make the development acceptable
- ii. Directly related to the development
- iii. Fairly and reasonably related in scale and kind

5.3 Being mindful of the reason for attaching the conditions in the first place, when assessing this application your officer will consider whether the minor design alterations would undermine the objectives of the policies listed in the reason for the condition.

5.4 Analysis of Proposal

The original application related to the conversion of an office to a children's day nursery. The application site relates to a large detached building set in sizeable grounds and the nursery has been operational since circa 2011.

5.5 This S73 application seeks consent to increase the number of children that can attend the nursery at any one time to 66. The reason for attaching the condition in the first place related to highway safety. It is accepted that such an increase in number of children that can attend the nursery is likely to generate additional traffic. It necessary however to balance whether the adverse impacts of the development would significantly and demonstrably outweigh the benefits.

5.6 The NPPF is clear that there is a presumption in favour of sustainable development and that sustainable development should be approved without delay. This site is most certainly in a highly sustainable location close to the homes where the children attending the nursery may live, and within walking

distance to Kingswood Town Centre with its ample sustainable transport links. The proposed development will also allow for the commercial expansion of the existing business – para 19 of the NPPF clarifies that the planning system should do everything it can to support sustainable economic growth. Furthermore, the NPPF at para 72 also explains that the Government attached great weight to the importance of ensuring that a sufficient choice of school place is available and that great weight should be given to the need to expand schools. Although it is accepted that this is a nursery and not technically a school, the purpose of the building is still for the education and care of children and so the guiding principles still apply.

5.7 The benefits of approving the application are therefore great in that the development promoted sustainable development, supports economic growth and also contributes positively to the education and welfare of children.

5.8 In terms of transportation and highway safety, it is important to stress that 66 pupils is the maximum number and it is not expected that the nursery will regularly operate at this level. Furthermore, the nursery operates a series of sessions (am or pm or full day) so it is not the case that all parents will be arriving and departing at the same time. It is also more probable than not that some of the children will be siblings.

5.9 The site is in an accessible location, there is space on the adjacent highway for dropping off and picking up and Policy T8 of the South Gloucestershire Local Plan (Adopted) advises only of maximum parking standards with less parking expected in accessible locations and where public or shared parking is available. The adjacent roads are all wide enough to accommodate on-street parking and there are a lot of areas where driveways will not be obstructed. Para 32 of the NPPF makes it clear that development should only be refused on transport grounds where the impacts are severe. On this basis, whilst accepting additional traffic is likely, it is difficult to argue that the impact on the highway network will be severe. As such, there is no highway reason to object to the application.

5.10 Other Issues

It is noted that neighbouring residents have also expressed concern about potential risk of increased noise and litter. Again, it is important to stress that this application seeks consent to vary the number of children only. It does not seek permission to change the location or amount of any external play space. On the basis of the plans for consideration, the amount of external play space is very limited and there will be no possibility that all 66 children could be outside at the same time. In fact, it is more likely that no more than 25 children could use the outside space at any time. On this basis, the Councils Environmental officer has no objection to the application as the size of the outside space will be self limiting. If the nursery operates outside of the limits of its planning permission, this is a matter for the enforcement team to investigate separately to this application.

5.8 Other Relevant Conditions

In terms of all other conditions that were attached to application PT11/1720/F, relevant conditions relating to the provision of parking and hours of use will be brought forward to the new consent.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is **APPROVED** subject to the conditions below:

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. The use hereby permitted shall not be open to customers outside the following times: 07.30hrs to 18.30hrs Monday to Friday with no opening on Saturday or Sunday.

Reason

In the interests of residential amenity in accordance with the requirements of Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The acoustic fence as detailed on drawings 2250/5 and 2250/10 submitted in relation to application PK11/1720/F must be maintained and retained as such at all times.

Reason

In the interests of residential amenity in accordance with the requirements of Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The number of children attending the nursery hereby approved at any one time shall be restricted to no more than 66.

Reason

To allow the Council to consider the potential highway implications of an increased number of children attending the nursery in accordance with policies LC4, T8 and T12 of the South Gloucestershire Local Plan (Adopted).

5. The off-street parking facilities shown on the drawing 2250/5 submitted in relation to application PK11/1720/F including the parking spaces, the turning area and the lay by, shall be provided before the building is first occupied by any more than 25 children, and thereafter retained free from obstruction for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and policies T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted).

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/3961/F	Applicant:	Ms Gray And Mr Davies
Site:	The Coach House The Green Wick South Gloucestershire BS30 5RA	Date Reg:	16th October 2015
Proposal:	Erection of two storey side extension to form additional living accommodation. (Resubmission of PK15/2597/F)	Parish:	Wick And Abson Parish Council
Map Ref:	369475 172567	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	10th December 2015



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 100023410, 2008. **N.T.S.** **PK15/3961/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been submitted to the Council's Circulated Schedule procedure, following objections from local residents which are contrary to the recommendation detailed within this report.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey side and rear extension to form additional living accommodation at The Coach House, The Green, Wick.
- 1.2 A similar application was recently withdrawn (PK15/2597/F) when concerns were raised with regards to ecology, residential amenity and an incorrect site boundary. This application has the correct site boundary, a window which caused overlooking has been removed and an ecological report has been provided.
- 1.3 Permission is sought for the two storey extension to convert the kitchen into a play room, convert the garage and guest bedroom into a large kitchen area, to create a dining room at ground floor level, and enlarge one of the bedrooms and create a new bedroom with an en-suite at first floor level, as well as creating a dressing room.
- 1.4 The site is situated in the open countryside and the Bristol/Bath Green Belt.
- 1.5 The site is adjacent to the River Boyd and is within Flood Zone 3. The River Boyd Site of Nature Conservation Interest (SNCI) lies adjacent to the southern boundary.

2. POLICY CONTEXT

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

- 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 Environment and Heritage
CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

T12 Transportation
L1 Landscape
L8 Sites of Nature Conservation Interest
L9 Protected Species
EP2 Flood Risk and Development
H4 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
- (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Residential Parking Standard (Adopted) December 2013
 - (c) Development within the Green Belt SPD (Adopted) June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/2597/F Withdrawn 10/08/2015
Erection of two storey side extension to form additional living accommodation

4. CONSULTATION RESPONSES

- 4.1 Wick and Abson Parish Council
No comment received.

4.2 Other Consultees

Sustainable Transport
No transportation objection.

Ecology
No objection subject to conditions.

Lead Local Flood Authority
Emergency Flood Plan requested as well as finished floor levels.

Other Representations

- 4.3 Local Residents
Four letters of objection have been received from local residents stating the following:

Green Belt

- Extension is in excess of 30% increase (31%) considered acceptable in Green Belt areas. Property was already extended in 1970s

Residential Amenity

- Will place large two-storey wall along boundary line to Riverside Cottage which is overbearing and will cause loss of outlook and light
- Bedroom window and patio doors directly overlooks the garden of Riverside Cottage
- Both front windows will overlook front windows at 2 Sainbury's Mill which is at a right angle to The Coach House.
- Privacy is a human right

Drainage

- Putting surface water into existing drains is naïve as land is often under several feet of flood water
- Insurance premiums for Riverside Cottage will go up due to increased flooding

Ecology

- Many bats are located in the area and over 35 have been seen in one evening

Other Matters

- Loss of view of green landscape

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and in accordance with policy CS1 of the Core Strategy, and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation. The site is situated on Green Belt land whereby extensions to existing dwellings are only acceptable if they are limited in size and are not disproportionate to the original building. The development is acceptable in principle subject to the assessment below.

5.2 Green Belt

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

5.3 Comments from local residents have advised that the dwelling was significantly extended in the 1970s, however the planning department does not hold any records of this. Historic mapping shows that in 1948, which is the year the planning department would consider the building to be at its 'original' size, the footprint of the Coach House was much larger and adjoined on to the north-west elevation of Sainsbury's Mill. The footprint of the extension proposed is much smaller than the part of the Coach House which has since been demolished. The Coach House as it stands today appears to be mostly original, but with the addition of the single storey garage when it was converted for residential use. The plans and objections received advise that the dwelling will increase by 31% following the development, however this includes the single storey garage. Removing this element from the original volume, it appears that the proposed development is approximately 47% larger than what remains of the original property. Based on the guidance within the Development in the Green Belt SPD, this is considered appropriate development in the Green Belt.

5.4 Design

Ideally, a side extension would have been preferable to continue the existing linear form of The Coach House, however the land to the south-west of the property is outside of the applicant's ownership so a two storey side extension would not have been possible. The proposal is to convert the garage to additional living accommodation, and to erect a first floor side extension above the garage and to extend to the rear by two storeys, with a hipped roof to match the existing dwelling. Despite breaking up the linear form of the building to create an 'L' shape, the rear extension is not visible from the public realm or from the shared access and turning area to the front of the dwelling. Furthermore, both dwellings at the adjacent Sainsbury's Mill have been extended in the past to form an 'L' shape.

5.5 A slate roof is proposed to match the existing, as is the stone finish and the grey aluminium windows and doors. A condition on the decision notice will ensure that the appearance and finish of the stone will match the existing dwelling. The development is considered to be acceptable in terms of policy CS1 of the Core Strategy.

5.6 Residential Amenity

Objections have been received which relate to the residential amenity of 2 Sainsbury's Mill to the south-west and Riverside Cottage to the north-east of The Coach House. There are concerns that the extension will overlook and overbear onto Riverside Cottage. Whilst the positioning of the two-storey extension near to the boundary may cause some loss of light within the garden at different points throughout the day, it should be noted that the garden for Riverside Cottage is vast and only a tiny proportion of the garden would be affected. Similarly, concerns regarding the overlooking from the rear windows of the proposed extension have been received. The ground floor windows do not cause overlooking as they are enclosed by tall boundary treatments of up to two metres which surrounds The Coach House garden, and despite the change in topography views over the fence will be very limited. The small first floor window serving the new bedroom will provide views of some areas of the garden, however the garden is very large and will have many areas remaining which are completely private. Views from the extension towards the windows of Riverside Cottage are not possible. Comments have also been received with regards to the loss of a view of the green landscape from the garden of Riverside Cottage, however the right to a view is not a planning concern and so this comment has been given very limited weight.

5.7 The closest neighbours residing at 2 Sainsbury's Mill, have stated that the new kitchen and dressing room window would face directly into their dining room, lounge, shower and toilet. All of these windows are on the principal elevation of no. 2, and are already exposed to the shared private access drive. Indirect views from the existing windows on the principal elevation of the Coach House are already possible, but due to the angle there is very limited inter visibility. The proposed kitchen and dressing room windows would provide a similar, indirect view towards the principal elevation of no. 2, and therefore are not considered to be detrimental to their residential amenity. Furthermore, the principal elevation of the Coach House is very slightly angled away from no. 2.

5.8 It is worth noting that it is likely the garage to be converted could be converted under householder permitted development rights into additional living accommodation, and so the kitchen window which forms a substantial part of the neighbour's objection could be installed without planning permission.

5.9 Ecology

The site is adjacent to the River Boyd and the River Boyd Site of Nature Conservation Interest (SNCI) lies adjacent to the southern boundary. An Extended Phase 1 Habitat Survey has been provided (dated August 2015). Otters were found nearby but there is no suitable habitat on the application site itself to support this species. No bats or nesting birds were found at the site, although it is likely that bats live in the vicinity and mitigation has been proposed to address this. The Council's Ecologist has no objection to planning permission being granted, provided the recommendations of the habitat survey are adhered to, including section 8.1 and 8.2 in particular.

5.10 Drainage

The application is for an extension which would cover land already occupied by the garage and extend into the garden. The application site is situated within Flood Zone 3 which has a high probability of flooding, and therefore the applicant is required to provide resilience measures as part of the design. These measures, including finished flood levels being no lower than the existing, have been incorporated into the design and as such satisfies this requirement.

5.11 Due to the increase in the footprint being minimal, the amount of extra surface water that would be produced it is considered that there would be little if any effect on flood risk. The Council's Drainage engineer has requested a plan to illustrate the finished floor levels stated within the Flood Risk Assessment, however as this was not requested to support the previously withdrawn application it would be unreasonable to insist on it now. A condition on the decision notice will ensure the Flood Risk Assessment is adhered to.

5.12 Transport

The dwelling is increasing in capacity to accommodate four bedrooms, requiring two off-street parking spaces. These parking spaces are already available within the red line boundary and therefore there is no transportation objection.

6. CONCLUSION

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

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

7. **RECOMMENDATION**

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

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

2. The stone work to be used externally in the extension hereby permitted shall match that of the existing building in type, colour, texture, size, coursing and jointing.

Reason

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

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006, Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

4. Development shall commence in accordance with the recommendations detailed within Sections 8.1 and 8.2 of the Ecological Report by Phill Quinn dated August 2015. Photographs evidencing the precautions outlined in Section 8.2 must be made available to the Local Planning Authority on request.

Reason

In order to protect the ecological integrity of the River Boyd, and to prevent harm to protected species, in accordance with policies L8 and L9 of the South Gloucestershire Local Plan (Adopted) January 2006 and the National Planning Policy Framework 2012.

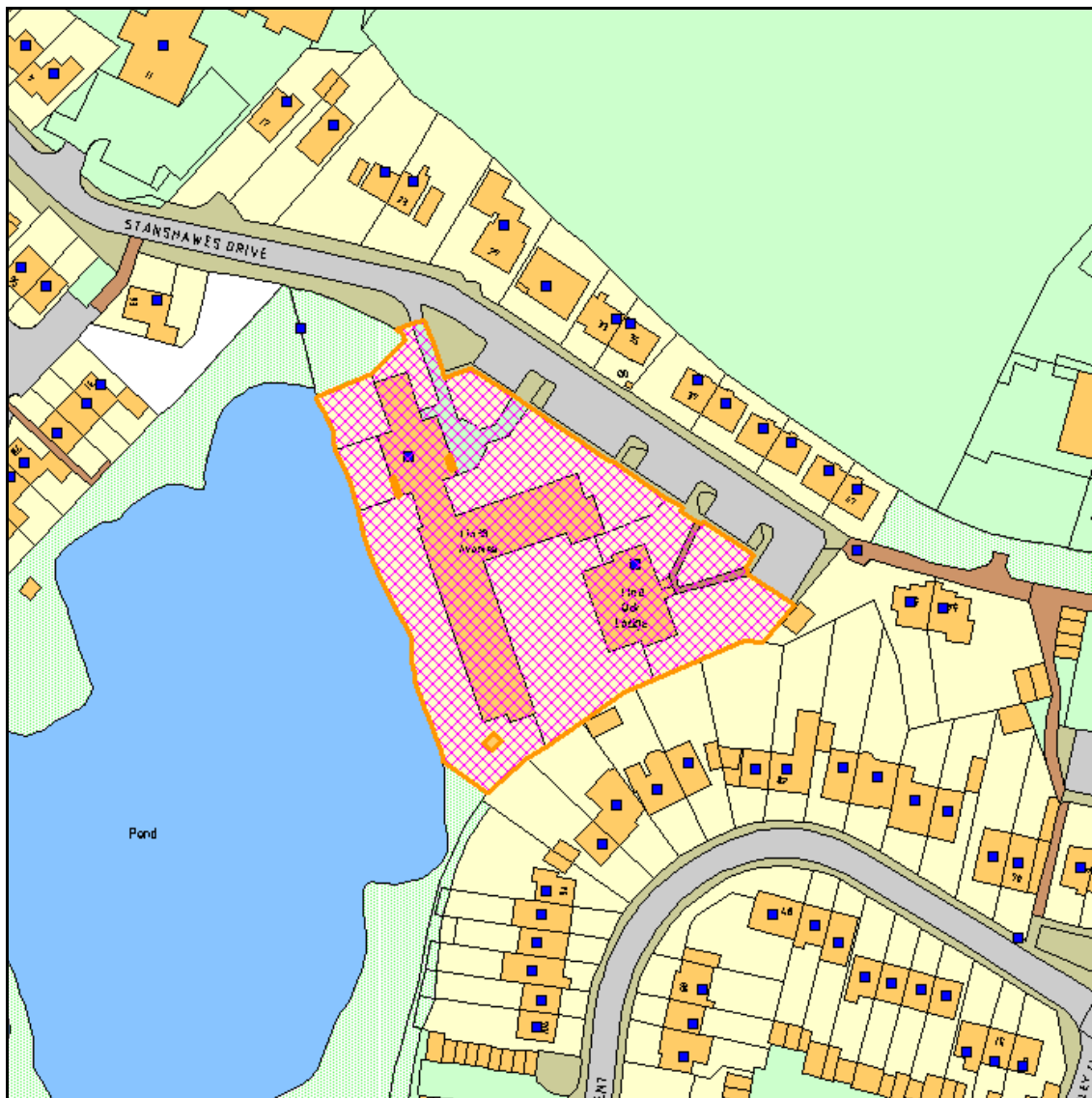
5. Development shall commence in accordance with the measures detailed within the Flood Risk Assessment prepared by Maddox Design Ltd and received on 11th September 2015.

Reason

To reduce the risk of flooding and to accord with policy CS9 of the South Gloucestershire Core Strategy (Adopted) December 2013 and the National Planning Policy Framework 2012.

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/4192/F	Applicant:	Fontenergy Construction Services
Site:	Avonlea Stanshawes Drive Yate Bristol South Gloucestershire BS37 4ES	Date Reg:	16th October 2015
Proposal:	Installation of containerised plant room and single flue.	Parish:	Yate Town Council
Map Ref:	370861 181977	Ward:	Yate Central
Application Category:	Minor	Target Date:	9th December 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The following report appears on the Circulated Schedule due to objections from the Parish Council and local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the installation of a containerised plant room and a single flue. The application site relates to purpose built flats for the elderly with warden accommodation and communal facilities. The site is Avonlea, Stanshawes Drive located within the established settlement boundary of Yate.
- 1.2 This application follows a recently withdrawn scheme to allow the applicant to prepare the appropriate noise reports associated with the new plant room. These form part of this submission. In addition the position of the plant room on site has been moved further away from the neighbouring block Oaklodge which is also owned by the applicant, Places for People HA.
- 1.3 The proposed plant room is required to house a new and more efficient boiler for Avonlea to replace one that keeps breaking down and is costly for the residents. Currently the old boiler system is housed within the main building but under this scheme a new detached plant room would be located outside the old boiler room. In this way the old boiler can continue to run while the new one is being installed to allow the uninterrupted provision of heating and hot water for residents. The location of the new plant room close to the existing system has been chosen so that it can be connected to the existing pipework etc. and to ensure minimum disruption to the site and residents alike. Once the new boilers have been installed the existing boilers will be disconnected, decommissioned and removed and it is understood the space will be used for additional storage etc.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS23	Community Infrastructure and Cultural Activity

CS24 Open Space Standards
CS30 Yate and Chipping Sodbury

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

L1 Landscape Protection and Enhancement
L5 Open Areas within the Existing Urban Areas and Defined Settlements
LC4 Proposals for Community Facilities within the Existing Urban Areas
EP4 Noise Sensitive Development

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

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|--------------------------------|---|
| 3.1 | N4204/1 | Erection of 35 elderly persons flats, 8 general purpose flats, wardens accommodation and communal facilities. Construction of vehicular access and footpaths, and provision of parking facilities |
| | Approve | 18.12.78. |
| 3.2 | PK13/1265/F | Installation of replacement windows and doors. |
| | Approved | 12.6.13 |
| 3.3 | PK15/1588/F | Erection of plant room |
| | Withdrawn | 27.5.15 |
| 3.4 | Various works to trees on site | |
| | PK14/2035/TRE | Works to various trees covered by South Gloucestershire TPO no. 06/09 (Avonlea and Oaklodge Stanshawes Drive) dated 19th August 2009 |
| | Approved | 26.8.14 |
| | PK09/6117/TRE | Works to trees as described in schedule received 26 January 2010 covered by Tree Preservation Orders SGTPO 21/08 dated 13 February 2009 and SGTPO 09/09 dated 19 August 2009. |
| | Approved | 18.3.10 |
| | P98/2347/T | Works to trees included within Gloucestershire County Council (Stanshawes, Yate) Tree Preservation Order 1961 |
| | Approved | 15.10.98 |

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection: design and visual appearance; noise and pollution levels

4.2 Other Consultees

Environmental Protection

No objections provided the sound levels are in line with those in the report which were obtained from a site with an identical boiler.

An informative regarding construction working shall be attached to the decision notice

Tree Officer

No objections

Highway Structures

No comment

Drainage and Flood Risk Management

No objection

Other Representations

4.3 Local Residents

Two letters from local residents have been received. One letter writes on behalf of all the residents of Oaklodge (8 flats), the other is from a resident of one of these flats. The points raised are summarised as:

- Noise
- Appearance
- Paperwork states unknown who owns their building
- Plant room will be opposite my window behind the fence. Will block view and be an eyesore
- Pollution worries
- Oaklodge is also owned by Places for People but residents have not been consulted

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposal stands to be assessed against the above listed policies and all material considerations. Of particular importance is the overall appearance of the proposed plant room and flue, and the impact on the character of the site and the immediate area and the potential impact on residential amenity. Given that the proposal is close to protected trees, its impact on the longevity and health of the trees must also be assessed.

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

5.2 Design and Visual Amenity

The proposed plant room to house a new boiler would be located within the grounds of Avonlea, a purpose built home for the elderly. A new flue is also proposed on the building itself. Immediately adjacent to this building is Oaklodge, a block of 8 no. flats also owned by the applicant, People for Places HA and as such included within the red edge of the application site. These buildings are situated at the end of a cul-de-sac opposite single storey dwellinghouses. Red brick is the predominant building material in the area. The application site and Oaklodge are set back from the highway and separated from it by a low post and rail fence and large grassed area. Between the highway and the grass is the parking area for residents and visitors. Within the grassed area are a number of trees some of which have been recognised as being worthy of protection orders.

5.3 The proposed new boiler room would be located on this area of grass facing the highway. Given the orientation of the buildings it would be to the side of both Avonlea and Oaklodge. It is understood that meetings and consultations have taken place between the site owners and the residents of Avonlea regarding firstly, the need and type and secondly, the location of the new plant room. These discussions were informed by informal Officer advice following the withdrawn scheme and included the scale, colour and materials of the structure. Unfortunately, the owners, Places for People did not inform the residents of the other block they own, Oaklodge. However, comments have been received from these residents and they have been taken into consideration within this assessment.

5.4 The proposed plant room would measure approximately 3.28 metres high, 3.8 metres wide and 2.57 metres in length. It would be of metal construction having a Juniper Green colour paint finish. Trellis work would be placed around three sides of the structure with appropriate evergreen planting through it. A condition will be attached to the decision notice to secure this planting.

5.5 It is recognised that the plant room would result in the introduction of a detached structure essentially within the front garden and visible from the street scene. Its presence has been justified by the need for an updated and efficient boiler for the elderly residents, its location close to the existing boiler room has been explained by the need to use existing pipework and connections and its appearance has been carefully considered reflected in the choice of colour and additional screening. On balance, it is considered that the benefit to be gained by the installation of the new boiler and associated flue would be sufficient to overcome any concerns regarding its impact on the street scene and character of the area. It is therefore considered that the proposal accords with policy and can be recommended for approval.

5.6 Residential Amenity

As mentioned above within the application site are two separate blocks of accommodation but both owned by Places for People. Oaklodge to the south is further to the east and as such its northern side elevation would be opposite the proposed new plant room. This elevation is stepped and therefore 4no. windows, two at first floor and two at ground floor, would be closer to the new plant than the others, at about approximately 7 metres away. A low boundary

fence of approximately 1 metre in height separates the amenity space for the two buildings. These windows are small and it is assumed that they individually serve a kitchen and act as a secondary window to the living area whose larger windows face to the south. The pattern is repeated on both floors. It is acknowledged that there would be changes following the introduction of this structure but any perceived negative impact must be weighed up against the benefit the updated boiler room would have for the elderly residents of Avonlea. It is considered that given the function of the closest windows of Oaklodge, the distance between them and the size of the single storey plant room, the proposal would not result in an adverse situation for residents sufficient to warrant the refusal of the application.

- 5.7 Concern has been expressed from a local resident that the proposed new plant room would introduce noise and pollution that would adversely affect her family. The Parish has expressed similar concerns. However as mentioned above the previous application was withdrawn to allow the applicant to provide a detailed environmental report. Environmental Health Officers have assessed the details and are satisfied that the proposal would not have a detrimental impact on the health and wellbeing of closest neighbours in terms of noise or pollution. This is covered more in the section below.
- 5.8 Other neighbours along Stanshaws Drive would be approximately 18+ metres away and the screened plant room would not impact on their residential amenity. The application site benefits from gardens on all sides and as such the introduction of this plant room would not impact on their amenity space. The new flue would be on the roof of Avonlea and has been carefully positioned so as not to affect any residents. Given the above assessment of its impact on residential amenity, the proposal is considered to accord with policy and can be recommended for approval.
- 5.9 Environmental Health
Details supplied with the application indicate that the proposed boiler enclosure has been designed to have a low noise output with the primary noise contributing equipment within the enclosure being the three gas boilers and associated pumps. The only external noise would emanate from the common flue positioned on the roof of the main building. A noise assessment that followed the UK standard method for assessing the impact of commercial/industrial sound sources on residential properties was conducted. The methods employed assessed the likely effects of sound on people both inside and outside premises. The report used sound data from a similar installation to evaluate the noise emissions from the proposed installation at Avonlea and it concluded that it would be unlikely that there would be an adverse impact on the nearest noise sensitive property located approximately 7 metres away at Oaklodge. Sound level details were provided and the details were found to be acceptable to EHOs. Given the above the sealed plant room container is considered to accord with policy and is therefore acceptable.
- 5.10 Trees
The design and access statement included in the submission details identifies some trees that would be close to the location of the new plant room. A tree survey has been undertaken of the three closest trees: English Oak, Hawthorn

and Ash. The tree closest to the proposed plant room is a Hawthorn which has been identified as having significant wounding and damage with a low safe life expectancy. It is recommended for removal. Some trees on the site have a special protection status under tree protection orders and these and the measures to protect them are detailed in the arboricultural report. The tree report identifies that the Oak tree may possibly be affected by, for example, soil compaction due to traffic and storage of materials/equipment and recommends construction work procedures. The report also includes proposed works to the existing trees. The Council's tree officer has been consulted and considers that as the majority of the site around the Oak tree would not be compromised the details of the proposed works in the report are considered acceptable to protect the longevity and health of this tree and those in the immediate area. The Ash tree would be unaffected and Officers are satisfied that given the condition of the Hawthorn, it can be removed. Given the above, there are therefore no objections to the scheme.

5.11 Other matters

It is noted that one neighbour has stated that the proposed plant room would block the view and be an eyesore. The right to a private view is, however, not something that falls within the remit of a planning assessment and cannot be considered here and; the appearance has been covered in the design section above and found acceptable.

One neighbour has commented that paperwork has not recognised the fact that Oaklodge and Avonlea are under the same ownership. Officers have identified the documents referred to relate to the tree report only and are satisfied that this has not affected the application or its assessment.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy EP4 of the South Gloucestershire Local Plan (Adopted) January 2006; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

3. Within 3 months from the date of the decision, full details of all proposed species of planting around the trellis and the proposed times of planting shall be submitted in writing to the Local Planning Authority for approval. All planting shall be carried out in accordance with those details and at those times approved.

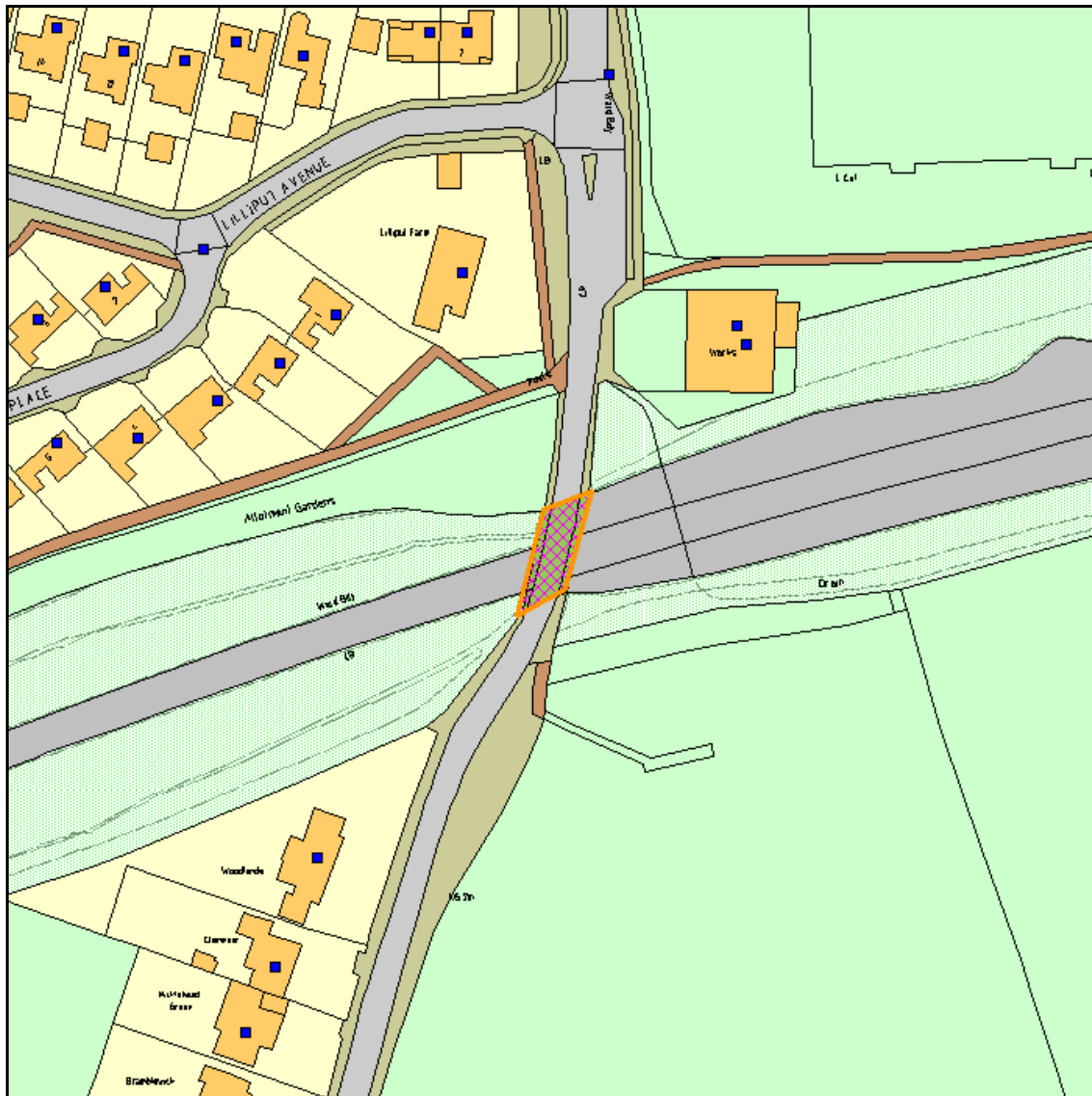
If within a period of 2 years from the date of the planting any of it is removed, uprooted or destroyed and dies another of the same species and size as the originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

<p>App No.: PK15/4206/PNS Site: Dodington Road Bridge Dodington Road Chipping Sodbury South Gloucestershire BS37 6HR</p> <p>Proposal: Request for prior approval of parapet alterations to Dodington Road bridge under part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted development) (England) Order 2015 372638 181581</p> <p>Map Ref: Application Category:</p>	<p>Applicant: Mr Ian Wheaton Date Reg: 1st October 2015</p> <p>Parish: Sodbury Town Council</p> <p>Ward: Chipping Sodbury Target Date: 23rd November 2015</p>
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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule to take into account the comments received; the Officer recommendation is for approval.

1. THE PROPOSAL

- 1.1 This application seeks the prior approval of the Local Planning Authority (LPA) for alterations to an existing bridge crossing the South Wales Mainline railway near Chipping Sodbury. The application has been submitted by Network Rail who consider the development to be 'permitted development' by virtue of Part 18 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015 'GPDO' subject to gaining prior approval.
- 1.2 The alterations are required for safety reasons in connection with the electrification of the line beneath. The works are required as part of the Great Western Mainline electrification programme; these works therefore form part of a project of national significance. The works comprise of increasing the height of the parapets and the installation of anti-climb measures.
- 1.3 This is not a planning application and the proposal cannot be assessed on planning merit. This is an application for the LPA's prior approval, which may only be assessed in accordance with the considerations set out in the GPDO.
- 1.4 It should be noted from the planning history that a previous application sought prior approval to raise the parapets. This application proposes a greater increase in the height of the parapets than that previously approved.

2. POLICY CONTEXT

- 2.1 Statutory Instruments
The Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2; Part 18; Class A.

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/2028/PNS No objection 07/08/2012
Request for Prior Approval under Part 11 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 for alterations/works to the parapets to Dodington Road Bridge.

4. CONSULTATION RESPONSES

- 4.1 Dodington Parish Council
Objection: materials do not match those used on the historic structure; alterations would impede visibility if the bridge is not re-aligned at the same time.

- 4.2 Sodbury Town Council
No objection on the proviso that the works are in-keeping with the current architecture.
- 4.3 Conservation Officer
No objection but there should be specific reference to the use of matching materials for the vertical extension of the bridge parapets in light of the inability to condition such matters.
- 4.4 Highway Officer
Development is unlikely to affect forward visibility at this location; implementation of safety measures would be beneficial to the safety of school children using the bridge. Network Rail should avoid impinging on the limited footway over the bridge. No objection.
- 4.5 Highway Structures
No comment

Other Representations

- 4.6 Local Residents
One comment has been received regarding this notification which raises the following matters:
- Welcome the use of stonework
 - Increased height of parapets would reduce visibility
 - Bridge should be re-aligned and road straightened
 - Road is subject to speeding
 - Traffic on the bridge has been increasing
 - Bridge will be more dangerous as a result of the development
 - Weight limit should be imposed and speed limit reminder signs displayed
 - Traffic signal control could be used to reduce width for vehicles and increase width for pedestrians.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks the prior approval of the LPA for works to an bridge over the South Wales Mainline railway as part of the Great Western Electrification programme.
- 5.2 Principle of Development
Class A of Part 18 of the GPDO permits development authorised under local or private Acts of Parliament, where that Act designates specifically the nature of the development authorised and the land upon which it may be carried out. Should the proposal fulfil the criteria, then it would be permitted development and the principle established by virtue of the Order.
- 5.3 EIA Development
It is noted that Article 3(10) of the GPDO, which prevents EIA development from being undertaken under Schedule 2 of the GPDO, does not apply to Part 18, Class A development.

5.4 Prior Approval

The prior approval of the LPA is required with regard whether the development ought to be reasonably carried out elsewhere and whether the design and external appearance would injure the amenity of the neighbourhood and is reasonable capable of modification to avoid such injury.

5.5 These are works to an existing bridge to ensure that the structure complies with safety legislation. It is not possible for the works to be carried out elsewhere.

5.6 The proposal would have a material impact on the appearance of the structure as the height of the parapet walls would be increase to 1.85 metres to include a pre-cast concrete steeple along the parapet walls. The proposal also includes the installation of a number of anti-climb measures (such as 45 degree concrete blocks attached to flat surfaces on the bridge faces).

5.7 It must be accepted that the increase in the height of the parapet and anti-climb measures are necessary and reasonable given that, once electrified, high voltage power lines will pass directly beneath the structure. It is clear that Network Rail have attempted to make the visual impact of these measures as minimal as possible by using materials that match those in the existing structure. In order to secure this a condition shall be attached that requires the new masonry to match that of the existing bridge in colour and texture.

5.8 Subject to the use of matching masonry, it is not considered that the proposal would injure the amenity of the locality and the prior approval is therefore recommended to be given.

5.9 Highway Safety

Highway safety is not a direct consideration of the prior approval process but could be used in consideration of the impact of development on the amenity of the locality. The proposed works have been considered by the Council's highway officers and it is not considered that the proposal would lead to a reduction in visibility or an impact on highway safety. Indeed, it is considered that the increased height of the parapets may lead to a decrease in vehicle speeds as drivers take into account the constraints of the bridge.

5.10 Other Matters

A number of points have been raised by both the parish council and local residents which have not been addressed above. It is not within the scope of this type of application for the Local Planning Authority to seek the entire replacement of the bridge structure (and associated road re-alignment) nor can the Local Planning Authority impose weight or speed limitations or traffic control or calming measures. This is because these are not reasonable in scale to the development proposed.

6. CONCLUSION

6.1 Having regard to the assessment set out above, it is considered that the proposed development would not injure the visual amenity of the locality and that there is no reasonable alternative to the proposal.

7. RECOMMENDATION

7.1 It is recommended that prior approval is GRANTED subject to the condition listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

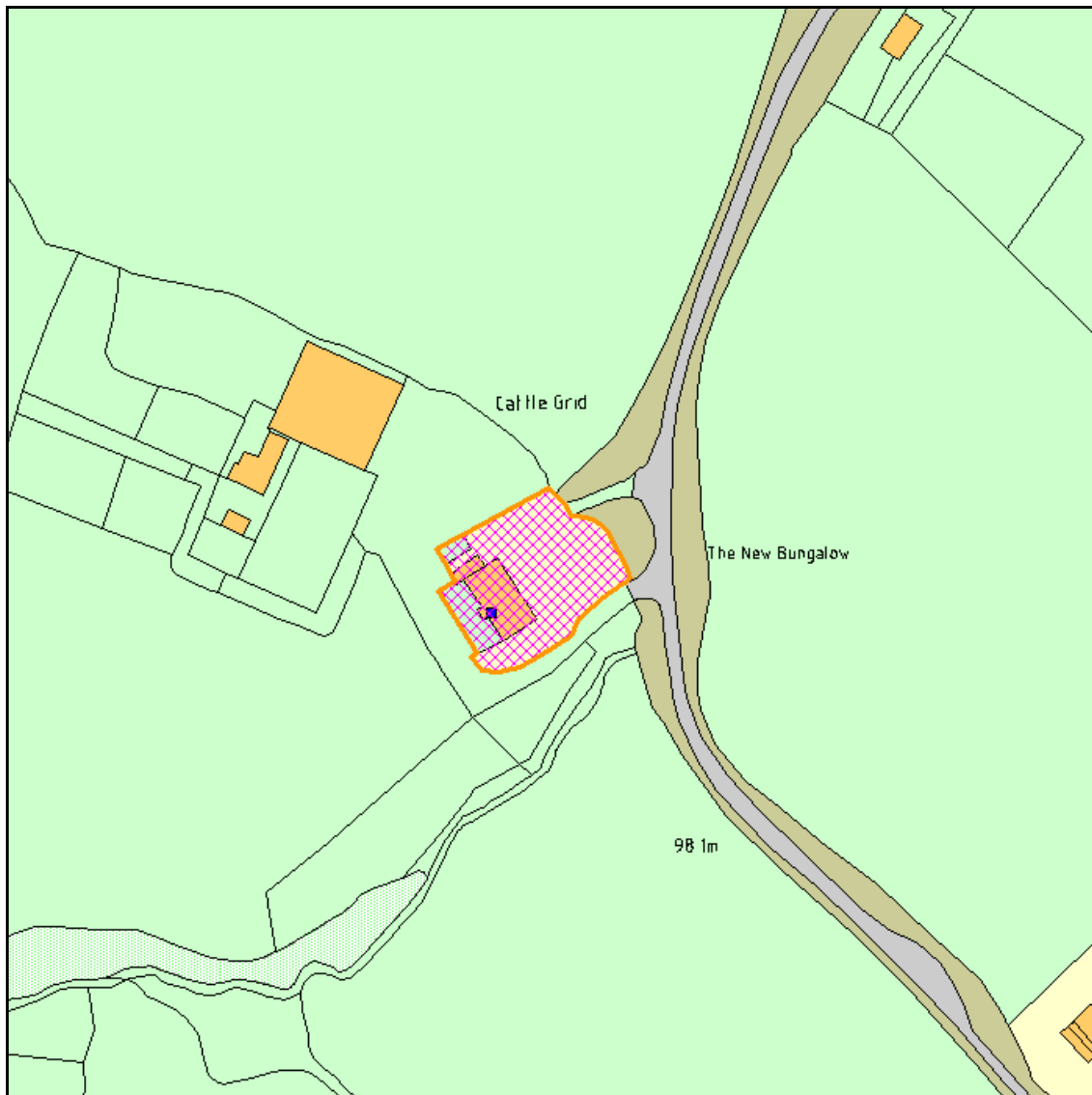
1. The masonry used to increase the height of the parapets shall match the original masonry in respect of colour, texture, coursing, jointing and pointing.

Reason

To ensure a satisfactory standard of external appearance and to avoid injury to the amenity of the area and to accord with the provisions of Class A of Part 18 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015.

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/4347/CLE	Applicant:	Mr & Mrs D & B Brock
Site:	New Bungalow Orange End Inglestone Common Badminton South Gloucestershire GL9 1BP	Date Reg:	12th October 2015
Proposal:	Application for Certificate of Lawfulness for existing use as residential dwelling without compliance with agricultural occupancy condition (2) attached to planning permission P1260.	Parish:	Hawkesbury Parish Council
Map Ref:	376013 187512	Ward:	Cotswold Edge
Application Category:	Certificate of Lawfulness	Target Date:	4th December 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been submitted to the Council's Circulated Schedule procedure under the current scheme of delegation for Certificate of Lawfulness applications.

1. THE PROPOSAL

- 1.1 This is an application for a Certificate of Lawfulness for an existing use, to ascertain whether the dwelling known as New Bungalow, Orange End, Inglestone has been occupied without compliance with condition (2) attached to planning consent P1260 (agricultural occupancy) for more than 10 years from the date of this application.

Condition (2) stated the following:

The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in section 271 (1) of the Town and Country Planning Act 1962, or in forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person).

- 1.2 The application site is location on the western side of the highway and consists of a detached bungalow. Although not included within the site boundary, there are several agricultural buildings to the north.
- 1.3 The site is situated within the open countryside and a public right of way runs through the middle of the site from north-east to south-west.
- 1.4 The applicant claims that the dwelling has been occupied in breach of the condition since 01/06/1993, which is a period of over 12 years.

2. POLICY CONTEXT

2.1 National Guidance

- I. Town and Country Planning Act 1990
- II. Town and Country Planning (Development Management Procedure) Order 2015
- III. National Planning Practice Guidance 2014

3. RELEVANT PLANNING HISTORY

- 3.1 P94/2087 Refusal 09/11/1994
Retention of dwelling without complying with condition 02 (agricultural occupancy), attached to planning permission P1260 dated 13 September 1971

Refusal reason:

- 1- *The dwellinghouse was only permitted in the first instance on the basis of a proven agricultural need. The Council do not consider that the applicant has been able to demonstrate that the long term need for dwellings for agricultural workers in the locality no longer warrant reserving this dwellinghouse for that purpose. In addition the use of the dwellinghouse for general housing needs and not specifically for occupation by agricultural workers would conflict with Policy H7 of the Approved Avon County*

Structure Plan incorporating the First, Second and Third Alterations and Policy RP7 of the Adopted Northavon Rural Areas Local Plan, and Policy N91 of the Northavon Local Plan (Consultation Draft).

- 3.2 P1260 Approve with conditions 13/09/1971
Outline Application for agricultural workers dwelling. Change of use of agricultural access to domestic access.

4. SUMMARY OF EVIDENCE IN SUPPORT OF THE APPLICATION

4.1 In support of the application, the following information has been submitted:-

- A statutory declaration by Mr and Mrs Brock relating to the occupancy of the dwelling known as New Bungalow. They purchased New Bungalow on 1st June 1993 along with the surrounding 4.3 acres, and the boundaries remain unchanged today (although the red line for this certificate encompasses the bungalow and its immediate curtilage only). Mr Brock states that he has continuously worked as a self employed contractor since 1993 including the hiring of a mini digger by farmers and property owners, digging foundations for residential development, laying down hardstanding and drainage etc. The majority of the work was initially agricultural contracting including hedge trimming and baling, and machinery hire. The buildings at New Bungalow have been used for the storage of machinery and equipment associated with the contracting business. Mrs Brock states that from 1992 to 2013 she was employed as a domestic cleaner. Two horses have grazed the site. The statutory declaration concludes that no agricultural activity has taken place at New Bungalow and neither party have been employed in agriculture in the locality.

A bundle of documents have also been submitted, including

- Land Registry Title from 1993 (D&BB2)
- Site Location Plan (D&BB3)
- Invoices from 2003 until 2015 for David Brock's business 'Agriculture Contracting, Groundworks and Plant Hire' (D&BB4)
- Invoices for machinery hire using a Leibherr 902, which was replaced in 2007 by a Doosan 5.5 machine which is a type of mini digger (D&BB5)
- Invoices from purchasing large quantities of limestone, ballast, shingle, flint and type 1 stone from Moreton C Cullimore Gravels Ltd, Cemex and GW Transport (D&BB6)
- Invoices from the purchase of further materials associated with the groundworks side of the business (D&BB7)
- Wage slips from R&M Construction Contractors from 2006-2007 (D&BB8)
- Tax return and P60s showing business as a 'sub-contractor', and Mrs Brock's tax return from 2014 showing her only source of income is from UK property (D&BB9)

5. SUMMARY OF CONTRARY EVIDENCE

5.1 None received.

6. **CONSULTATION RESPONSES**

6.1 Hawkesbury Parish Council
No comment.

6.2 Other Consultees

Sustainable Transport
No comment.

Public Rights of Way

Public footpath running through the middle of this house is an issue which officers are already trying to resolve. This certificate would not affect that process. Informative suggested.

Open Spaces Society
No objection.

Other Representations

6.3 Local Residents
None received.

7. **EVALUATION**

7.1 The application for a Certificate of Lawfulness is not a planning application and is purely an evidential test. The test of evidence to be applied is whether or not the case has been shown on the balance of probability. As such the applicant needs to provide precise and unambiguous evidence.

7.2 The application claims that the dwelling has been occupied in breach of the planning permission P1260 and is now lawful. Essentially, the applicant must be able to demonstrate (on the balance of probability) that the dwelling has been occupied continuously by persons not working in agriculture for a period of 10 years or more.

7.3 This evidence submitted includes information which demonstrates that Mr Brock's income came from a variety of sources, mostly through his own business which was called 'Agricultural Contracting, Groundworks and Plant Hire'. The invoices submitted as evidence indicate that the company did indeed carry out agricultural contracting, laying of groundworks and offering machinery hire as it describes in the name, with invoices for materials bought by Mr Brock to carry out groundwork dating from 2007-2009 and 2013-2014, equipment hire (including diggers) from 2003-2015 and agricultural contracting such as trimming hedges and baling. Mr Brock was also employed within a construction firm from 2006-2007. No contrary evidence has been submitted to dispute these claims and the invoices, wage slips and tax returns submitted are consistent with the statutory declaration of Mr and Mrs Brock.

7.4 The wording of the condition is considered important in this instance. It states:

The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in section 271 (1) of the Town and Country Planning Act 1962, or in forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person).

7.5 The aforementioned definition of agriculture at the time, as defined in the Town and Country Planning Act 1962, states the following:

'agriculture includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and " agricultural" shall be construed accordingly;'

7.6 The condition the applicant claims to be in breach of does not indicate that the occupier of the dwelling must be solely employed in agriculture, simply that they are employed 'in agriculture' or last employed in agriculture. Therefore, in order for the breach to be lawful, the applicant must have not been employed 'in agriculture' for the past ten years. The invoices for Mr Brock's business, 'Agricultural Contracting, Groundworks and Plant Hire' indicate that some agricultural employment has been carried out within the last ten years, including charging farmers for baling in February 2007, December 2006 and March 2006. Whilst not a farmer himself, part of his Agricultural Contracting business did clearly include some agricultural work and Mr Brock can be described as working 'in agriculture' in the 10 years prior to this Certificate of Lawfulness application being put in.

7.7 Although an agricultural contractor may be employed in agriculture, there is no locational tie to a particular piece of land, and the statutory declaration has stated that no agricultural activity in the traditional sense and as defined by the Town and Country Planning Act 1962 has taken place at New Bungalow, or within the buildings under the same ownership situated to the north but outside of the red line for this application. Whilst it is acknowledged that on the balance of probability this is most likely accurate, case law has established that work as an agricultural contractor can in some circumstances justify an agricultural dwelling to be erected subject to an agricultural occupancy condition. On 12/04/2001 in North Shropshire, the Secretary of State agreed with the Inspector that an agricultural contractor's use justified a dwelling, as it was a valued local service closely associated with agriculture, and it was a business people depended on and needed to be available to meet emergency needs. In another appeal case, planning permission was granted in 2013 for a dwelling at an agricultural contractor's workshop in Cheshire, because of the operational needs of the appellant's business. An inspector accorded significant weight to the appellant's need to visit farmers quickly. Weight was also given to the creation of a more sustainable pattern of travel.

In allowing the appeal, a condition was imposed restricting occupation to a person working in agriculture or forestry. In summary, if an agricultural contractor can gain planning permission for an agricultural workers dwelling due to their need to be in a rural area, then an agricultural contractor is certainly not in breach of condition 2 of P1260. As the condition does not specify that they must be employed solely in agriculture, the part time nature of this occupation combined with other contracting work is considered to comply with the condition.

7.8 Additionally, it is worth noting that prior to purchasing the house in June 1993, the applicant's solicitor contacted the Council in January 1993 to enquire as to whether the applicant's job as an 'agricultural contractor' was sufficient to meet the criteria, and that he would be eligible to occupy the house without being in breach of the agricultural occupancy condition. In a letter dated 5th January 1993, the Council provided Mr Brock's solicitors with the Town and Country Planning Act 1990 definition of agriculture, and advised 'if it can be said that your client's employment falls within this description... then in my view his occupation of the bungalow is in compliance with Planning Condition 2'. The applicant then purchased and moved into the property on 1st June 1993, so at the time the applicant must have considered that his 'agricultural contracting' work did comply with this condition. The invoices submitted to support this application shows that this work continued until at least 2007.

7.9 Based on the evidence and assessment outlined above, and on the balance of probability, it is unlikely that the dwelling known as New Bungalow on the land outlined in red has all been continuously in breach of condition 2 of planning permission P1260 from 1971 for a period of at least 10 years prior to the Certificate of Lawfulness application being submitted. Invoices submitted show the applicant to be working 'in agriculture' up until at least February 2007, which is only 8 years ago.

8. CONCLUSION

8.1 It is considered that the evidence submitted does not demonstrate, on the balance of probability, that the property known as New Bungalow has been occupied in breach of the agricultural occupancy condition (condition 2) on application reference P1260 for a period for 10 years or more.

9. RECOMMENDATION

9.1 That the Certificate of Lawfulness is **REFUSED**.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

REASONS FOR REFUSAL

1. It is considered that the evidence submitted does not demonstrate, on the balance of probability, that the property known as New Bungalow has been occupied in breach of the agricultural occupancy condition (condition 2) on application reference P1260 for a period for 10 years or more.

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/4445/F	Applicant:	Mrs Kathy Elliott
Site:	19 St Aldams Drive Pucklechurch South Gloucestershire BS16 9QQ	Date Reg:	27th October 2015
Proposal:	Erection of single storey front extension to form additional living accommodation.	Parish:	Pucklechurch Parish Council
Map Ref:	369880 176157	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	18th December 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The planning application has been referred to the Council's Circulated Schedule procedure due to objections received from Pucklechurch Parish Council and a local resident.

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for the erection of a single storey front extension this is to form additional living accommodation at 19 St Aldams Drive, Pucklechurch.
- 1.2 The application site is a two-storey end semi-detached dwelling. The property is red brick with a gable roof. To the side of the dwellinghouse there is a single storey lean to building.
- 1.3 The plot has an area of hardstanding at the front separating the dwellinghouse from the residential road. To the north of the dwelling there is an area of green open space and a car parking area.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 P92/1629 Approval Full Planning 15/07/1992
Use of land as domestic curtilage and erection of 6Ft high (1.8 metre) boundary fence.

4. CONSULTATION RESPONSES

- 4.1 Pucklechurch Parish Council
Objections have been received from Pucklechurch Parish Council because of the impact the proposal would have on the light of the adjoining property. The proposed front extension would sit forward of the adjoining property's lounge.

Other Representations

4.2 Local Residents

An objection comment has been received from a neighbouring resident. The following objections have been raised by a neighbour with regards to the proposed erection of a single storey front extension:

- There is no precedent of front extensions in the area, thus it will not conform to the existing building line.
- Suggestion of a side or rear extension instead of the front.
- Impact on natural daylight- this is already impacted by the 6ft fence in the front garden.
- The parking space will be reduced thus they will start parking outside other properties
- Devaluation of other properties as they do not have extensions
- Layout of property is incorrect
- Suggestion that applicant is turning the property into two individual dwellings as the layout has been changed recently, including replacing a spiral staircase with a traditional staircase.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policies CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) are both supportive in principle. Saved Policy H4 is supportive providing development is within the curtilage of existing dwellings, the design is acceptable with relation to policy CS1 of the Core Strategy, that there is safe and adequate parking, and also providing the development has no negative effects on transport.

Policy CS1 of the Core Strategy exists to make sure developments enhance and respect the character, distinctiveness and amenity of the site and its context. The proposal shall be determined against the analysis below.

5.2 Design and Visual Amenity

The application site is a two storey semi-detached red brick dwellinghouse. The dwelling is located on the residential road of St Aldams Drive. The property has a single storey lean to side elevation.

The application seeks approval for the erection of a single storey front extension. The proposed extension will have a width of 6.2 metres, and a depth of 2.6 metres, and a total height of 3.2 metres to the ridge (2.4 metres to the eaves). The proposed extension will be subordinate to the existing dwellinghouse as it is single-storey.

The materials utilised in the proposed extension match those used in the existing dwellinghouse, with the roof being profiled tiles, the brickwork to match and the windows and doors being UPVC. It will also have a pitched roof.

The proposal has an appropriate scale and form which is considered to respect the existing dwelling, the proposal will not match the surrounding. However as this is the end of the Drive it is considered acceptable particularly because of the respectable size of the extension. Whilst concerns are raised with regard to the precedent each application is judged on its own merit. The sense of uniformity in the street is not of such regularity that it cannot withstand a modest single storey extension.

Accordingly, it is judged that the proposal is considered to accord with policy CS1 of the adopted Core Strategy as it would not harm the character or appearance of the area. The proposal is in keeping with the original dwelling with materials matching the existing dwelling. Thus the proposal is considered acceptable in terms of visual amenity.

5.3 Residential Amenity

Saved policy H4 of the adopted Local Plan states that proposals for development within existing residential curtilages will only be permitted where they would not prejudice the amenity of nearby occupiers.

No.19 St Aldams Drive is a semi-detached property in Pucklechurch. Between the applicant dwellinghouse and the attached neighbouring dwelling, no. 17, there is a boundary treatment of a circa 1.8 metre fence. The boundary treatment to the other side is an evergreen hedge, this separates the existing dwellinghouse from a car parking area and open space.

The proposed extension will have windows on the front elevation similar to the existing front windows. Because of the location of the proposed windows, the boundary treatments and the fact that it is a single storey extension it is considered that the proposed extension is not considered to create a loss of privacy to the surrounding properties.

There is concern raised by Pucklechurch Parish Council and a neighbouring resident that the proposal will prejudice the amenity of nearby occupiers with regards to loss of light. Correspondence from the agent states that the front elevations of no.17 and 19 face to the south-east and the proposed extension is to the north-east of no.17, thus the proposed extension should not cause any shadowing.

It is considered that the scale and positioning of the proposal is appropriate. Thus, the proposal would not create an overbearing impact on the nearby neighbouring occupiers.

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

5.4 Highways

Currently the property has an area of hardstanding to the front of the property, whilst the proposed front extension will be built on part of the existing driveway. The area can currently fit circa four vehicles. Given the proposal will not include additional bedrooms, it will not require any additional parking space, therefore the proposal is in accordance with saved policy T12 of the Local Plan (adopted) 2006.

5.5 Other Issues

There have been other issues raised by an objector of the proposal. Firstly it is raised that there is room at the side and rear of the property for this extension this suggestion is true however to the side of the property there is a Wessex Drain that would be affected and the point of this extension is to improve the applicants' access into the property. The second issue raised is that it will devalue surrounding properties that do not have extensions, this is not a material consideration; furthermore the agent has commented on this remark arguing that it could increase the value of surrounding properties by showing similar extensions could be possible. The third objection is that the layout of the property is incorrect, the agent believes this must be a mis-interpretation of the plans.

The final issue is that the objector is concerned that the property will be used as two individual dwellings as the layout has changed recently including the replacement of a spiral staircase with a normal staircase. The agent for this proposal has responded to this comment by stating that the change of staircase is to make the property more accessible to the applicant.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application is **APPROVED** with the following condition.

Contact Officer: Fiona Martin
Tel. No. 01454 865119

CONDITIONS

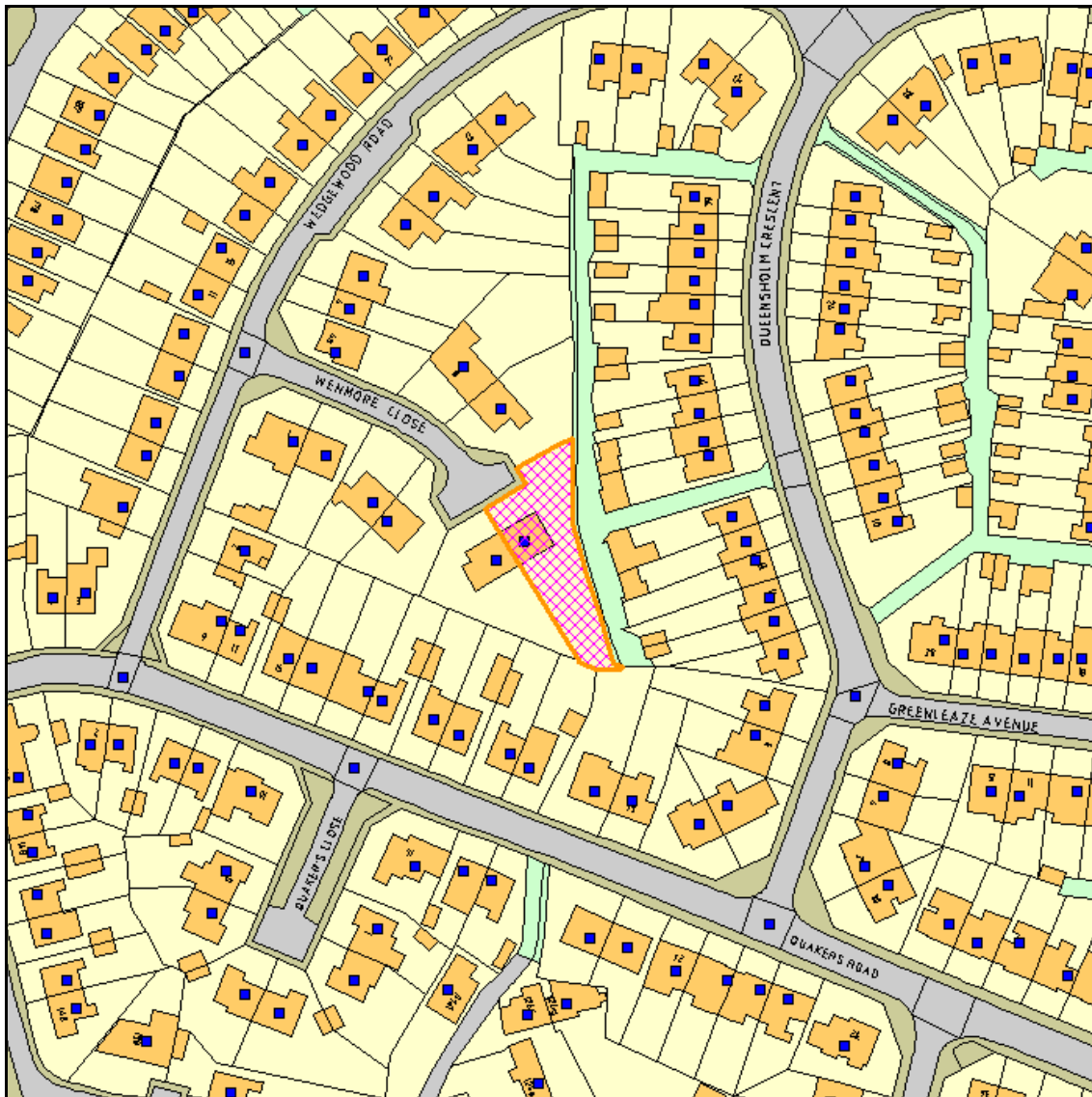
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/4480/F	Applicant:	Mr Richard Sheppard
Site:	6 Wenmore Close Downend Bristol South Gloucestershire BS16 6LU	Date Reg:	22nd October 2015
Proposal:	Erection of two storey side extension to provide additional living accommodation and Erection of detached garage	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364857 178061	Ward:	Downend
Application Category:	Householder	Target Date:	14th December 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two-storey side extension to provide additional living accommodation and the erection of a detached garage.
- 1.2 The application site relates to a two-storey semi-detached property situated within the established settlement boundary of Downend.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing

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

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

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 No planning history

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection

4.2 Other Consultees

Sustainable Transport

No objection subject to a condition relating to two parking spaces being made available on site.

Other Representations

4.3 Local Residents

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

- Do not want any existing trees to be removed as they block noise that comes from the ring road
- Want it confirmed that the privately owned access lane will not be used for building goods/deliveries/construction vehicles
- Plans indicate no window overlooking my rear garden – want this confirmed

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Of particular importance is the appearance of the scheme in relation to the host property and the area in general as dealt with under CS1; Policy H4 allows for extensions within existing residential curtilages provided they would not adversely impact on residential amenity and Policy T12 and CS8 ensure that there would be sufficient off-street parking and no negative effect on the highway.

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 sits at the head of a small cul-de-sac of similar styled dwellinghouses. Given its position it benefits from a larger than average side and front garden which then narrows slightly to the rear. The proposed two-storey side extension would be to the northeast and would measure approximately 4.3 metres wide, 8 metres in length, eaves to match the host property and an overall ridge height of 8.4 metres. It would be stepped down from the main ridge line but would follow on from the front building line. It would result in a large side addition but would appear sufficiently subservient to be read as an extension to the original dwelling. Save for a door at ground floor level, openings would be in the front and rear elevations only. A neighbour has asked for this to be confirmed but Officers consider the submitted plans are unambiguous and clearly indicate the position of the intended openings. The pattern of fenestration in the extension would be noticeably different to the existing dwelling, although the proportion of openings to solid walls has attempted to reflect that of the main house. It is acknowledged that the application form states the intention to replace all the existing (and original) windows to match the new design.

This is not development and there can be no objection to the scheme on the basis of different window patterns. Proposed materials would be to match the existing dwelling and a new roof for the whole property would also be to complement the existing street scene.

5.3 Turning to the proposed detached pitched roof garage which would be located in the front garden. This would measure approximately 6 metres by 7 metres, eaves of 2.4 metres and an overall height of 5 metres. It would have one opening in the southwest elevation to allow access. It is assumed that the external materials would match those of the dwellinghouse but a condition would be attached to the decision notice to secure this and ensure a satisfactory appearance.

5.4 In terms of the overall design, scale and massing the proposed side extension and the proposed detached garage are considered appropriate to the host property and the area in general and can be recommended for approval.

5.5 Residential Amenity

The application site is separated from neighbours to the east along Queensholm Crescent by an access lane containing the garages and rear gardens serving these properties. No openings other than a ground floor door would be located in this opposing elevation of the proposed extension and this along with the distance separating these neighbours would ensure there is no adverse affect on their amenity. Other openings would be to the front and rear elevations and as such it is considered there would be no adverse impact on the amenity of adjacent neighbours over and above the existing situation. The application site has a good size rear garden and sufficient garden space would remain following the proposed development.

5.6 It is considered that the scheme accord with policy requirements and can be supported.

5.7 Sustainable Transport

The proposed garage falls slightly under the size of a double garage as per the adopted standards. However, given the size of the front garden, it is considered that there would be sufficient room to accommodate the required two vehicles on site. A condition would be attached to the decision notice to ensure this provision is made and maintained for the use of the property.

5.8 Other matters

The application site has a number of large conifers along its eastern boundary and neighbours have expressed concern should these trees be removed as it is felt they block noise from the ring road which is at an approximate distance of over 230 metres to the north. It is noted that the application form makes no reference to the presence of or the removal of these trees. Notwithstanding that their existence was not identified in the paperwork, it appears that these trees are old examples of a non-native species which do not benefit from tree protection orders. Their removal could therefore be undertaken without the need for formal permission.

5.9 It is stated that the access lane running to the east of the site is privately owned and serves properties along Queensholme Crescent. A neighbour has expressed concern that this lane should not be used for the deliver of construction materials etc. It was noted that during the Officer's site visit the boundary between the application site and Queensholme Crescent was missing but it is clear that improvements to the property and its garden are being undertaken. There is no access from Queensholme Crescent into the application site but an informative will be attached to the decision notice to ensure that this lane is not blocked by construction workers. Planning regulations cannot restrict the use of the private lane and this would be a civil matter to be resolved by the appropriate parties if necessary.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

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

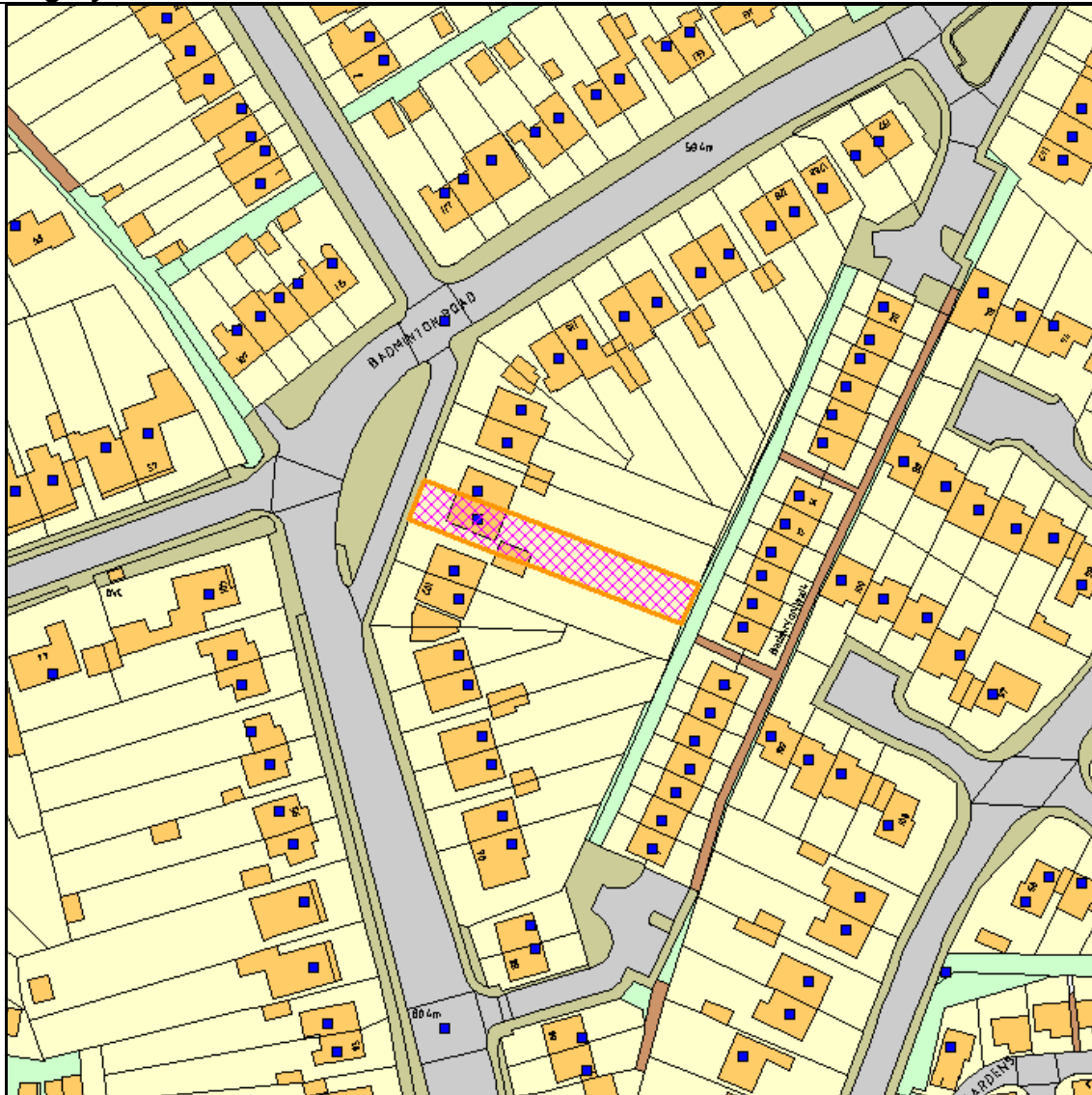
3. Two off street parking spaces shall be provided before the extension hereby approved is first occupied, and thereafter shall be retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/4624/CLP	Applicant:	Mr And Mrs J Bateman
Site:	106 Badminton Road Downend South Gloucestershire BS16 6BZ	Date Reg:	26th October 2015
Proposal:	Application for a certificate of lawfulness for the proposed installation of rear and side dormers to facilitate loft conversion.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365205 177249	Ward:	Downend
Application Category:		Target Date:	16th December 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for determination as a matter of process. The application is for a certificate of lawfulness for a proposed development.

1. THE PROPOSAL

- 1.1 The application seeks a formal decision as to whether or not the proposed development for the installation of rear and side dormers to facilitate the loft conversion and the installation of one velux rooflight at 106 Badminton Road Downend would be permitted under the regulations contained within the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 1.2 This application is not an analysis of planning merit, but an assessment as to whether the development proposed accords with the above regulations. There is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1 This is not an application for planning permission. Thus it cannot be determined through the consideration of policies contained within the Development Plan; the determination of this application must be undertaken as an evidential test against the regulations listed below.
- 2.2 National Guidance
The Town and Country Planning (General Permitted Development) (England) Order 2015.

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history recorded for this property.

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection

Other Representations

- 4.2 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 The following evidence was submitted to the Local Planning Authority on 21 October 2015 –
 - Site location plan
 - Existing and proposed elevation plans

6. ANALYSIS OF PROPOSAL

6.1 This application seeks a Certificate of Lawfulness for the proposed installation of rear and side dormers and one velux rooflight to facilitate a loft conversion at a property in Downend.

6.2 Principle of Development

An application for a Certificate of Lawfulness is purely an evidential test and is a formal way to establish whether or not the proposed development can be implemented lawfully without the need for planning permission. Thus there is no consideration of planning merit, the application is based on facts presented. The submission is not a planning application and therefore the Development Plan is not of relevance to the determination of this application.

6.3 The key issues in this instance is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class B (for the dormer windows) and Class C (for the roof lights) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

6.4 Assessment of Evidence: Dormer windows

Schedule 2 Part 1 Class B allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, subject to meeting the following criteria:

B.1

Development is not permitted by Class B if –

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

The dwellinghouse was not granted permission for use as a dwelling under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

(b) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The plans submitted indicate that the proposed works do not exceed the maximum height of the existing roof.

(c) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

The alterations to the roofline are at the rear and side of the dwellinghouse.

(d) The cubic content of the resulting roof space would, as a result of the works, exceed the cubic content of the original roof space by more than –

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case'

The resulting roof space will not exceed the cubic content raised in either d (i) or d (ii).

(e) It would consist of or include –

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

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

The proposed development does include a Juliet balcony, however because there is no platform and external access this is considered to be permitted development.

There is no installation, alteration or replacement of a chimney, flue or soil and vent pipe.

(f) The dwellinghouse is on article 2(3) land

The dwellinghouse is not located on article 2(3) land

6.5 Development is only permitted by Class B subject to the following conditions:

B.2

Development is permitted by Class B subject to the following conditions –

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

The proposed dormer extensions will be constructed from materials to match those used on the existing dwelling. This condition is therefore satisfied.

(b) the enlargement must be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated' and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge or the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

The proposed development is a hip-to-gable enlargement and joins the original roof, thus the development does not affect (b) (i) or (b) (ii).

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The submitted plan indicates that there is a window proposed to be installed in the side elevation of the property, on the plans submitted it is stated that the window is to be obscure glazed and non-openable. Therefore this condition is satisfied.

6.6 The proposed installation of dormers is **considered to comply** with Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 **and is therefore permitted development.**

6.7 Assessment of Evidence: Roof Lights

Schedule 2 Part 1 Class C allows for any other alteration to the roof of a dwellinghouse subject to meeting the following criteria:

C.1

Development is not permitted by Class C if –

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

The dwellinghouse was not granted permission for use as a dwelling under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- (b) **The alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;**

The proposed roof lights do not protrude more than 0.15 metres from the roofline.

- (c) **It would result in the highest part of the alteration being higher than the highest part of the original roof; or**

The proposal does not exceed the highest part of the original roofline.

- (d) **It would consist of or include –**

(i) **The installation, alteration or replacement of a chimney, flue or soil and vent pipe or**

(ii) **The installation, alteration or replacement of solar photovoltaics or solar thermal equipment.**

The proposed development does not consist of or include any of the items listed above in (d) (i) or (d) (ii).

6.8 Development is only permitted by Class C subject to the following conditions:

C.2

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be –

(a) **Obscure-glazed; and**

(b) **Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.**

The proposal does not include any side elevation windows.

6.9 The proposed installation of a velux roof light is **considered to comply** with Schedule 2 Part 1 Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 **and is therefore permitted development.**

7. RECOMMENDATION

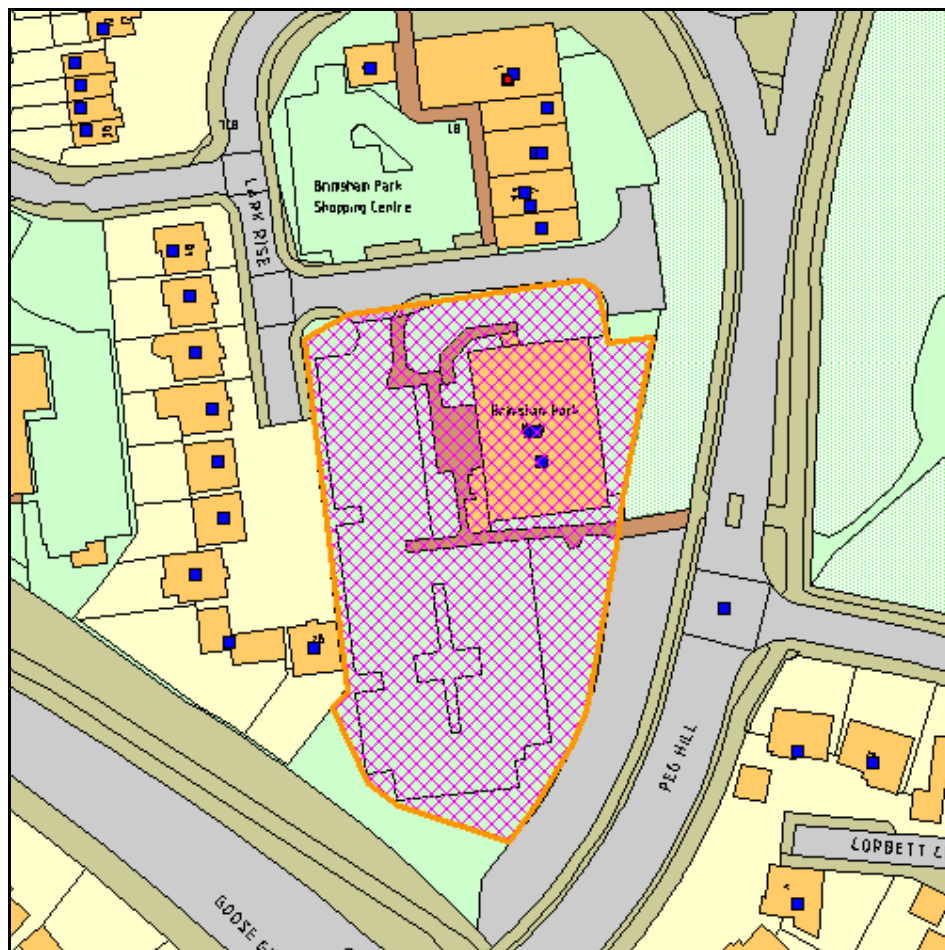
7.1 That a Certificate of Lawfulness for Proposed Development is **granted** for the following reason:

Evidence has been provided to demonstrate that the development falls within permitted development within the curtilage of the dwellinghouse under Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Contact Officer: Fiona Martin
Tel. No. 01454 865119

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/4639/ADV	Applicant:	Mitchells And Butlers
Site:	Brimsham Park Lark Rise Yate Bristol South Gloucestershire BS37 7PJ	Date Reg:	27th October 2015
Proposal:	Display of 2no. externally illuminated fascia signs, 2no. internally illuminated fascia signs and 2no. internally illuminated post mounted signs. (Retrospective)	Parish:	Yate Town Council
Map Ref:	371580 183745	Ward:	Yate North
Application Category:	Minor	Target Date:	17th December 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The planning application has been referred to the Council's Circulated Schedule procedure due to objections received from Yate Town Council and local residents regarding the proposed signs.

1. THE PROPOSAL

- 1.1 The proposal seeks advertisement consent to display:
- 2no. externally illuminated fascia signs (signs 05 and 06)
 - 2no. internally illuminated fascia signs (signs 03 and 04)
 - 2no. internally illuminated post mounted signs (signs 01 and 02).
- 1.2 The applicant site is a detached public house located within Brimsham Park, the surrounding area has a mix of small retail and commercial properties as well as residential dwelling houses.
- 1.3 Having carried out a second site visit on the 19th November 2015 it is clear that signs have already been erected, this makes the application a retrospective application.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007
- 2.2 Development Plans
- South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
T12 Transportation Development Control Policy for New Development
RT1 Development in Town Centres
- South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
CS14 Town Centres and Retail
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) August 2007
Shopfront and Advertisements Design Guidance SPD (Adopted) April 2012

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|--|-------------------------|------------|
| 3.1 | PK08/0642/F | Approve with Conditions | 17.04.2008 |
| | Erection of single storey extension to form timber framed smoking shelter. | | |
| 3.2 | PK08/0539/ADV | Split Decision | 11.04.2008 |

Display of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. freestanding internally illuminated information sign and 3no. freestanding externally illuminated information signs.

- 3.3 PK07/0193/ADV Approved 12.03.2007
Display of 2 no. externally illuminated fascia signs, 1 no. non-illuminated panel signs and 2 no. signs on beacon with internally illuminated imitation fireplace to top section.
- 3.4 PK06/2961/F Approve with Conditions 18.01.2007
Erection of 2 no. new entrance gateposts and 1 no. new ember beacon. Installation of new external wall lighting to west and north elevations.
- 3.5 PK03/1352/ADV Approved 26.01.2004
Display of 1 no. externally illuminated house name sign, 1 no. externally illuminated welcome sign, 1 no. non illuminated menu board, 1 no. non illuminated free standing sign and 2 no. externally illuminated free standing signs.
- 3.6 P96/2929/A Advert Approval 19.03.1997
Display of illuminated advertisements for Public House
- 3.7 P95/0600/37 Approval Full Planning 25.09.1996
Erection of Public House with associated restaurant. Erection of play equipment and lighting. Construction of parking and servicing areas. Landscaping and boundary treatments.
- 3.8 P95/0600/36 Approval of Outline 24.05.1996
Erection of buildings to provide 558 square metres of retail (A1) and hot food and drink sales (A3) of which no more than 90 square metres is A3 use. Erection of pub/restaurant, nursing home (80 beds), child day nursery and residential. (Outline).

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection, on the grounds of the design and visual appearance of the proposal, highway safety it is believed that the sign will cause an obstruction and light pollution.

4.2 Other Consultees

Sustainable Transport

Sustainable Transport Transportation DC do not believe that that the 6 new illuminated signs at Brimsham Park will create any highways and transportation issues, thus they have no comments about this application.

Other Representations

4.3 Local Residents

Two letters have been received from local residents raising the following objections regarding the proposed signage:

- Light pollution
- One adequate sign, why do they need more
- Height of the sign
- Hours sign is turned on
- The signs are bigger and brighter than previous applications

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Within the National Planning Policy Framework (2012) it is stated that poorly placed adverts can have a negative effect on the appearance of the built and natural environment. Furthermore the National Planning Policy Framework also states that advertisements should only be controlled in the interests of amenity and public safety, the cumulative impact of signs should also be taken account of. Using policy CS1 of the Core Strategy the design and design quality is assessed with regards to visual amenity. Public safety will be assessed using saved policy T12 of the Local Plan to ensure the proposed advertisements are not detrimental to highway safety or create a traffic hazard.

5.2 Visual Amenity

The application site is adjacent to a small-scale retail area within a residential area of Yate, within South Gloucestershire Council's Shopfront and Advertisements Design Guidance SPD (Adopted) April 2012 it is stated that a less intrusive approach to illumination is essential. The applicant site, Brimsham Park public house, is currently being renovated which is why new advertisement signs are required. There are six signs proposed by the applicant:

- Item 01 is to be located to the north of the site and is proposed to be an internally illuminated post mounted (totem) sign. It will have a height of 4.184 metres.
- Item 02 this is the second internally illuminate post mounted (totem) sign that the applicant is proposing. The sign is located on the southern boundary of the application site near the junction of Peg Hill and Goose Greenway. The topography level of the site is higher which means the proposed sign will be visible to the surrounding area. The current sign which is located in this spot measures 5 metres, the proposed sign is 5.4 metres.
- Item 03 is proposed to be located on the western elevation, it is an internally illuminated fascia sign which shows the logo of public house, it is a circular shape and will measure 1 metre x 1 metre. Underneath this logo is the public house name, Brimsham Park, this is proposed to be illuminated by a trough light. This sign will have a width of 4.350 metres and a height of 0.64 metre. The combined height of this sign will be circa 1.420 metres.

- Item 04 would be located on the southern elevation of the site, it is an internally illuminated fascia sign. This sign is split in two, with the illuminated circular logo located and the top and writing underneath, it is only the logo that is proposed to be internally illuminated. The height of this sign would measure 1.220 metres.
- Item 05 is proposed to be situated on the northern side of the property. It would be an externally illuminated fascia sign illuminated by a flood light above the logo. The width of this sign would be 2.800 metres and have a height of 1.200 metres.
- Item 06 will be located on the western elevation it would be an externally illuminated fascia sign illuminated by flood lights above the logo, it would be circular and have a width of 1.400 metres and height of 1.400 metres.

Objections have been received from both local residents and Yate Town Council regarding the number of signs, size of signs and the light pollution created by the illumination of the signs. A previous application of similar design (PK08/0539/ADV) was granted a split decision with certain signs being refused advertisement consent, the signs previously granted had an hours of illumination condition attached. It is thought that signs 01,02, 03 and 06 might have a detrimental impact at night on the visual and residential amenities of the area, this is because the site is situated within a residential area. Due to this it is deemed appropriate to condition the hours of illumination to protect the residential amenity of nearby properties.

5.3 Cumulative Impact

The number of signs proposed has not increased from the previous submission. The signs proposed are dispersed around the site, with most of the signs to the north and west of the site. Whilst this could be considered an overprovision of signage and illumination it is important to note that some of the signs face the other retail units.

5.4 Public Safety

The Council's transport team have been consulted for this proposal but do not believe that the proposed signs will create any highways or transportation issues.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application is **APPROVED** with the following condition.

8. CONDITIONS

1. The hours of illumination regarding the signs hereby approved shall be restricted to 10:00hrs to 23:00hrs at all times.

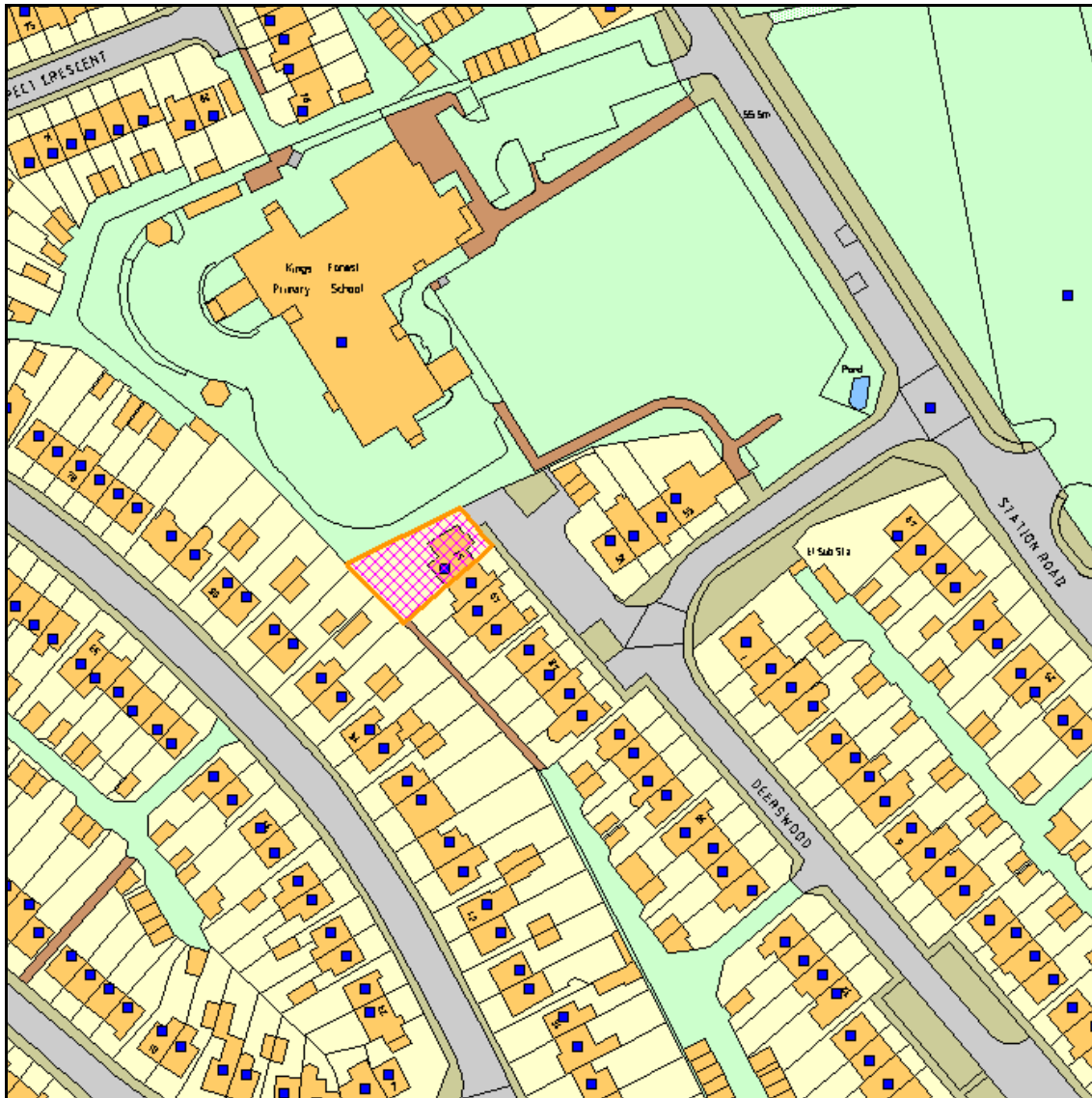
Reason

To protect the amenities of the surrounding area which is in close proximity to nearby dwelling houses.

Contact Officer: Fiona Martin
Tel. No. 01454 865119

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PK15/4729/F	Applicant:	Mr M Coombs
Site:	51 Deerswood Kingswood Bristol South Gloucestershire BS15 4QA	Date Reg:	3rd November 2015
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	None
Map Ref:	365986 174860	Ward:	Rodway
Application Category:	Householder	Target Date:	24th December 2015



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PK15/4729/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule due to an objection received from a local resident contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The proposal seeks to erect a two storey side extension in order to provide additional living accommodation.
- 1.2 The subject property is a two storey mid to late-20th century detached property with a gabled roof and brown tile covering. The property has brick elevations and windows are UPVC double glazed. There is a single storey attached garage to the side which will be replaced by the proposed two storey extension.
- 1.3 To the side of the property is an area of hardstanding suitable for parking of a car. To the rear is an area of private garden and patio. Boundary treatments are a combination of brick and breezeblock garden walls, timber fences and hedges.
- 1.4 The site is located within the built up residential area of Kingswood.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 **K6569 – Approval – 30/03/1990** – Single storey side extension

4. CONSULTATION RESPONSES

4.1 Rodway Council
No Comment Received

4.2 Other Consultees

Transportation DC

Commented that a block plan showing the required number of spaces should be submitted.

Other Representations

4.3 Local Residents

Objection – Concerned that the rear windows would cause overlooking and loss of privacy property at the rear.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The proposal consists of the erection of a two storey side extension. To the side of the property the existing garage will be extended to the rear and upwards to create a two storey side extension with external walls in line with the existing dwelling with an additional bedroom being created at first floor level. This side extension will form a gabled dormer to the front. It is considered that proposed extension would not be detrimental to the character of the property or its context and is therefore acceptable.

5.3 Design is subjective, however the application makes it clear that the materials used will have a similar appearance to the existing. Further to this is the consideration that extensions are not uncommon in the locality; meaning the proposal would not be inconsonant with the context and character of the area. In most cases extensions project from the rear of the properties but the subject property forms an end terrace and has previously been extended to the side.

- 5.4 The two storey side extension will project a small amount forward of the existing front elevation over the existing lean to roof to the garage and porch to form a gabled dormer window. The extension has not been assessed as out of keeping with the existing property or its context.
- 5.5 Overall, it is considered that the proposed extension would not harm the character or appearance of the area or the subject property and as such is considered acceptable in terms of visual amenity and design. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1 and H4, conforming to the criteria in the adopted Local Plan.
- 5.6 Residential Amenity
Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling. The property has a significant degree of separation with properties directly to the rear and would not result in loss of privacy to properties bounding the rear of the residential curtilage.
- 5.7 The host dwelling is situated adjacent to a Primary School; the proposal will introduce a side door but this will be situated behind an existing breezeblock wall and will not cause any overlooking into the school grounds.
- 5.8 An objection was received from a neighbouring occupier with regard to loss of privacy to rooms in a property bounding the rear of the residential curtilage. It has been considered that the proposal will not project further than the existing rear elevation of the host dwelling (which is over 30m distant from the rear elevation of the property concerned). The host dwelling is also set at a lower elevation than the dwellings to the rear of the curtilage and would not be considered to cause any significant impact on the amenities of any adjacent dwellings let alone properties to the rear.
- 5.9 The property also maintains a significant degree of separation with properties forward of the front elevation; due to a road separating the properties. The closest property to the front elevation has no openings in the side elevation oriented towards the subject property. The proposal would not be considered to impact the residential amenity of any properties in front of the subject property.
- 5.10 It has been considered that the proposal would not result in the loss of sufficient private outdoor amenity space and as such would be acceptable. The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in a detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.11 Sustainable Transport and Parking Provision

Currently the property has an area of hardstanding to the side of the property and an integral single garage. The proposal will see the loss of the garage however there is an area of hardstanding to the side of the property suitable for the parking of at least one car. Given the proposal will include an additional bedroom, it would be required to provide private parking spaces in accordance with the Residential Parking Standards SPD (adopted) December 2013. For a 4 bedroom house, 2 spaces are required, the existing arrangement of hardstanding providing space for one car and the allocated parking space to the front of the property means further parking provision would not be required. The proposal is therefore in accordance with saved policy T12 of the Local Plan (2006). The transport department have no objection to the proposal in relation to highway safety or parking provision.

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: Hanni Osman
Tel. No. 01454 863787

CONDITIONS

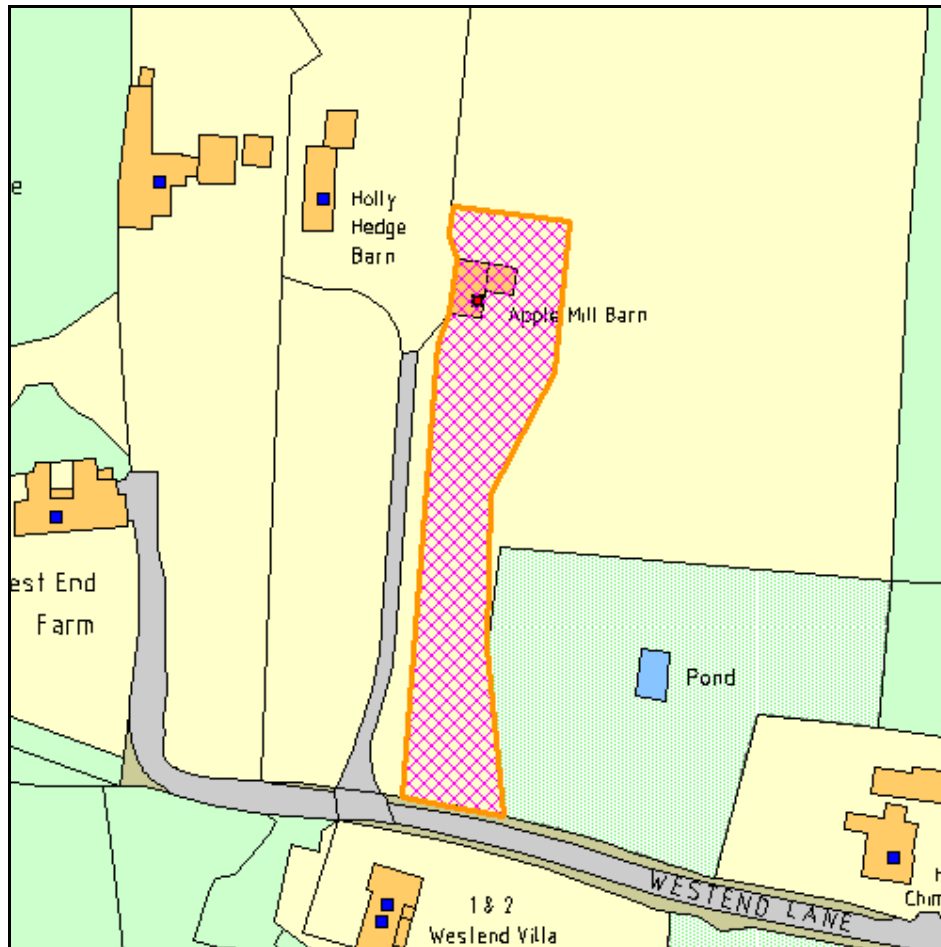
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PT15/3997/F	Applicant:	Mr Leigh Johnson
Site:	Apple Mill Barn West End Lane Oldbury On Severn Bristol South Gloucestershire BS35 1PS	Date Reg:	30th September 2015
Proposal:	Erection of first floor side and single storey rear extension to form additional living accommodation	Parish:	Oldbury-on-Severn Parish Council
Map Ref:	360735 192916	Ward:	Severn
Application Category:	Householder	Target Date:	24th November 2015



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 100023410, 2008. **N.T.S.** **PT15/3997/F**

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 a first floor side and single storey rear extension to form additional living accommodation. The application site is located in the settlement boundary of Oldbury on Severn and relates to a converted mill. The site is located in flood zone 3.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS34	Rural Areas

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 | PT06/1359/F | Erection of stables and hay storage building to facilitate change of use from agricultural/orchard to land for the keeping of horses. |
| | Approved | 23.6.06 |
| 3.2 | PT03/0762/F | Erection of building to form garages and stables. Change of use of land for the keeping of horses. |
| | Refused | 30.4.03 |
| 3.3 | P96/2768 | Conversion of redundant farm building to residential |

4. **CONSULTATION RESPONSES**

4.1 Oldbury on Severn Parish Council

No objection made

4.2 Other Consultees

Drainage Engineer

No objection, as the necessary flood mitigation information has been provided and accepted. Applicant however should consider updating any held Emergency Flood Plans in relation to access and egress.

Lower Severn Internal Drainage Board

No objections subject to satisfactory percolation test results under building regs

Tree Officer

No objection

Other Representations

4.3 Local Residents

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

- No objection to the first floor extension but object to the single storey extension for the following reasons:
- The floor area is too large
- It is too high
- It is too close to the boundary
- Land occupied by property is much larger than the area shown on the red edge plan and includes the blue area which includes a large detached storage building
- Application form is incorrect as our 3 m high boundary hedge is within falling distance of the proposed development
- Application form states no hedges will need to be pruned or removed to carry out proposal – difficult to see how it can be built without damage to the hedge
- Not clear which walls are to be rendered. Existing walls are stone or timber and render should not be permitted
- Three rooflights would be overlooking our property. This extension already has large windows to the east there is no need for roof lights
- The flood risk assessment is concerned with flooding to the site but does not address the treatment of stormwater which should not flow directly into the existing ditch
- The heating oil tank will be close to the extension and planning permission should require the oil tank to be re-sited.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Of particular importance is the overall design and appearance of the proposal as covered under Policy CS1 which requires development to respect the host property and the character of the area in general. Policy H4 allows for development including extensions within residential curtilages providing it would not adversely affect residential amenity for neighbouring dwellings or for the existing property. Policy T12 and CS8 seek to ensure there is no negative impact on highway safety resulting from a proposal.

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

5.2 Design and Visual Amenity

Apple Mill Barn was given permission to convert from agricultural use to a dwellinghouse in 1996. It comprises a two storey stone element with its gables having a north-south orientation with a single storey timber lean-to element to the east side. The main front entrance porch is off this single storey part. The property has three bedrooms, one of which is very small. At first floor the extension would create an additional bedroom, whilst at ground floor it would allow for a sitting room and additional living space. The assessment of the proposal can be split into two parts for the sake of clarity:

First floor extension

5.3 The proposed first floor extension would be directly above the existing single storey side portion of the house. It would therefore utilise the existing footprint of approximately 5 metres by 6 metres, would reach the same eaves height as the two-storey element but with a slightly lower ridge height at 7.5 metres. Materials used in this part would comprise tiles to match the existing house and would continue the use of external timber cladding to match the existing materials in this part of the dwelling. Openings would be in the three elevations with the largest window being in the east elevation.

5.4 In terms of its scale, massing and materials used in this first floor extension, the proposal is considered to follow good design principles and to accord with policy.

Single storey rear extensions

The proposal also includes a single storey rear extension to the rear of the property. The extension forms a rough 'L' shape with one part following on from the other. The smaller extension would connect the main house to the larger proposed extension. In terms of measurements the connecting element would measure approximately 5 metres by 5 metres, have eaves to 2.1 metres and achieve an overall height of 4.9 metres. Materials used in its construction would be natural stone to the exterior and roof tiles to match the existing property. The larger extension would measure approximately 10.5 metres by 6 metres with eaves again of 2.1 metres and an overall height of 5.2 metres. Materials used would be timber and render.

- 5.6 Concern has been expressed by neighbours regarding the overall size of the proposed extension in terms of its floor area and height and the proposed materials. With regards to the floor area, it is acknowledged that the proposed single storey rear extension would amount to a sizable addition to this modest property. However, the property sits within a large plot and it is considered that the addition would not be out of proportion. Furthermore, the overall design has been carefully and sympathetically considered with regard to the host property. The different heights add interest to the original building and the use of proposed materials, including render for the most northerly elevation, is considered to assist a successful integration. It is useful to note permitted development rights for the property remain in tact, and under which it would have been possible to erect a single storey rear extension of up to 8 metres extending out from both the single and two-storey elements of the house (this is because they have been judged to be part of the original structure). In this way the resulting footprint would have been approximately 88 sqm which happens to be the footprint proposed here under this application. National planning is supportive of extensions to existing properties and the above has illustrated that the proposed footprint is not excessive and a refusal on this basis could not be defended in an appeal situation.
- 5.7 Moving on to the height of the rear extensions. The height of the two-storey element is measured at approximately 8.1 metres while the height of the single storey structures would achieve a maximum of either 4.9 and/or 5.2 metres. As mentioned above the differing roof lines would create an attractive and interesting aspect to the property. It is noted that as an older building the pitch on the roof of the existing two-storey element is steep at approximately 50°. The pitch of the roof of the proposed first floor extension is about 46° and the pitch of the larger single storey extension is the same. For visual appearance and aesthetics, it is considered appropriate that the pitches of the two new east facing gables are the same and have been deliberately selected to reflect that of the existing roof. Clearly the pitch of a roof directly relates to the height of a structure. It is therefore acceptable that the single storey rear extensions are the height proposed.
- 5.8 Openings in this single storey extension would, in the main, be to the east with two small windows in the north side and three small obscure glazed rooflights located in the west elevation of the connecting single storey extension.
- 5.9 It is considered that the proposed single storey rear extension is appropriate to the host property and the area in general in terms of its overall design, its scale, its massing and proposed materials and can therefore be recommended for approval.
- 5.10 Residential Amenity
Apple Mill Barn is situated within large grounds and positioned centrally and to the western side of the site. In fact its west elevation forms part of the boundary between the site is neighbour Holly Hedge Barn. Neighbours here have expressed concern regarding the proposed single storey extension being too close to the boundary (and its impact on the hedge see sections 5.13-5.15

below) and for reasons of potential overlooking from the three proposed rooflights.

- 5.11 It is acknowledged that the proposed extension would be quite close to the existing boundary at about 0.5 metres but providing the foundations would not impact on this boundary there can be no planning reason for refusing the proposal on this basis. At over 22 metres distant from the new development the amenity of these neighbours by the introduction of three non-opening and obscure glazed rooflights would not be affected. Given the orientation of the application site and its distance from other properties it is considered there would be no adverse impact on neighbouring dwellings. Sufficient amenity space would remain to serve the Apple Mill Barn following the development.
- 5.12 A comment received from the neighbour states that the residential area is much larger than that shown on the red edge plan. The land edged in blue denotes the ownership of the applicant but with respect to the proposed work, the red edge has been correctly identified and development will take place within the residential curtilage. This is considered acceptable.
- 5.13 Sustainable Transport
The proposed development would increase the number of bedrooms from 3 to 4. Adopted parking standards require 2no. off street parking spaces for this size accommodation. There is sufficient room to provide the required parking within the site and as such there are no highway objections to the scheme.
- 5.14 Other matters
Other comments received from a neighbour include: incorrect details on the application form, work to the boundary hedge, drainage details and the position of the oil tank. These will be covered in turn below.
- 5.15 *Incorrect details on the application form and works to the hedge*
The neighbour has pointed out that the application form incorrectly states there would be no trees or hedges within falling distance of the new development. The neighbour points out that the boundary is their 3 metre high hedge. Given the proposed extension would be quite close to the hedge it would be within falling distance. The agent has acknowledged this error to the application form details. This oversight is, however, not sufficient reason to refuse, delay or stop the application. The opinion of the Council's Tree Officer has been sought and the findings are discussed below. In a similar vein, the neighbour has pointed out another error to the application form which states that no trees or hedges will be pruned or removed to carry out the proposal. The neighbour questions that the development could proceed without the necessity for such work. Again the agent has accepted that some work could be needed to the hedge but no more that can currently be done under Common Law whereby the Right to Abate a Nuisance allows one party to cut back any vegetation up to the boundary line (or any roots that trespass onto his land). Any adverse impact on the hedge as a result of the cutting back would become a civil matter between the two parties.
- 5.16 Research undertaken by the Tree Officer confirms that the hedgerow is firstly, not protected under the Hedgerow Regulations as it is a residential boundary

and secondly, serves no public amenity function. It is merely a boundary between two properties. Clearly the foundations of the single storey rear extension must not adversely impact on the hedge but again the depth or style of the foundations is not something that is necessary to discuss under a planning report. It is considered that notwithstanding the errors on the application form the proposal would not adversely impact on the hedge and a refusal for this reason cannot be substantiated.

5.17 *Drainage matters*

Concern has been expressed by a local resident regarding the treatment of stormwater on the site. Confirmation of how this would be dealt with was obtained from the agent and both the Lower Severn River internal Drainage Board and the Council's Drainage Officers are satisfied with the details supplied. Appropriate percolation and infiltration rates will be required under building regulations but this is not something that be covered in detail within this planning assessment.

5.18 *Position of oil tank*

The oil tank is currently located a little to the north of the existing dwelling and as such the extension would be very close to the oil tank. This may firstly be undesirable aesthetically but more importantly may not meet building regulations. The agent is aware of this and the intention is to move the tank to a more suitable location.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

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

CONDITIONS

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

Reason

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

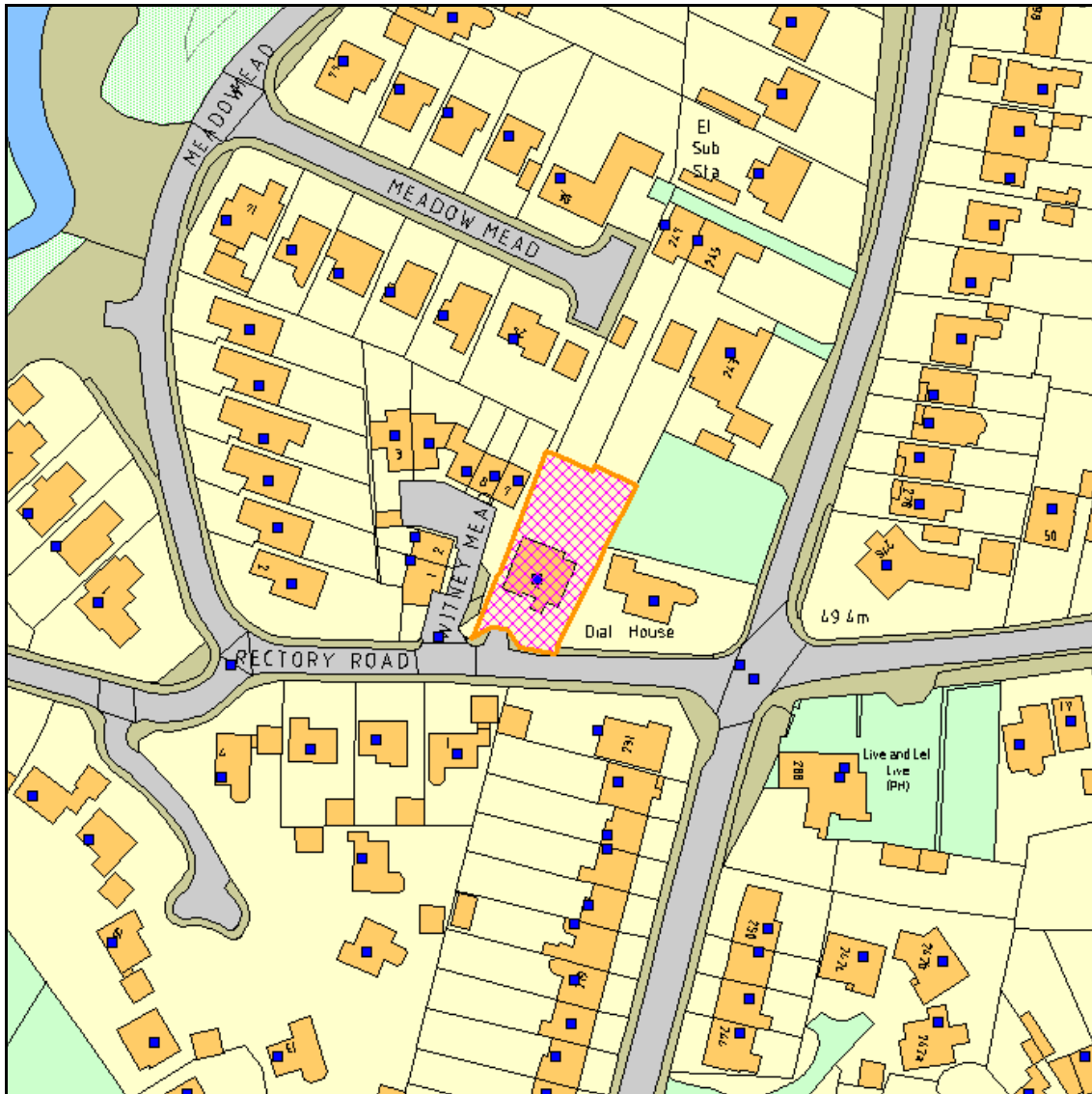
2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PT15/4469/F	Applicant:	Mr And Mrs Davey
Site:	2 Rectory Road Frampton Cotterell South Gloucestershire BS36 2BN	Date Reg:	23rd October 2015
Proposal:	Erection of single storey side extension and first floor rear extension to include the installation of 2no double doors and 2no Juliette balconies to provide additional living accommodation.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366731 181696	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	15th December 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule due to an objection from the Parish Council and a local resident, which is contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The proposal seeks to erect a single storey side extension and first floor rear extension to include the installation of 2 double doors and 2 Juliette balconies in order to provide additional living accommodation.
- 1.2 The subject property is a two storey late-20th century detached property with a two storey side extension, gabled and hipped roof and red tile covering. Elevations have rendered exterior and windows are UPVC double glazed. There is a single storey rear extension with mono-pitched roof; and a single storey porch and integral garage to the front.
- 1.3 To the rear of the property is an area of private garden with paved patio. Boundary treatments are a combination of stone garden walls, hedges and timber garden fences.
- 1.4 The site is located within the built up residential area of Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance 2014
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Development within Existing Residential Curtilages
T12 Transportation
South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 **PT05/2332 - Approved with Conditions -14/09/2005**
Erection of front porch.

- 3.2 **PT04/1552/RVC – Approved - 19/08/2004**
Erection of 2 storey side extension and single storey rear extension – variation of conditions 3 attached to PT03/3532/F to allow the insertion of windows.
- 3.3 **PT04/1310/F - Approved with Conditions - 15/06/2004**
Erection of 1.5 metre wall and entrance gates.
- 3.4 **PT03/3532/F - Approved with Conditions - 02/02/2004**
Erection of 2 storey side extension and single storey rear extension to form garage, utility room, kitchen and dining room with 2no bedrooms, en-suite facilities and balcony over.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Council
Objection; the proposal was seen as overdevelopment of the site and would result in an overbearing impact on adjacent occupiers.
- 4.2 Other Consultees
None Received

Other Representations

- 4.3 Local Residents
One objection was received. The objection was with regard to having been previously extended and the loss of privacy as result of the first floor extension and Juliette balconies.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.
- 5.2 Design and Visual Amenity
The proposal consists of the erection of a single storey side extension and first floor rear extension. There are a number of other extensions to both the side and rear of the subject property and various properties in the area and the proposed development would not be out of keeping with the character of the original dwellinghouse.

The design incorporates a further two gables to the rear to match the gable to the existing extension. It is considered that proposed extension would not be detrimental to the character of the property or its context and is therefore acceptable.

- 5.3 Although the property has been previously extended the proposal will not project further from the rear of the property than the existing extensions. The side extension has a narrow width and would not significantly impact the appearance of the property from the road.
- 5.4 The proposal has put forward materials of a similar appearance with respect of the roof, rainwater goods and elevations and there is no objection with regard to materials.
- 5.5 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. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.
- 5.6 Residential Amenity
Policy H4 of the adopted Local Plan gives the Council's view on new development within exiting residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling. A window at first floor level is to be infilled to prevent any overlooking or loss of privacy from Witney Mead. The property has a significant degree of separation with properties directly to the rear and would not result in loss of privacy to properties bounding the rear of the residential curtilage. There are no windows looking onto the property's east elevation from Dial House, consequently the introduction of two first floor windows will not likely result in any loss of privacy.
- 5.7 The site is situated on a gentle gradient and is at a slightly lower level than the adjacent Dial House. Dial House is the property positioned closest to the site, as a result of the higher level it would not be significantly impacted through overbearing or loss of light as a result of the proposed extensions.
- 5.8 The proposal is of a reasonably large scale, however the detached nature of the subject property and the orientation of adjacent properties mean there is not likely to be unacceptable loss of light or overbearing impact on properties bounding the residential curtilage in any direction.
- 5.9 An objection from a neighbouring occupier was received with regard of loss of privacy. The objector was concerned with the impact introducing Juliette balconies and additional rooms to the first floor of the property. The proposal will not project further from the rear of the property than the existing bedroom; as a result the proposal would maintain a similar relationship to properties to the rear and side of the dwelling with respect of overlooking and privacy. There are a number of evergreen hedges and an apple tree to the rear of the garden, screening a significant amount of the rear elevation from neighbouring

occupiers. The proposal is not considered to have a significant negative effect on the loss of privacy and would maintain an acceptable degree of separation between neighbouring dwellings.

5.10 A further objection was received from the Parish Council that is concerned that the proposal would result in overdevelopment of the site and would cause an overbearing impact on the neighbouring properties. It is worth drawing attention to the fact that the proposal would only result in the development of approximately 14.15 m² of the garden which was not previously occupied by the dwelling; leaving more than an ample amount of outdoor amenity space. The rear extensions will not project any further to the rear or closer to the boundary of the curtilage than the existing extensions; therefore would not create any additional overbearing impact on the adjacent occupiers.

5.11 The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in a significant detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.12 Sustainable Transport and Parking Provision

Currently the property has an area of hardstanding to the front of the property and an integral single garage. The proposal is will not impact on this current arrangement and as such there are no adverse highway concerns to address. Given the proposal will include an additional bedroom, it will be required to provide a suitable amount of parking spaces according to the Residential Parking Standards SPD. For a 5 bedroom house, 3 spaces are required, the existing arrangement of hardstanding providing spaces for at least 2 cars and an integral garage satisfy the requirement and further parking provision would not be required, meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The council has no objection to the proposal in relation to highway safety or parking provision.

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: Hanni Osman
Tel. No. 01454 863787

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. 48/15 – 27 NOVEMBER 2015

App No.:	PT15/4492/F	Applicant:	UWE
Site:	University Of West Of England Coldharbour Lane Stoke Gifford Bristol South Gloucestershire BS16 1QY	Date Reg:	20th October 2015
Proposal:	Alterations to the layouts of existing Car Parks 21,22 and 23 to provide an additional 379 no. parking spaces, with associated landscaping and associated works	Parish:	Stoke Gifford Parish Council
Map Ref:	362096 178158	Ward:	Frenchay And Stoke Park
Application Category:	Major	Target Date:	15th January 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application appears on the circulated schedule as representations have been received contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The proposals seeks full planning permission for alterations to layouts of existing car parks 21, 22, 23 to provide an additional 379 no. parking spaces, with associated landscaping and associated works.
- 1.2 The site consists of existing car parking at the northern end of the UWE Campus and is accessed by the UWE North Gate.
- 1.3 The applicant has stated that the proposal is required to compensate for the closure of Car Park 20 due to the development of the Land East of Coldharbour Lane (LECHL) site for housing (PT124/1260/O and PT15/1179/O). Whilst the site has planning permission for a decked car park under the approved UWE masterplan application (see planning history below) this is not being implemented.

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)

T8 Parking Standards
T12 Transport Development Control Policy
L1 Landscape

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS28 University of the West of England

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/3809/O Erection of new buildings on 55.1 hectares of land for; academic, recreation, administration and support purposes (44,055m², Use Class D1); student residential and associated welfare facilities (30,790m², sui generis use); 15,200m² of mixed commercial uses, consisting of a Hotel (200 bedrooms [6,000m², Use Class D1), Restaurant/Public House/Hot Food Take-away (1,200m² Use Classes A3/A4/A5); Office/Research and Development (8,000m², Use Class B1a/B1b); associated infrastructure including provision of a new public transport hub, 2 no. decked and at grade car parks, landscaping, internal highway realignment, amendments to 2 no. adopted vehicular access

points; and the demolition of 7,330m² existing buildings. Outline application with all matters reserved except access. Approved June 2013

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

No objection

4.2 Other Consultees

Highways England

No objection

Internal Consultees of the Council

Transport Officer

The revised figure in the supply and demand assessment clarifies that the proposed new parking spaces in this application plus the 718 now proposed in the temporary car park 30 planning application PT15/4494/F will provide sufficient on-site car parking to accommodate the demand managed through the University Travel Plan. The managed demand takes into consideration the reduced number of spaces available at car park 20 which it is planned to close early in 2016 before the temporary permission for that car park expires in July 2016. It also considers the temporary demand associated with the ongoing construction work and the reduced demand associated with restrictions on 1st, 2nd and 3rd year students bringing cars onto the campus.

I therefore recommend no transport objections subject to conditions relating to traffic calming and street lighting.

Drainage Officer

Although I am happy with the surface water drainage design described in the FRA & DS in principle. It is not clear which car parking spaces will be of permeable construction and how they will be connected to the existing drainage system. I request a plan showing the locations of the permeable car parking spaces and detailed drainage design or description of how they will connect to the existing drainage system.

Recommend a Sustainable Drainage Condition to ensure we have a detailed drainage design.

Ecologist

There are no objections on ecological grounds to planning permission being granted. If it is granted the following Condition should be attached requiring that:-

An Ecological Mitigation and Enhancement Plan will be submitted to the LPA for approval in writing, based on all the recommendations provided in Section 2 of the Extended Phase 1 Habitat Survey (Ecosulis, dated October 2015). This plan will include the precautionary methods of working regarding reptiles, amphibians and badgers, a sensitive lighting strategy, location of and native

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planting for green corridors and native planting enhancements for foraging bats, species and location for new native hedgerow, and recommendations for update badger surveys and nesting bird checks.

Archaeologist

No comment

Conservation Officer

No comment

Landscape Officer

The landscape scheme plans are wholly inadequate for a detailed planning application– plans should be at an appropriate scale, should show locations of proposed planting, plant species, plant sizes , numbers and provide a specification for soils , soil cultivation and amelioration, planting methods , timing of work, workmanship standards and include a specification of maintenance operations.

The scheme outlined in the documentation is inadequate in style and extent to in anyway mitigate the losses of mature vegetation associated with the development proposals.

Other Representations

4.3 Local Residents

One local resident has objected to the scheme on the following grounds:

- Inconceivable that further demand for car parking at UWE campus is considered. There are frequent buses that use the UWE bus park, 24/7 and give 30% discount to students. So why encourage people associated with UWE to drive there? The area cannot take any more traffic. Developments in the area have outgrown the road infrastructure. This application should be rejected.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The principle of development for extending this car park has been established through the UWE masterplan permission (see planning history above) which granted outline permission for a decked car park at car parks 21 and 22, which is not being implemented. As such, the principle of development for increased car parking on this site is acceptable.

5.2 Transportation

The Highway Officer is satisfied that the proposed new car parking spaces in this application plus the 718 proposed through car park 30 (PT15/4494/F, also appearing on this circulated schedule) will provide sufficient on-site car parking to accommodate the demand managed through the University Travel Plan. The managed demand takes into consideration the reduced number of spaces available at car park 20, which has 1270 spaces. It also considers the reduced demand associated with restrictions being imposed on 1st, 2nd and 3rd year

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students bringing cars onto the campus, through the new on-site student accommodation.

- 5.2 Whilst there is concern raised about the numbers of car parking spaces on site by a local resident, the UWE Masterplan, granted permission in 2013, includes 4000 parking spaces, and even with the current proposal under consideration and the addition of car park 30 (PT15/4494/F, which also appears on this circulated schedule) the amount of car parking spaces would equate to 3000, 1000 less than UWE have permission for under their Masterplan permission, which included the approval of a UWE Travel Plan. The current proposals are therefore in accordance with the approved UWE Travel Plan. As such, and given the UWE Travel Plan proposals that were approved under the outline permission are currently being implemented, the current accord with what was previously approved and will not result in additional traffic congestion on the local road network.
- 5.3 Given this, there are no highway objections to the proposal other than recommended conditions relating to traffic calming on the perimeter road and street lighting.
- 5.4 Landscape and Visual Amenity
The proposal involves increasing the number of parking spaces at car parks 21, 22 and 23 by amending the layout of these car parks by surfacing over planting beds and providing perpendicular parking. Some of the new perpendicular parking which require cuts into existing landscape banks. This will result in the loss of many small trees and substantial lower level planting. As such, the Landscape Officer has raised concerns over the loss of landscaping and the lack of mitigation, as well as the adequacy of the information submitted to support the application.
- 5.5 Notwithstanding the loss of landscaping, in this part of the site this has to be balanced in the wider context of the UWE campus of which it forms a part. The site has outline permission for a decked car park in this location, and the site itself is well within the UWE Campus, with no views to the wider streetscene. The UWE Campus as a whole is well landscaped, especially in this northern section, with views of the campus from the A4174 well hidden from view. The localised landscape impact has to be balanced against the need to provide for car parking to cater for the loss of car park 20 following the approval of the LECHL housing scheme, and the need to protect the delivery of this strategic housing site.
- 5.6 On balance, given the extensive landscaping to the northern part of the UWE campus, which shields it from wider views from the A4174, and the need to mitigate for the loss of car park 20, there are no visual amenity issues arising from the proposal to warrant refusal of the application.
- 5.7 Ecology
There are no ecological issues arising as a result of the proposal. A condition is recommended to ensure the ecological mitigation and enhancement proposed is implemented.

5.8 Archaeology and Conservation

There are no archaeological or conservation issues arising as a result of the proposal.

5.9 Drainage

The Drainage Officer raises no objection to the scheme but has requested a condition relating to a detailed drainage scheme which will be recommended.

5.10 Residential Amenity

There are no residential properties within the vicinity of the site and as such there are no residential amenity issues arising as a result of the proposal.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is GRANTED subject to the following conditions:

Contact Officer: Sarah Tucker

Tel. No. 01454 863780

CONDITIONS

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

Reason

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

2. Prior to the first use of the car park hereby approved traffic calming measures along the perimeter road and a scheme of pedestrian walkways serving the car parking spaces are to be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

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In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. Prior to the first use of the car park a scheme of street lighting to illuminate the spaces is to be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

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

Reason

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

5. Prior to first use of the car park hereby approved an Ecological Mitigation and Enhancement Plan shall be submitted to and approved in writing to the Local Planning Authority. The Plan shall be based on the recommendations provided in section 2 of the Extended Phase 1 Habitat Survey dated October 2015.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the ecology of the locality and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

6. The application has been approved on the basis of the following submitted drawings. The development shall proceed exactly in accordance with the approved documents.
Planning, Design and Access Statement
GRNDS-B01 Rev P1 Red Line Site Plan
0658-008- CP21-CP23 Layout Plan
CRNDS-B02 Rev P1 Landscape Plan
Transport Statement
Flood Risk Assessment
Proposed Landscape Design
Extended Phase 1 Habitat Survey
Arboricultural Report
Received 16/10/2015

Reason

ITEM 3

To ensure that the development is carried out in accordance with the approved plans in order to comply with the policies set out in the South Gloucestershire Core Strategy (Adopted December 2013) and the saved policies within the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PT15/4494/F	Applicant:	UWE
Site:	University Of West Of England Coldharbour Lane Stoke Gifford Bristol South Gloucestershire BS16 1QY	Date Reg:	19th October 2015
Proposal:	Construction of temporary car park (Car Park 30) to provide 719 no. spaces, including a new access from Long Down Avenue, landscaping, lighting and a pedestrian path linking the car park to the main campus.	Parish:	Stoke Gifford Parish Council
Map Ref:	362096 178158	Ward:	Frenchay And Stoke Park
Application Category:	Major	Target Date:	15th January 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application appears on the circulated schedule due to representations received contrary to the Officer's recommendations.

1. THE PROPOSAL

- 1.1 The proposal seeks temporary full planning permission for a period of 5 years for construction of a temporary car park to provide 219 spaces including a new access from Long Down Avenue, landscaping, lighting a pedestrian path linking the car park to the main campus. Access is proposed from the existing roundabout.
- 1.2 The site is located at the junction of Long Down Avenue and Long Mead bus lane, and consists of a former site compound and is mostly disturbed ground with some scrub and is currently fenced with green palisade fencing. The rest of the UWE campus lies to the east and south of the site, with the Bus Link and the residential properties in Long Mead to the west.
- 1.3 The applicant has stated that the reason for the application is to replace the imminent closure of car park 20 which forms part of the development of the housing development site called Land East of Coldharbour Lane (LECHL) which gained planning permission earlier in 2015 (PT14/1260/O and PT15/1179/O) that has commenced development. The site currently has outline consent for a hotel under the UWE Masterplan (PT12/3809/O see history below) which has not been implemented. The closure of car park 20 was foreseen as being replaced by the BRFC Stadium car park (PT12/088/F) which was proposed to have car parking shared between UWE and BRFC, however, since the stadium has not come forward, UWE have decided to seek alternative use of the land currently under consideration for a temporary car park to overcome the loss of car park 20.
- 1.4 The proposals consist of 719 parking spaces with a grassed mound to the north, a 5m wide x 1m high landscaped bund to the boundary with Long Mead, pedestrian cycle route to existing facilities on Long Mead and a 3.5m wide shared pedestrian/cycle route linking the proposed car park to the Frenchay campus.

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)

T8 Parking Standards
T12 Transportation Development Control Policy
L1 Landscape Protection and Enhancement

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/3898/O Erection of new buildings on 55.1 hectares of land for; academic, recreation, administration and support purposes (44,055m², Use Class D1); student residential and associated welfare facilities (30,790m², sui generis use); 15,200m² of mixed commercial uses, consisting of a Hotel (200 bedrooms [6,000m², Use Class D1), Restaurant/Public House/Hot Food Take-away (1,200m² Use Classes A3/A4/A5); Office/Research and Development (8,000m², Use Class B1a/B1b); associated infrastructure including provision of a new public transport hub, 2 no. decked and at grade car parks, landscaping, internal highway realignment, amendments to 2 no. adopted vehicular access points; and the demolition of 7,330m² existing buildings. Outline application with all matters reserved except access. Approved with conditions June 2013

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
No objection

- 4.2 Other Consultees

Highways England
No objection

Internal Consultees of the Council

Transport Officer

I refer to the revised details including a supply and demand assessment and layout drawing nos.0658-016 Rev D and 0658-020 submitted on the 23rd November 2015. The revised figure in the above assessment clarifies that the proposed 719 temporary car parking spaces plus the additional permanent 379 car parking spaces proposed in planning application

PT15/4492/F will provide sufficient on-site car parking to accommodate the demand managed through the University Travel Plan. The managed demand takes into consideration the reduced number of spaces available at car park 20 which it is planned to close early in 2016 before the temporary permission for that car park expires in July 2016. It also considers the temporary demand associated with the ongoing construction work and the reduced demand associated with

restrictions on 1st, 2nd and 3rd year students bringing cars onto the campus.

The revised layout drawings address my earlier concerns about a two lane access from the roundabout and the lack of pedestrian route from the north end of the car park. The 1 in 12 gradient shared footpath/cycleway link to the UWE buildings is agreed.

I therefore recommend no transport objections subject to conditions relating to a road safety audit, street lighting and provision of approved access prior to use.

Drainage Engineer

Although I am happy with the surface water drainage design described in Fig. 8 of the FRA & DS in principle. I am unsure how the various surface water drainage features will interact. I request a detailed drainage design of the shallow basin to manage land drainage with swale outlet, and a detailed drainage design of the catchpit and how the water travelling through the gravel and land drain gets into the catch pit and then offsite.

Recommend a Sustainable Drainage Condition to ensure we have a detailed drainage design and confirmation of who is responsible for the management and maintenance

Environmental Protection

No objection

Ecologist

There are no objections on ecological grounds to planning permission being granted. If it is granted the following Condition should be attached requiring that:-

An Ecological Mitigation and Enhancement Plan will be submitted to the LPA for approval in writing, based on all the recommendations provided in Section 2 of the Extended Phase 1 Habitat Survey (Ecosulis, dated October 2015). This plan will include the precautionary methods of working regarding reptiles, amphibians and badgers, a sensitive lighting strategy, location of and native planting for green corridors and native planting enhancements for foraging bats, species and location for new native hedgerow, and recommendations for updated badger surveys and nesting bird checks.

Conservation Officer

The proposed site of the car park lies approximately 300m to the east of Stanley Farmhouse and approximately 500m to the west of Wallscourt Farm.

In respect of Stanley Farmhouse and its courtyard building, between the heritage assets and the proposed car park is phase 1 of the Cheswick Village development, which along with the surrounding recent developments at UWE, the MoD and the former HP estate has resulted in the urbanisation of this former Model farm landscape. It is considered that change in landscape along with there being no significant inter-visibility achievable between the car park and the former Model farmhouse and courtyard building will ensure that the construction of the temporary car park will have no impact on the existing setting of the grade II listed structures. The setting of the heritage assets will therefore be preserved in accordance with the Section 66(1) of the Act.

In respect of Wallscourt Farm, although this land once formed part of its estate, the site no longer possesses any spatial or visual relationship with the farmhouse. Moreover the development of this site has already been approved

as part of the UWE masterplan and the extant consent for a stadium and car park immediately to the east will also further sever the historic links of this site with the Wallscourt Farm.

Although the wider setting of Wallscourt Farm has been debased and its curtilage reduced in scale (essentially the remnants of the parkland immediately to its west), the proposed development will not exacerbate the harm and so what is left of the building's significance that is derived from its setting will be preserved.

No objection.

Archaeological Officer

The archaeological work has already been completed for this site and therefore no further work is necessary.

No objection.

Landscape Officer

A native shrub and tree mix needs to be used around the northern and western site boundaries to provide both attractive screening and wildlife benefit, to offset habitat losses within the site, omitting the timber fence and removing the steel palisade fence. There is a need for this planting to be enhanced with some ornamental planting at the corner of Long Mead and by the site entrance to tie in with the established planting scheme associated with the road. There will be the potential for this planting to be retained in the long term should the site be developed as a hotel. In addition there should be a robust tree framework through the car park to provide shade and habitat linkages, natural beauty and to aid orientation for car park users. Given the potential for future re development I have suggested that this is limited to a hedge and tree row within the north western part of the site which may have the chance to be retained long term and along the access walkway and row ends which would be lost within redevelopment and are therefore at a much lower density than would normally be required. The additional planting costs can be offset by the omission of the timber fence.

Following the submission of amended plans the Landscape Officer commented: No amended landscape scheme is included with the revised layout and the previous proposal for a native hedge along the eastern boundary appear to have been omitted with the addition of an additional pedestrian cycle link along the edge of the site.

The amended scheme does not address any of the previous concerns raised with the site design.

Tree Officer

The proposed site for the temporary car park has no trees of significance that will be affected by this development. No objections

Other Representations

4.3 Local Residents

Three objections have been received to the scheme, objecting on the following grounds:

- The Transport Statement states that as the total number of car parking spaces to be provided remains to be determined with the UWE stadium application car park figures, no further assessment is required in support of this application. This is materially flawed as the previous application was made in 2012 and the determination as made on the then actual and predicted levels of traffic present/calculated at the time. In the intervening period traffic congestion has noticeably increased at the Sainsbury roundabout on the A4174. Traffic flows from this site will use this roundabout, with further congestion. Further development at Cheswick village will also impact on traffic flows.
- Concern regarding the welfare of the local deer population which inhabits the scrubland. The Habitat Statement fails to mention the deer population.
- There are many buses that go to UWE and they give 30% discount for students. So why are students being encouraged to drive?
- Bus services run late or not at all due to congestion and gridlock around the Sainsbury's roundabout. An additional 700 cars will not improve anything.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site has outline planning permission for a hotel as part of the approved UWE masterplan (see planning history above). As such, development on this site for a substantial building plus car parking complex has already been approved. In this context, the provision of a car park to replace that being taken up by the development of the Land East of Coldharbour Lane development to provide temporary car parking for students on site, is acceptable in principle.

5.2 Transportation

The proposed 719 spaces plus the additional 379 spaces proposed in planning application PT15/4492/F (also appearing on this circulated schedule) will provide sufficient on-site car parking to accommodate the demand managed through the University Travel Plan. The managed demand takes into consideration the reduced number of spaces at car park 20, to be replaced in its entirety by the LECHL development in due course. It also considers the reduced demand associated with the restrictions on 1st, 2nd and 3rd year students bringing cars onto the campus.

5.3 Whilst there is concern raised about the numbers of car parking spaces on site by a local resident, the UWE Masterplan, granted permission in 2013, includes 4000 parking spaces, and even with the current proposal under consideration and the addition of car parks 21, 22 and 23 (PT15/4492/F, which also appears on this circulated schedule) the amount of car parking spaces would equate to 3000, 1000 less than UWE have permission for under their Masterplan

permission, which included the approval of a UWE Travel Plan. The current proposals are therefore in accordance with the approved UWE Travel Plan. As such, and given the UWE Travel Plan proposals that were approved under the outline permission are currently being implemented, the current accord with what was previously approved and will not result in additional traffic congestion on the local road network.

- 5.4 The revised drawings address the Transport Officer's earlier concerns regarding the access and the lack of a pedestrian route from the north end of the car park. The Transport Officer considers that the footpath/cycleway link to the UWE campus is agreed.
- 5.5 Subject to the addition of recommended conditions relating to the completion of a road safety audit, completion of access arrangement details prior to use of the car park and the submission of a scheme of street lighting, there are therefore no transportation objections to the proposal.
- 5.6 Ecology
The site is mostly disturbed land and scrub land and the Ecologist has raised no issues to the proposals subject to the submission of an ecological mitigation and enhancement plan by condition.
- 5.7 Whilst concerns have been raised by local residents regarding the resident deer population, deer are not a protected species, nor a species in any risk in terms of population numbers and as such there is no requirement for their protection in any way as a result of this proposal.
- 5.8 Landscape and Visual Amenity
The proposals involve landscaping on the landscaped bund on the western edge of the site (on the boundary with Long Mead) and close to the entrance of the site. No trees are proposed to be removed. The site has been mostly cleared and currently consists of disturbed land with some scrub.
- 5.9 The application is a temporary one and has outline permission for a hotel in this part of the UWE site. Any landscaped planted here would have to be removed for the construction of the hotel after the five year period. Whilst the Landscape Officer raises concerns regarding the lack of robust landscaping proposed, the temporary nature of the scheme would result in the likely loss of landscaping after the five year period and as such, in this context, the proposed landscaping, on the bunding and at the entrance of the site is considered acceptable, and it would be unreasonable to refuse planning permission on this basis.
- 5.10 The site lies close to the entrance to Cheswick village and close to the Hewlett Packard complex directly to the east with the UWE campus further east, but within view of the site. In this context, of industrial and large institutional buildings, the proposed temporary car park is considered appropriate and there will be no harm to the visual amenity of the area.
- 5.11 Notwithstanding the Landscape Officer's concerns regarding the lack of landscaping, given the location of the site, the proposed bunding and the

temporary nature of the proposals, and the fact that the proposed car park caters for the loss of car park 20 following the approval of the LECHL housing scheme, it is considered that the proposals are, on balance, acceptable.

5.12 Archaeology and Conservation

There are no archaeological issues arising from the proposals. The Conservation Officer has stated that the recent developments at UWE, MOD and the former HP estate has resulted in the urbanisation of the former Model farm landscape associated with the Grade II listed Stanley Farmhouse, and as such, there is no significant inter-visibility between the site and the listed farmhouse. As such, the Conservation Officer considers that the proposed car park will have no impact on the setting of the Grade II listed farmhouse and courtyard buildings.

5.13 Drainage

The Council's Drainage Engineer has stated that there are no objections to the proposed drainage strategy but has requested a condition requiring a detailed drainage design and conformation of the management and maintenance regime, which is recommended.

5.14 Residential Amenity

Properties in Cheswick village have side elevations with windows that face the Long Mead bus link adjacent to the site. These properties are approximately 18m from the proposed car parking and approximately 11m from the proposed 5m bund. Given that the side elevations of these properties are separated from the proposed car park by a well-frequented bus link, and given the distances to the proposed car parking spaces, separated by a 5m high bund, it is considered that the impact on the residential amenity of these residential properties is minimal.

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 be GRANTED subject to the following conditions:

Contact Officer: Sarah Tucker
Tel. No. 01454 863780

CONDITIONS

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before five years of the date of this permission in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason

The site is situated within land allocated as part of the UWE outline masterplan development and the purposes and permission for a longer period would prejudice the implementation of the UWE masterplan

2. Prior to the first use of the car park hereby approved a Stage 1 Road Safety Audit shall be completed on the access arrangements from the adjacent roundabout in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. Prior to the first use of the car park hereby approved the access arrangements shall be completed in accordance with the details on submitted plan 0658-016 Rev D.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. Prior to first use of the car park hereby approved a scheme of street lighting to illuminate the car park and the footpath/cycleway link is to be implemented in accordance with the detailed submitted and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. Prior to first use of the car park hereby approved an Ecological Mitigation and Enhancement Plan shall be submitted to and approved in writing to the Local Planning Authority. The Plan shall be based on the recommendation provided in section 2 of the Extended Phase 1 Habitat Survey dated October 2015.

Reason

To ensure the works are carried out in an appropriate manner and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

6. Prior to the first use of the car park the drainage detail proposals incorporating Sustainable Drainage Systems SUDS and confirmation of hydrological conditions e.g.

soil permeability, watercourses, mining culverts)within the development shall be submitted for approval in writing to the Local Planning Authority. Details shall include provisions for management and maintenance of the drainage scheme. Development shall be carried out in accordance with the approved details.

Reason

To minimise the effect of any flooding which may occur and to comply with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

7. The application has been approved on the basis of the following submitted drawings. The development shall proceed exactly in accordance with the approved documents.
Planning, Design and Access Statement
GRNDS-B03 Rev P1 Red Line Plan
Transport Statement
Flood Risk Assessment
External Car Park Lighting -Scope of Works
Extended Phase 1 Habitat Survey
all received 16/10/2015

0658-016 D -CP30 Layout Plan
0658-020 Revised Footway Cycleway
both received 20/11/2015

Reason

To ensure that the development is carried out in accordance with the approved plans in order to comply with the policies set out in in the South Gloucestershire Core Strategy (Adopted December 2013) and the save policies within the South Gloucestershire Local Plan

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PT15/4535/F	Applicant:	Mr T Draisey
Site:	480 Church Road Frampton Cotterell Bristol South Gloucestershire BS36 2AH	Date Reg:	23rd October 2015
Proposal:	Demolition of existing single storey front and rear extensions, garage and outbuildings to rear. Erection of two storey front and rear extensions and single storey rear extension and raising ridge level to match adjacent property.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366193 182124	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	15th December 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule due to the objections received from the Parish Council and a local resident being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The proposal seeks to demolish existing front and rear single storey extensions, garage and an outbuilding to the rear and erect a two storey front and rear and single storey rear extension, whilst raising the roof line at 480 Church Road, Frampton Cotterell
- 1.2 The host dwelling is a detached two storey cottage with single storey front and rear extension with detached garage and rear outbuilding. The property has vehicular access from Church Road with a long drive laid to tarmac. Elevations have a white render. The roof is a pitched and tiled gable roof with clay tiles.
- 1.3 The property is situated on the border of the greenbelt within the built up residential area of Frampton Cotterell.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

No Relevant Planning History

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Council
Objection; the proposal is viewed as overdevelopment of the site by the council and would result in an overbearing impact on neighbouring occupiers.

Other Consultees

- 4.2 Sustainable Transport
No Comment

Other Representations

- 4.4 Local Residents
Objection with regard to the two storey rear extension causing a loss of light to an adjacent occupier's conservatory.

Neutral comment was made wanting assurance that a boundary wall would be replaced or not impacted by the development.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.
- 5.2 Design and Visual Amenity
The proposal consists of the demolition of existing front and rear single storey extensions, garage and outbuilding to the rear and the erection of a two storey front and rear and single storey rear extension, whilst raising the roof line. The property has been extended to the front and rear in the past and has a detached garage and outbuilding within the curtilage. The subject property is in a state of disrepair and has had various additions in the past which have varied in appearance to the original dwelling. As a result of these past additions there is no uniform style to the dwelling. The reconfiguration of the property would see that a currently uninhabited dwelling comes back into use and weight could be given to the reuse of the building as a sustainable form of development for which there is a presumption in favour.
- 5.3 There is a variety of dwelling types, design styles and construction periods throughout the area and whilst the proposal has a significant scale it is not uncharacteristic of dwellings in the area. Other properties in the area have had extensions to both the front and rear of the property. Adjacent to the dwelling is Conifer Close which has been developed in the late 20th Century; the estate has a higher density than much of the surrounding area.

- 5.4 The property is set a significant distance from Church Road with a tarmac driveway leading to detached single garage and private parking. The majority of properties on Church Road are set closer to the highway with the surrounding properties being an exception. The demolition of the garage will open up the space to the front of the property and would not be considered to harm the character of the existing dwelling. The surrounding properties have a wide range of designs from various periods and have been subject to additions and alterations meaning there is no uniform character in the locality, consequently the proposal is not considered out of keeping with Policy CS1 of the Local Plan Core Strategy or the context of the area.
- 5.5 An objection was received from Frampton Cotterell Council considering the proposal to be overdevelopment of the site and that it would cause an overbearing impact on neighbouring dwellings. The property is detached and has a significant amount of land, there are no properties to the rear which would be affected by the development and there is no concern from neighbours to the west of the proposed development. A shadow study was submitted which identified the impact on the only neighbouring dwellings; it was seen that the impact would not be significant and that the property would maintain a similar relationship to other dwellings in the area.
- 5.6 There is no objection with regard of materials proposed; although materials for the windows and doors will differ from existing they will match throughout the finished development and would not detract from the character of the area.
- 5.7 The proposed design is not unusual nor would it cause a negative effect on the character of the area. Overall, it is considered that the proposal would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.
- 5.8 A neutral comment was received from a neighbour. The commenter was concerned that the proposal may impact a boundary wall and sought reassurance that either it would not affect the wall or if it did it would be appropriately replaced. Due to the demolition of the outbuildings it is likely the boundary wall will be impacted by the development. The applicant confirms that if required the wall will be appropriately replaced.
- 5.9 Residential Amenity
Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling. The adjacent property (No. 478) shares a boundary with the host dwelling. The property has a conservatory projecting from the rear elevation. An objection has been raised regarding the loss of light to the property. The proposal is of a significant scale; however the extension to the rear will be situated to the western side of the property and will be a significant distance from the adjacent property. The single storey extension closer to the boundary

with 478 due to its low profile will not significantly impact on the adjacent properties residential amenity.

5.10 The subject property is located within a built up residential area and given the scale and location of the proposed development, the proposal will not result in a significant detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.11 Sustainable Transport and Parking Provision

Currently the property has an area of hard standing to the front and rear of the property with a double garage and gymnasium against the rear boundary of the curtilage. The extension is unlikely to impact on this current arrangement and as such there are no adverse highway concerns to address. Given the proposal will result in one additional bedroom (bringing the total number to 4), it will require 2 parking spaces. The block plan indicates the provision of at least 3 parking spaces to the front of the property, satisfying the requirements identified in the Residential Parking Standards SPD. The proposal has been judged as having no negative impact on highway safety or the retention of an acceptable level of parking provision, meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The council has no objection to the proposal in relation to highway safety or parking provision.

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: **Hanni Osman**
Tel. No. **01454863787**

CONDITION

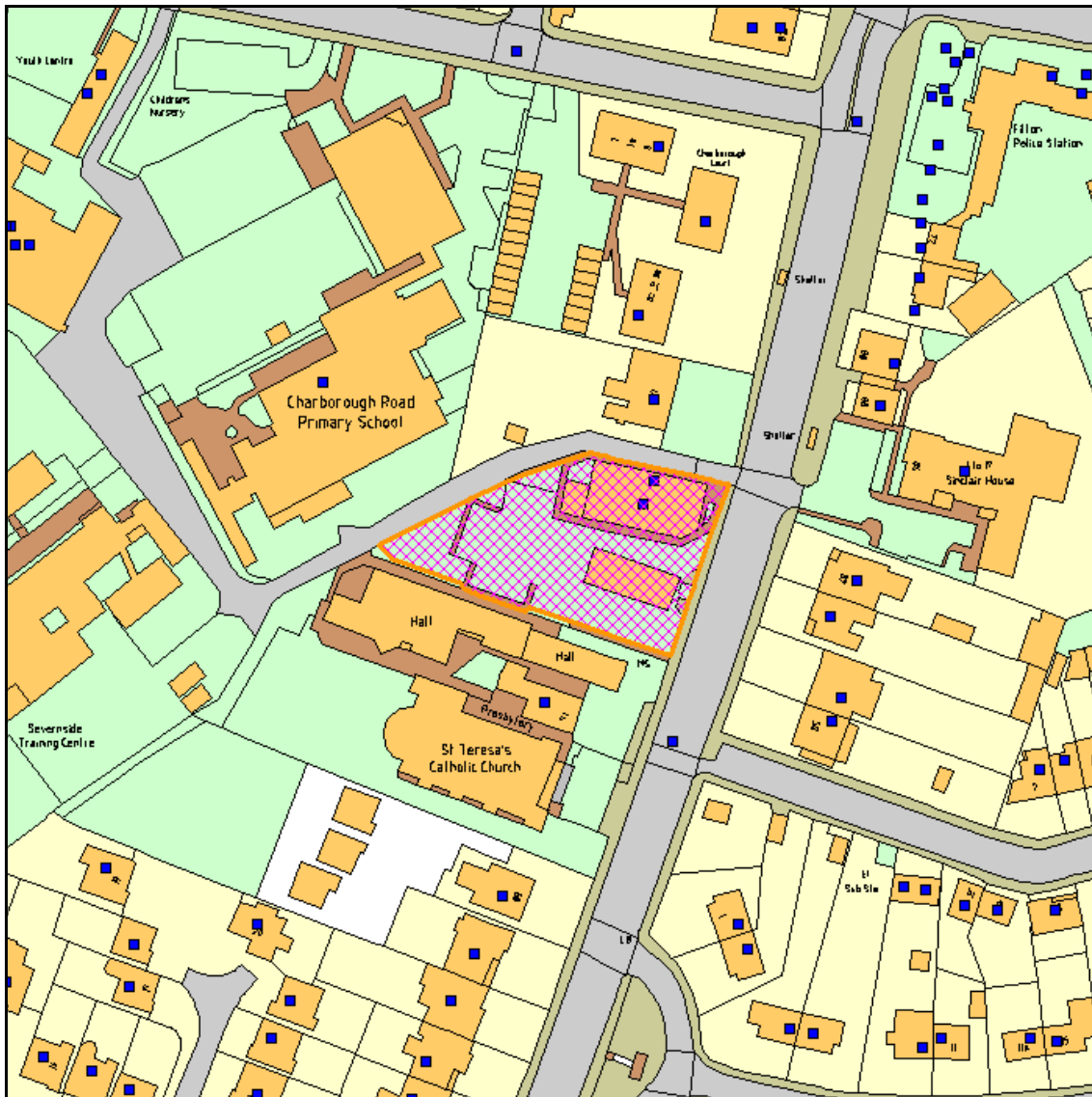
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PT15/4562/ADV	Applicant:	Exxon Mobil Ltd
Site:	Elm Park Service Station 73 - 75 Gloucester Road North Filton Bristol South Gloucestershire BS34 7PL	Date Reg:	21st October 2015
Proposal:	Display of 3no.externally illuminated wave signs, 6no. pump signs and 3no. Koala signs.	Parish:	Filton Town Council
Map Ref:	360007 178623	Ward:	Filton
Application Category:	Minor	Target Date:	11th December 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The proposal seeks advertisement consent to display 3no. externally illuminated wave signs; 6no. pump signs and 3no. Koala signs at Elm Park Service Station on Gloucester Road North within Filton.
- 1.2 The wave signs are set on inverted L-shape plinths that raise up over existing pumps, the wave signs will display 'Synergy Fuel' with a brief strap-line and small logo. The proposed pump signs are simply number badges mounted to the canopy column in line with the wave signs. Additionally, the proposed Koala signs are a vertical aperture mounted to existing posts, like a Koala bear on a tree, the proposed Koala signs wrap around the side and rear of the canopy columns.
- 1.3 The application site is a filling station located within the north fringe of Bristol.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS25 Communities of the North Fringe of Bristol Urban Area
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) August 2007
Shopfront and Advertisements Design Guidance SPD (Adopted) April 2012

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/1978/ADV Approve 09/08/2015
Display of 1no. internally illuminated fascia sign, 1no. internally illuminated gantry sign, 5no. externally illuminated fascia signs, 1no. internally illuminated projecting sign and vinyls.

- 3.2 PT03/3547/RVC Approve with Conditions 22/02/2015
Variation of Condition 3 attached to planning permission PT02/2969/F dated 23 May 2003, limiting hours of delivery between 0600 and 2200 hours between Monday and Saturday.
- 3.3 PT02/2974/ADV Approve with Conditions 19/05/2015
Display of replacement freestanding, fascia and canopy signage including signs associated with installation of ATM machine.
- 3.4 PT02/2969/F Approve with Conditions 23/05/2015
Redevelopment of petrol filling station to include replacement sales building. (Amended plans received 20 December 2002).

4. **CONSULTATION RESPONSES**

4.1 Filton Parish Council
None received.

4.2 Other Consultees

Sustainable Transport

No comment, the proposed signs will not materially harm the highway.

Other Representations

4.3 Local Residents

The Local Planning Authority have received one letter from a member of the public regarding this application for advertisement consent, the letter was written in objection to the proposal, the comments within the letter are summarised below:

- The existing signs are visible from both directions on the A38, so there is therefore no benefit from the proposed signs;
- There is already too much light pollution of Gloucester Road from the service station, the additional light pollution will only serve to make a bad situation worse.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state a local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety. The National Planning Policy Framework states control over outdoor advertisements should be efficient, effective and simple. The guidance goes onto reiterate the Regulations, stating advertisements should be controlled in the interests of amenity and public safety, taking account of cumulative impacts.

5.2 Design and Visual Amenity

The proposal seeks advertisement consent to display 3no. externally illuminated wave signs; 6no. pump signs and 3no. Koala. The wave signs are set on inverted L-shape plinths that raise up over existing pumps, the wave signs will display 'Synergy Fuel' with a brief strap-line and small logo. The proposed pump signs are simply number badges mounted to the canopy column in line with the wave signs. Additionally, the proposed Koala signs are a vertical aperture mounted to existing posts, like a Koala bear on a tree, the proposed Kola signs wrap around the side and rear of the canopy columns.

Gloucester Road North has a rather mixed character, there are a number of dwellings positioned at the opposite side of Gloucester Road, however, it is not uncommon for there to be commercial uses including retail and eating and drinking uses set back from the highway. The existing filling station is testament to this, and in this way advertisements are not out-of-character within Gloucester Road North. Indeed, the existing site has a totem pole and a number of larger fascia board signage displaying the fuel company as well as the retail outlet's operator (a number of which are illuminated).

Accordingly, the proposed signage at the site will have a modest impact on the street scene, especially as the proposed signage will be viewed in the context of the existing signage at the site. Only the wave signs shall be illuminated, such illumination is acceptable in terms of visual amenity and is not considered to materially harm the visual amenity of the area. Further to this, the cumulative visual impact must be assessed, as the proposed signs are well concealed within the site being positioned on and near existing canopy columns, the proposed signage is deemed to be acceptable and not harmful to the visual amenity of the area.

5.3 Public Safety and Residential Amenity

With regard to residential amenity, there are a number of residential dwellings positioned on the opposite side of Gloucester Road, due to distance and the intervening road, the proposed illumination and physical presence of the advertisements are not considered to materially harm the residential amenity of the occupiers of such dwellings. There is a dwelling to the north that will be unaffected by the proposed signage due to the existing 'Tesco Express' building. To the south is a hall believed to be associated with a Church, the side elevation of this hall that faces the signage does have a number of windows. The proposed signage will be visible from these windows, in the context the existing filling station this will not be harmful to the patrons of this hall. The illumination levels of the proposed wave signs must be addressed in terms of public safety and residential amenity. The opening hours of the filling station are between 6am and midnight, although through discussions with the agent the illuminance may proceed past midnight. The illuminance levels of the wave signs are relatively minimal, especially in the context of other sources of light at the site, such as the existing signage and the overhead lights that are positioned within the canopy. With this in mind, the proposed illumination levels are considered to be appropriate, officers therefore do not deem it reasonable to restrict levels of illumination through condition.

Accordingly, the proposed signage is considered acceptable in terms of residential amenity, additionally, the presence of the signage does not obstruct or detract from the highway, therefore the proposal is considered to materially impact upon highway and public safety.

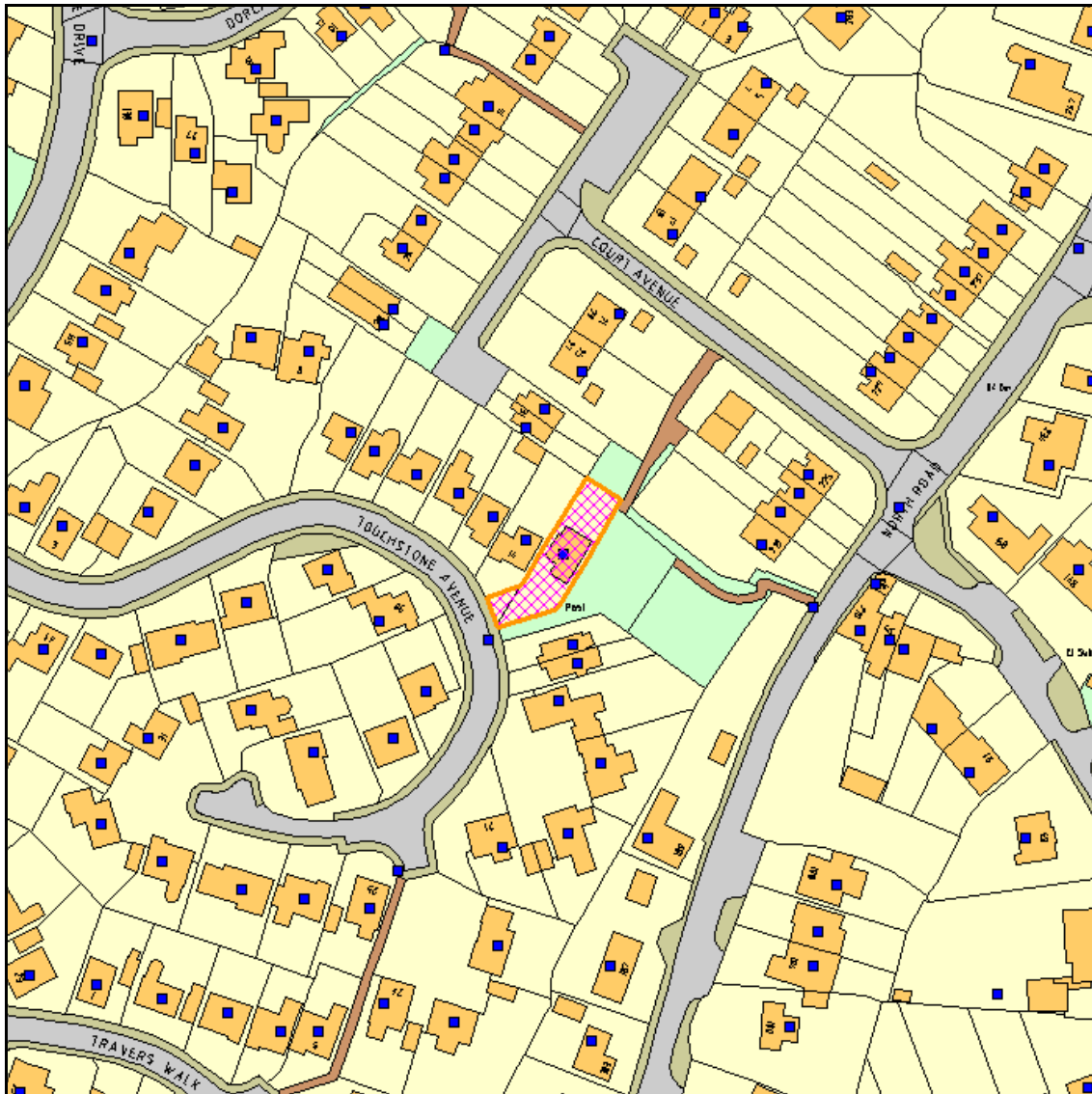
6. RECOMMENDATION

6.1 That the application is **APPROVED**.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

CIRCULATED SCHEDULE NO. 48/15 – 27 NOVEMBER 2015

App No.:	PT15/4666/F	Applicant:	Mr And Mrs Williamson
Site:	15 Touchstone Avenue Stoke Gifford South Gloucestershire BS34 8XQ	Date Reg:	2nd November 2015
Proposal:	Erection of two storey and single storey front extension and single storey rear extension to provide additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362618 180167	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	23rd December 2015



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 100023410, 2008. **N.T.S.** **PT15/4666/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule due to the objection received from the Parish Council which is contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The proposal seeks to erect a single storey rear extension, single storey front extension and two storey front extension in order to provide additional living accommodation.
- 1.2 The subject property is a two storey late-20th century detached property with a gabled roof and red tile covering. The property has brick elevations and windows are UPVC double glazed. There is a single storey conservatory to the rear.
- 1.3 To the rear of the property is an area of private garden with paved patio. Boundary treatments are a combination of garden walls, timber fences and hedges.
- 1.4 The site is located within the built up residential area of Stoke Gifford and backs onto a pedestrian public right of way.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 **P94/1529** – Erection of 2 metre high fencing above existing side boundary wall
– **Approval** – 18/05/1994

- 3.2 **P88/2655** – Erection of single storey side and part front extension to provide garage and entrance porch – **Approval** – 12/10/1988
- 3.3 **P84/0001/3** – Erection of 72 houses and bungalows and provision of associated garaging and parking facilities – **Approval** – 23/01/1985
- 3.4 N2483/AP3 – Erection of 665 dwellings and garages; 27 flats and 6 shop units with flats over and construction of estate roads, together with the provision of site for a primary school, community use and open spaces on approximately 37 hectares – **Approval** – 12/04/1979

4. **CONSULTATION RESPONSES**

4.1 Stoke Gifford Parish Council
Objection with regard to overdevelopment and consider the design to be out of keeping with the property.

4.2 Other Consultees
Transportation DC
No objection

Public Rights of Way
No objection – unlikely to affect the right of way to south-east boundary

Community Spaces
No Comment Received

Open Spaces Society
No Comment Received

Archaeology Officer
No Comment Received

Other Representations

4.3 Local Residents
No Comment Received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development
Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development within the residential curtilage of existing dwellings.

This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The proposal consists of the erection of a single storey rear extension, single storey front extension and two storey front extension. The conservatory to the rear will be demolished to make way for the rear extension. To the front of the property the existing garage will be extended to the front with an additional bedroom being created above. This front extension will form a second smaller gable. A further projection will be created forward of the kitchen and entrance lobby. It is considered that proposed extension would not be detrimental to the character of the property or its context and is therefore acceptable.

5.3 An objection was received from Stoke Gifford Parish Council with regard to the proposed design of the additions. The proposal was viewed as over development of the site and the extensions were thought to be out of keeping with the style of the property. Design is subjective, however the application makes it clear that the materials used will have a similar appearance to the existing. Further to this is the consideration that additions of this type are not uncommon along Touchstone Avenue; meaning the proposal would not be inconsonant with the context and character of the area.

5.4 The two storey front extension will not project further than the existing front elevation. The extension is located adjacent to no.14 Touchstone Avenue and is relatively modest in size. It will incorporate a new gable with a similar appearance but smaller dimensions than the existing gable to the west of the front elevation. The extension has not been assessed as out of keeping with the existing property or its context. The single storey front extension is relatively small. The adjacent property has a front porch and no.12 has a front extension of a similar size to the proposed erection. The extension will not project forward of the front elevation of no.14 Touchstone Avenue. There are a number of other extensions fronting onto Touchstone Avenue and as such the extension would not be considered out of keeping with the character of the area nor the subject property.

5.5 The existing rear conservatory spanning nearly the full width of the house will be demolished to make way for the proposed single storey extension. This extension will project slightly further than the existing conservatory, however the materials put forward will match the materials of the existing dwelling. The resultant addition would have greater similarities to the existing dwelling than the conservatory; consequently the proposed rear extension has been evaluated to be in keeping with the character of the existing dwelling.

5.6 The proposal has put forward materials of a similar appearance with respect of the roof, rainwater goods and elevations and there is no objection with regard to materials. Overall, it is considered that the proposed extensions would not harm the character or appearance of the area or the subject property and as such is considered acceptable in terms of visual amenity and design.

Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1 and H4, conforming to the criteria in the adopted Local Plan.

5.7 Residential Amenity

Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling. The property has a significant degree of separation with properties directly to the rear and would not result in loss of privacy to properties bounding the rear of the residential curtilage. There are no windows looking onto the properties west elevation, consequently the introduction of an obscured first floor and ground floor window will not result in any adverse impact on privacy.

5.8 The additions to the front of the property will not project further than the front elevation of no.14 Touchstone Avenue which has no openings in its side elevation. The rear extension is not a significant amount larger than the existing conservatory and given its relatively small scale and screening is not likely to substantially impose on the residential amenity of No.14. As a result the proposed additions are not likely to cause any overbearing, loss of light or privacy on no.14 Touchstone Avenue.

5.9 The property also maintains a significant degree of separation with properties forward of the front elevation; due to a public right of way and road separating any properties. The proposal would not be considered to impact the residential amenity of any properties in front of the subject property.

5.10 It has been considered that the proposal would retain sufficient private outdoor amenity space and as such would be acceptable. The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in a detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.11 Sustainable Transport and Parking Provision

Currently the property has an area of hardstanding to the front of the property and an integral single garage. The proposal will not impact on this current arrangement and as such there are no adverse highway concerns to address. Given the proposal will include an additional bedroom, it would be required to provide private parking spaces in accordance with the Residential Parking Standards SPD (adopted) December 2013. For a 4 bedroom house, 2 spaces are required; the existing arrangement of hardstanding providing spaces for at least 2 cars satisfies the requirement and further parking provision would not be required, meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The transport department has no objection to the proposal in relation to highway safety or parking provision.

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: Hanni Osman
Tel. No. 01454 863787

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).