



**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. 31/15

Date to Members: 31/07/15

Member's Deadline: 06/08/15 (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:

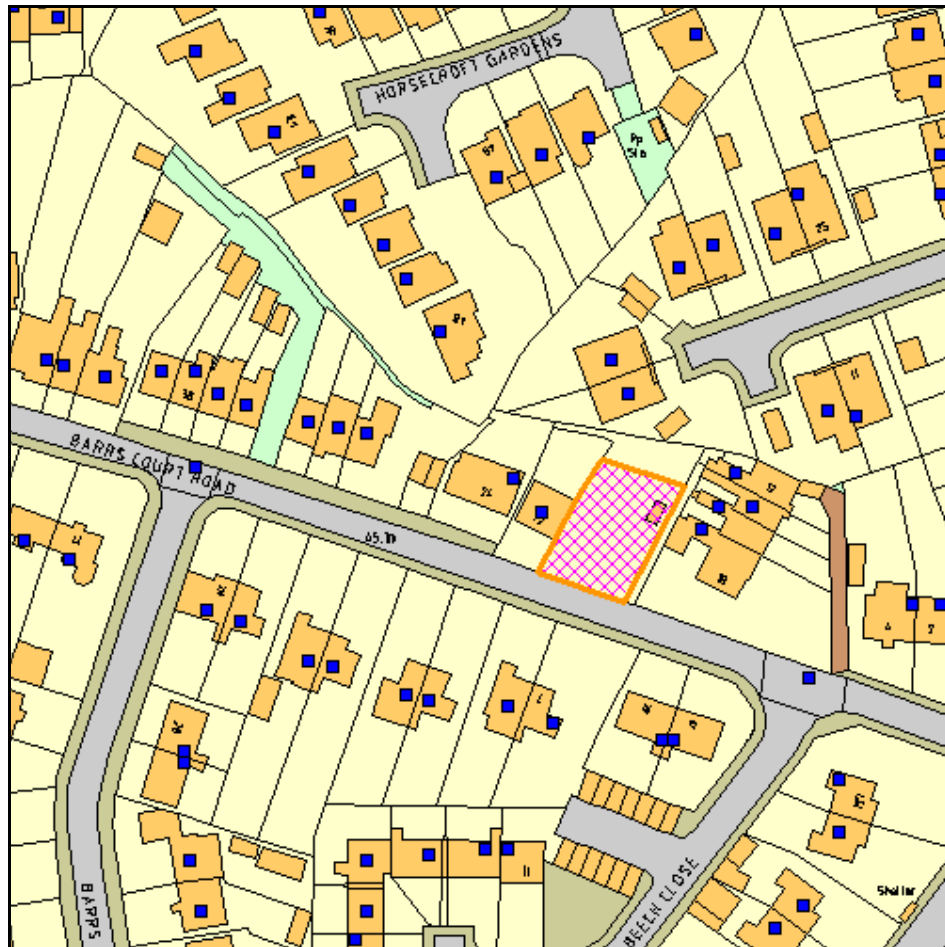
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 - 31 JULY 2015

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK15/1628/F	Refusal	16 Barrs Court Road Barrs Court South Gloucestershire BS30 8DH	Parkwall	Oldland Parish Council
2	PK15/1830/F	Approve with Conditions	Mounds Court Farm Siston Hill Siston South Gloucestershire BS30 5LU	Siston	Siston Parish Council
3	PK15/2003/F	Approve with Conditions	20 Boundary Road Coalpit Heath South Gloucestershire BS36 2PU	Westerleigh	Westerleigh Parish Council
4	PK15/2345/F	Approve with Conditions	61 High Street Marshfield Chippenham South Gloucestershire SN14 8LR	Boyd Valley	Marshfield Parish Council
5	PK15/2346/LB	Approve with Conditions	61 High Street Marshfield Chippenham South Gloucestershire SN14 8LR	Boyd Valley	Marshfield Parish Council
6	PK15/2535/F	Approve with Conditions	45 Court Farm Road Longwell Green South Gloucestershire BS30 9AD	Longwell Green	Hanham Abbots Parish Council
7	PK15/2766/TCA	No Objection	Paddock House France Lane Hawkesbury Upton Badminton South Gloucestershire GL9 1AS	Cotswold Edge	Hawkesbury Parish Council
8	PK15/2847/TCA	No Objection	96 Bath Road Bitton South Gloucestershire BS30 6HS	Bitton	Bitton Parish Council
9	PT15/1888/F	Approve with Conditions	11 Court Road Frampton Cotterell South Gloucestershire BS36 2DE	Winterbourne	Winterbourne Parish Council
10	PT15/1904/F	Approve with Conditions	1 Foxholes Lane Tockington South Gloucestershire	Severn	Olveston Parish Council
11	PT15/2308/RVC	Approve with Conditions	Applegarth Village Road Littleton Upon Severn South Gloucestershire BS35 1NR	Severn	Aust Parish Council
12	PT15/2498/CLE	Approve	Tyndale House/ Halliers House Sheiling School Park Road Thornbury South Gloucestershire BS35 1HP	Thornbury North	Thornbury Town Council
13	PT15/2720/F	Approve with Conditions	5 Heath End Cottages Cromhall Wotton Under Edge South Gloucestershire GL12 8AS	Charfield	Cromhall Parish Council
14	PT15/2844/TCA	No Objection	Old Pound 24 The Pound Almondsbury South Gloucestershire BS32 4EG	Almondsbury	Almondsbury Parish Council
15	PT15/2863/F	Approve with Conditions	2 St Peters Crescent Frampton Cotterell South Gloucestershire BS36 2EJ	Frampton Cotterell	Frampton Cotterell Parish Council
16	PT15/2887/TRE	Approve with Conditions	Almond Cottage 7 Over Lane Almondsbury South Gloucestershire BS32 4BL	Almondsbury	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PK15/1628/F	Applicant:	Mr Lewis Prosser
Site:	16 Barrs Court Road Barrs Court South Gloucestershire BS30 8DH	Date Reg:	27th April 2015
Proposal:	Erection of 2no. semi-detached dwellings with access and associated works.	Parish:	Oldland Parish Council
Map Ref:	366303 172398	Ward:	Parkwall
Application Category:	Minor	Target Date:	17th June 2015



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 100023410, 2008. N.T.S. PK15/1628/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is to appear on circulated schedule due to the receipt of a support comment from a local resident, contrary to the Officer's recommendation to refuse the application.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 2no. semi-detached dwellings with access and associated works on land adjacent to No. 22 Barrs Court Road.
- 1.2 The application site appears to have been more recently used as an allotment/garden. The applicant has advised that the land is now surplus to requirements and has been recently purchased by the owner of No. 16 Barrs Court Road.
- 1.3 The application site is flat and is bound by a modern bungalow at No. 22 Barrs Court Road to the west and the rear of 4no. traditional stone built terraced cottages No's 12 – 18 to the east. Barrs Court Road slopes down gently from west to east. To the east of the plot is a footpath for owners of No's 12 – 18 to access the rear of their properties. the footpath is a private right of way which is accessed from a gate and steps off Barrs Court Road. To the west are two more modern bungalows, followed by terraced houses. It is considered that the north side of the road has a higher density of terraced houses. On the south side are more modern ex-local authority, semi-detached, two-storey houses, with generous plots that are set back from the road. Overall, the area is not characterised by a particular architectural style or design.
- 1.4 The application site is located within an established residential area, within the settlement boundary and a Coal Referral Area. A Coal Mining Risk Assessment report has more recently been submitted by the applicant, following the request of the Coal Authority.
- 1.5 During the course of the application, the Officer has provided the applicant with extensive feedback and held a meeting with the applicant and the Transportation Development Control Officer to discuss issues relating to the proposed design and parking arrangements. As a result, revised plans have been submitted for further consideration by Officer's.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Planning Policy Guidance 2014
- 2.2 Development Plans
South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS9 Environmental Resources and Built Heritage

CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

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

H4 Residential Development in the Countryside
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

The site has no planning history attached to it. However, the following applications relating to a neighbouring site No. 24 are of note:

- 3.1 PK09/5209/F Erection of 1no. detached bungalow with access and associated works (Amendment to previously approved scheme PK07/0277/F)
Approved 14.10.2009
- 3.2 PK09/0277/F Erection of 1no. detached bungalow with access and associated works
Approved 13.04.2009

4. CONSULTATION RESPONSES

4.1 Oldland Common Parish Council
No objection.

4.2 The Coal Authority
OBJECTION: In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should again be informed that they need to submit a Coal Mining Risk Assessment Report as part of this application, prepared by a suitably qualified person. Without such a risk assessment, The Coal Authority does not consider that the LPA has sufficient information to determine this planning application and therefore maintains its objection to this proposal.

FINAL COMMENTS: The Coal Authority withdraws its objection to the proposed development, subject to the imposition of a condition to secure prior site investigations take place.

4.3 Highway Structures
No comment.

4.4 Lead Local Flood Authority
No objection in principle to this application subject to a SUDS condition being attached.

4.5 Sustainable Transport

There are highway issues relating this proposal and they need to be addressed before the highway officer can recommend the application for approval. The two outstanding highway issues are as follows:

- 1) lack of footway directly outside the site frontage, and;
- 2) poor parking arrangement proposed.

1) Having visited the site, it is noted that there is no footway fronting the application site. The applicant does not propose any mitigating measures. In view of the fact that Barr's Court Road is not a standard designed 'shared-surfaced' road and it does not include traffic calming features, it is not considered appropriate for pedestrians from the new development to be forced directly onto the road outside.

- Recommendation: provide a new footway along the site frontage by sitting back the development line.

2) The proposed parking area on site is considered too small, particularly for the proposed new 3-bed house. The vehicles would likely overhang onto the road. Accessing the parking space shown parallel with the road would not be easy (if not impossible) unless the vehicle is shuffled forward and backward several times. The proposal would ultimately lead to further on-street parking at this location.

- Recommendation: review parking spaces on site. Unless the applicant is willing to address the issue as lighted above then, the application is recommended for refusal on highway safety issues.

Other Representations

4.6 Local Residents

Six comments have been received from local residents. Of these, there are 5no.comments of objections:

Access

- Existing concrete path along side of application site appears is to be used for rear access, but this is owned by No. 22;
- Existing path is fixed to the side of No. 22 and it is feared footfall will be felt in the property;
- The boundary of the proposed development should be limited to the edge to avoid becoming a nuisance and permanent intrusion to No. 22;
- Proposed plan shows the rear garden of new dwellings adjoining No. 22 garden fence with no gap;
- Existing footpath should not be used by new dwellings/occupiers;
- No access to rear of proposed dwellings, only via existing shared access path (for access to back of No. 12 – 18);
- Application seems to assume a right of access to rear of 3 bedroom property which does not exist;
- Pathway between application site and cottages is privately owned (right of access for cottages only);

Design

- Height of proposed buildings not to scale or does not show the new buildings at the correct scaled height;
- Proposed overall height of new dwellings likely to be higher as land slopes downwards towards No. 14;
- Height of buildings will reduce light to No. 14;
- Proposed front elevation gives unclear appreciation of eaves height of cottages;
- Eaves height below No.22 Barrs Court Road;
- Proposed development too big for the site;
- Density not in keeping;
- Dispute distance between No. 18 and proposed building;
- Bungalow on site would fit in with other properties rather than two houses.
- Neighbouring properties have space around them;

Residential Amenity

- Proposal will overlook private garden and back window of No. 14;
- The proposed gardens for the new dwellings adjoin No. 14 garden and will affect privacy and quiet enjoyment (noise);
- Application states height of proposed dwellings are below height of existing cottages No's 12 – 18 as road on downward slope and gardens of No's 12-14 the same. The new dwellings are going to be above the height of the existing cottages and bungalow and would be out of place with surroundings;
- Upper windows of proposed development would be above windows of adjacent cottages;
- Permission for 2009 bungalow initially refused due to inclusion of dormer windows;

Culvert

- Proposal avoids the existing brook that runs through the land, but this could be disturbed during construction. How will this be mitigated?
- The proposed dwellings should avoid the brook running through the gardens;

Transportation/Parking

- Off-street parking is very limited due to surrounding properties not having private parking;
- Already an issue with existing limited on-street parking;
- Parking spaces provided are tight and would result in further on-street parking as a result;
- Parking access to the new dwellings would restrict vehicles parking opposite side of the road, which is regularly parked on;
- Parking in area would be exacerbated;
- Not enough parking space;
- No pavement fronting development;
- Larger vehicle would overhang and no turning space;
- Vehicles frequently mount the pavement to park;

One comment of support received:

- Area currently looks untidy;
- Street would look better if houses were built on this land and support proposed development.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF carries a presumption in favour of sustainable development and speaks of the need to 'boost significantly the supply of housing ' (paragraph 47) and to deliver a wide choice of high quality homes and widen opportunities for home ownership and create sustainable inclusive mixed communities (paragraph 50). Policy CS5 directs development to the existing urban areas. Policies CS16 and CS17 support increased density and greater diversification of housing. Furthermore weight is given to the recent appeal decision in Charfield which found the Council currently has a 4.6 year housing land supply. Accordingly, in such circumstances there is a presumption in favour of sustainable development unless the adverse impact would significantly and demonstrably outweigh the benefits. Weight is therefore given to the benefits that 2 additional dwellings would bring.

5.2 Policy CS1 of the adopted Core Strategy states that development proposals will only be permitted where the 'highest possible standards of design and site planning are achieved'. Development proposals will be required to demonstrate that siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of the site and context. Saved policy H4 of the adopted Local Plan states that new dwellings will only be permitted where they respect the massing, scale, proportions, materials and overall design and character of the existing property and the character of the street scene.

5.3 Saved Policy T12 identifies factors relating to parking, access and highway safety that must be taken into consideration. Residential Parking Standards SPD (Adopted) December 2013 advises on the minimum parking standards. The application will be assessed in light of the above policies.

5.4 Design and Visual Amenity

The NPPF and policy CS1 of the adopted Core Strategy seek to secure "the highest possible standards of design and site planning". The application site is a currently a former allotment/garden, that is no longer regularly maintained or required. The application site does not extend fully to the rear of the site and finishes in line with the north elevation of No. 16 Barrs Court Road. The land is flat and is set down slightly from the road. To the east of the plot and to the rear of the cottages is an existing footpath. The housing density in the area is mixed, with terraced properties and modern detached bungalows on the north side of Barrs Court Road. On the south side are large, former local authority, semi-detached houses and semi-detached chalet bungalows. The area is characterised by open frontages and there is a wide footpath that runs in front of properties until No. 24. Overall, the area is not characterised by a

particular architectural style or design, but properties are generally set back from the road.

- 5.5 The application proposes 2no. semi-detached dwellings which are double storey with a hipped roof and double hipped roofs on the rear elevation. The dwellings would be set back from Barrs Court Road by 6.1 metres (outside no. 1) in line with No. 22, which then narrows to 4.3 metres outside no. 2. No. 22 Barrs Court Road is currently the last domestic property along this section of the road. Barrs Court Road is slightly higher than the application site. Due to concerns about the originally proposed height of the building, the applicant has further set down the proposed dwellings.
- 5.6 Dwelling no.1 is the smaller of the two and would measure approximately 4.7 metres wide by 6.2 metres in length. Dwelling no. 2 would measure approximately 8.7 metres wide by 5.4 metres in length reducing to 4.8 metres. The dwellings would have an eaves height of 4.3 metres and ridge height of 5.9 metres. Both properties would have steps down to a front porch entrance, leading to an open plan kitchen/living room area with 2no. bedrooms and bathroom on the first floor. Window openings would be on the front and rear elevations only. Private amenity space would be to the rear with side access on the east and west. The provision of private amenity space would be relatively proportionate to each dwelling, with no. 2 having a much wider and larger rear garden. Both gardens would be bound by traditional wooden fencing. The front of the properties would be open, with parking provision and a communal bin store. The proposed materials include smooth white render with brick detailing on the walls and concrete tiles on the roof to match neighbouring dwellings.
- 5.7 The proposed layout would have parking at the front and private amenity space to the rear. The proposed parking layout would include provision for 3no. vehicles at the front (one space for dwelling no.1 and two spaces for dwelling no.2). The previous parking layout included one space perpendicular to the highway; this has been amended and now all spaces would be adjacent to the highway. The proposed parking layout is considered to be cramped and poor design. The proposed layout would mean vehicles would be parked right up to the front elevation of the dwellings, with two parking spaces squeezed in between the front porches. Local residents have commented that the proposed parking provision and layout would be out of keeping and insufficient in an area with existing on-street parking issues. The proposed parking layout is considered unacceptable in its current form.
- 5.8 Similarly, the proposed bin store area for both dwellings would be located immediately next to the porch of dwelling no.2. Dwelling no.1 would therefore have to either store their bin at the side or rear of their property and wheel them along the road to the store or walk back and forth along the highway with their waste. The communal bin store area is not located in the most convenient location in this respect. The proposed parking and bin store layout is considered poor design and is symptom of a cramped development.
- 5.9 The applicant has provided a series of indicative sketches which show the proposed elevations and street scene of the new dwellings. The applicant has not submitted any supporting formal plans. The Officer, as well and local

residents, questions the accuracy of the submitted sketches. The revised plans show the dwellings have been set lower into the ground but there is no plan or section drawing that indicates by how much and what relationship the new dwellings would have with neighbouring properties to the north and east. The overall impression is that by setting down the new dwellings this would introduce artificial levels, having a contrived appearance within the street scene and negative impact on the visual character of the area.

- 5.10 The form, appearance and massing of the proposed dwellings has been amended during the course of the application following significant discussions with the applicant. The original design proposed a contrived roof configuration with projecting windows on the front and rear, and a high eaves height. The revised proposal involves a lower eaves height, with a simplified roof design and form. The overall design of the dwellings would be simple and modern. The character of the area is mixed and as such the proposed design principles are generally in keeping with the surroundings. As previously discussed, the roof design of the dwellings has been improved and generally simplified. However, the detailing of the proposed sketches highlights some design and detailing issues. The rear hipped roof on the dwelling of no. 1 projects higher than the main roof and the hipped roof of no. 2 is inaccurately set further to the east. The Officer would recommend that the proposed design details of the roof needs to be refined. A large number of properties in the area have chimneys and are double fronted, including the neighbouring bungalows. There is a lack of detail reflected in the proposed design. The front elevation of the smaller dwelling no.1 would only have a one window on the ground and first floor. The ground floor window would be smaller with the porch immediately next to it. The proportions (i.e. width) and fenestration arrangement of dwelling no. 2 are more in keeping with the area. In this respect, the proposal has diluted the character of the dwellings and there are outstanding detailing and accuracy issues due to the submission of sketches rather than plans.
- 5.11 Whilst the Officer considers there to be a number of positive improvements to the revised design, there are a number of issues and inaccuracies that need to be clarified by the applicant. Due to concerns relating to the elements of contrived design, the size of the plot and the restrictions of the area capable of being developed within the plot caused by the existing drainage culvert, the Officer has put forward to the applicant that the application site would be more suited to a single dwelling or possibly bungalow. The applicant has declined to amend the proposal to one dwelling, although the Officer considers this could be a logical compromise that would also resolve the parking layout/design concerns. Although there are concerns about the proposed design, density and submitted sketches, the Officer does not consider this tantamount to a refusal reason.
- 5.12 Residential Amenity
Residential amenity should not be prejudiced as a result of development. Careful consideration is required regarding the effect on neighbouring occupiers given that the application site is surrounded by a mixture of bungalows and two storey dwellings.

- 5.13 The garden space for each property would be to the rear of the site. The ground level of the application site would be set down, although the Officer is unclear by how much this would affect the proposed development and neighbouring properties. The block plan indicates the existing footpath/right of way would be retained on the east side. Notwithstanding the visual design and layout considerations set out above, it is considered that there is sufficient private amenity space proposed for each of the new dwellings.
- 5.14 The proposed dwellings would have windows on the front and rear elevations only. The majority of window openings would be on the rear elevation. The rear elevation of the proposed two storey dwelling would finish in line with the south elevation No.18 Barrs Court Road and rear elevation of No. 22 Barrs Court Road. The rear elevation of the proposed dwellings would be at an oblique angle to No. 15 Wraxall Road (bungalow) to the rear of the application site with a distance of approximately 14 metres. Currently the application site is unoccupied by built form. In this respect, it is considered that the proposed development would have an impact in terms of increased overlooking to No. 15 Wraxall Road. There is also a degree of ambiguity in respect of the finished ground level of the application site and where the first floor windows would be in line with No. 15 Wraxall Road which in the event of an approval might require clarification by way of a condition. However, given the surrounding context the relationship between these dwelling units is not an unusual one, and is considered unlikely to result in significant adverse impact.
- 5.15 Some of the residents of the traditional cottages to the east (No's 12 – 18) have raised concerns about the impact on their privacy, particularly their rear elevation windows. The application site does not extend to the rear of the site or border No. 15 Wraxall Road and would finish in line with No. 16 Barrs Court Road. As the cottages and proposed new dwellings would be located at oblique angles to each other it is not considered that the proposed windows would have a significant privacy impact on the cottages. The relationship between the cottages and proposed new dwellings would preclude any harmful indivisibility of the rear elevation. The cottages private gardens are located to the front, further to the east of the proposed development.
- 5.16 Concerns have been raised by local residents about potential noise and reduction in daylight impacts from the proposed development. It is unlikely the proposed dwellings would result in a significant increase in noise, given they would be for residential use in an established residential area. The gardens of the new dwellings would face north; it is considered unlikely that the proposed development would reduce the amount of daylight to No. 14 Barrs Court Road which faces south-easterly.
- 5.17 Highway Safety
Vehicular access to the application site would be off Barrs Court Road. It is proposed that the off-street parking provision for both new dwellings would be at the front of the site. Local residents have raised concerns about existing on-street parking issues on what is a relatively busy residential road, with vehicles often parking on the existing footpaths. The Officer has already addressed their concerns in respect of the proposed layout and design of the parking facilities earlier in this report. The Transportation Development Control Officer also

considers the proposed parking layout and provision of parking spaces to be inadequate and this is discussed in detail below.

- 5.18 Under the Council's adopted Residential Parking Standards SPD, adequate off-street parking is directly related to the size and scale of the development proposed, as expected. The number of parking spaces required is defined by the number of bedrooms in a property. The Residential Parking Standard defines the dimensions that a parking space must be in order to contribute to the provision of off-street parking. For a parking space to contribute to the developer of adequate off-street parking it should be a minimum of 2.4 metres by 4.8 metres.
- 5.19 The applicant originally proposed 3no. parking spaces, with 1no. parking space being perpendicular to the highway. Perpendicular spaces are not considered acceptable as they raise issues about manoeuvring in/out of the space and onto the highway, impacting on highway safety. Whilst the applicant has partly addressed this concern by making all three spaces adjacent to the highway, the spaces are in fact smaller than the minimum requirements set out in the Council's adopted Residential Parking Standards. The submitted block plan indicates the spaces would be occupied by 'small vehicles' and the spaces would measure approximately 2.3 metres wide by 4.7 metres in length. All vehicles would directly abut the front elevation of the dwellings and would be positioned in between the front porches, so there would be limited space for manoeuvring and passengers to get in and out of the vehicles. In this respect, the proposed parking spaces and layout are considered inadequate and would likely result in vehicles overhanging onto the highway.
- 5.20 The Transportation Development Control Officer has also requested that there is a footway fronting the application site. This is particularly important as there is a wide footway up until No. 24 and along the south side of Barrs Court Road. The applicant has submitted revised plans which indicate a footway to be provided along the majority of the front of the application site. However, the two parking spaces in front of dwelling no.2 would overhang onto the footway, and likely the highway aswell. Barrs Court Road is not a standard designed 'shared-surface' road and it does not include traffic calming features. Whilst the applicant has raised the fact that No. 22 does not have a footway at the front, the Transportation DC Officer has advised that this was recommended during the consideration of the planning applications in 2009. However, in this instance the Transportation DC Officer's recommendation was not followed and a condition securing a footway was not attached either 2009 approval. Nevertheless, Officer's do not consider it appropriate for pedestrians from the new development to be forced directly onto the road outside as a result of the cramped parking layout and lack of footway provision.
- 5.21 Overall, it is considered that the proposal does not comply with the Residential Parking Standard SPD. The proposed parking layout is considered to be poorly designed, with substandard sized parking spaces and a lack of footway provision. The Officer considers the limitations of the application site have resulted in a development that does not adequately address the need for acceptable off-street parking provision and would impact on highway safety. As such, the proposal is considered contrary to the adopted Residential Parking

Standards SPD, saved policy T12 of the adopted Local Plan and policy CS8 of the adopted Core Strategy.

5.22 Drainage

The Council's Drainage Officer has raised no objection to the proposal, providing the preferred method for surface water disposal is utilising the existing Public Water system and a SUDS condition is attached, should permission be granted.

5.23 The applicant and Officers are aware of the existing rainwater culvert that runs diagonally through the middle of the application site and this has been discussed in detail in the design and visual amenity section of the report as being a limiting factor to the proposal. The new dwellings would not be constructed over the culvert.

5.24 Coal Authority

The application site falls within the defined Development High Risk Area. The Coal Authority previously objected and requested additional information in the form of a Coal Mining Risk Assessment report. The applicant was initially reluctant to provide such detailed information, but later submitted the necessary report along with the revised plans in early July 2015. The Coal Authority has now withdrawn its objection to the proposed development subject to the imposition of a condition securing a scheme of intrusive site investigations prior to the commencement of development.

5.25 Other Matters

There is an existing private way/footpath to the east of the application site. Neither the applicant nor the occupiers of the cottages to the east own the footpath, which provides access to the rear of the cottages and the remaining piece of land to the north. The applicant has addressed access to the rear of the proposed development site by providing separate side accesses for both new dwellings.

5.26 Overall planning balance

Weight is afforded in favour of the proposal in terms of the modest contribution to the housing land supply arising from 2 additional dwellings; however it is considered this is significantly and demonstrably outweighed by the harm in this instance caused by the poor layout and inadequacies in the parking and footway arrangements.

6. CONCLUSION

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

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

Contact Officer: Katie Warrington

Tel. No. 01454 863436

REASONS FOR REFUSAL

1. The proposed off-street parking is considered inadequate and substandard in terms of the size of the parking spaces and location. The proposed parking layout would result in a cluttered and cramped appearance at the front of the property, with vehicles directly abutting the front elevation of the new dwellings, resulting in poor design and harm to the appearance and function of the proposed units as well as the wider area. There would be no provision for vehicles to manoeuvre on site, resulting in vehicular movements on the highway. Furthermore, the proposal fails to provide a continuous footway along the front of the proposed development, and the parking spaces overhang onto the footway potentially impacting upon pedestrian safety. Occupants of the proposed development would need to walk along the highway in order to access vehicles and the bin store. Accordingly, the proposal fails to provide sufficiently well designed and safe off-street parking.

The proposed development is therefore contrary to the Council's adopted Residential Parking Standard (2013) and fails to accord with Policies CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and Saved Policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PK15/1830/F	Applicant:	Mr And Mrs Jack Davies
Site:	Mounds Court Farm Siston Hill Siston Bristol South Gloucestershire BS30 5LU	Date Reg:	19th May 2015
Proposal:	Construction of new vehicular access from Webbs Heath. Erection of detached outbuilding and 1.8m high boundary fence.	Parish:	Siston Parish Council
Map Ref:	367760 174061	Ward:	Siston
Application Category:	Householder	Target Date:	9th July 2015



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 100023410, 2008. **N.T.S.** **PK15/1830/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This is a full planning application for a proposed outbuilding and new vehicular access. Siston Parish Council has objected to this proposal which is contrary to the officer recommendation.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission to erect an outbuilding for the use as an agricultural store and the construction of a new vehicular access into the site and associated works.
- 1.3 The application site comprises an attached barn which has previously been granted permission to be converted into a dwelling house as part of a three dwelling scheme.
- 1.4 The Application site is not located within a settlement boundary, so is therefore classed as being in the countryside. The site is located within the green belt and the barn is a locally listed building, along with other buildings within the wider site.
- 1.5 The proposed access also seeks to cross over an area of common land which is protected under the Webb's Heath Scheme of Management.
- 1.6 It should be noted that following negotiations to reduce the impact on visual amenity, revised plans were submitted and accepted on 5th July 2015. The revised plans were formally re-consulted.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1 High Quality Design

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

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

H3 Residential Development in the Country Side

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

T12 Transportation Development Control Policy for New Development

L15 Buildings and Structures which make a Significant Contribution to the Character and Distinctiveness of the Locality

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
Manual for Streets SPD (Adopted)
Development in the Green Belt SPD (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/0235/F Approve with conditions 21.03.2013
Demolition of existing buildings. Conversion of existing agricultural buildings to form 2 no. dwellings with associated works. (Re -Submission of PK11/3765/F
- 3.2 PK11/3765/F Approval with conditions 27.01.2012
Demolition of outbuildings and conversion of existing agricultural buildings to form 2no. dwellings and erection of 1no. detached dwelling with associated works.
- 3.3 K7410 Withdrawn 11.05.1993
Change of use from barn to 1no 4 bed detached dwelling (previous id: K7410).

4. CONSULTATION RESPONSES

- 4.1 Siston Parish Council
Siston Parish Council strongly object to stated precast concrete kerb edging and tarmacadam drive over what was an agricultural and field access. A change to this would certainly not be in keeping with the rural landscape character of this sensitive area.

4.2 Other Consultees

Local Lead Flood Authority
No comment

Sustainable Transport
Raised concern regards no visibility splays being provided and the potential Common Land issue.

The Archaeology Officer
No Objection

The Conservation Officer
The applicant should be invited to submit revised drawings showing the change to the boundary treatment and gates and the omission of the outbuilding.

Planning Enforcement
No Comment

The Landscape Officer
Referencing item 9.4 of the original landscape comments (27th May 2015) it is suggested that a more informal solution be sought. The previous comments suggest locally sourced compacted crushed stone with corresponding natural stone edge constraints.

Clarification detail needed on the stone wall entrance – suggest it match existing. Soft landscape detail needed re the native boundary hedge planting. Suggest double staggered row, minimum 6no. plants per liner metre, include rabbit protection.

Community Spaces

Cannot support any application for a new access across Webbs Heath Common as this would go against the Scheme of Management of the Common (see attached – Webbs Heath comes under the Scheme for Siston Common). The Council is obliged to manage the Common under the Scheme of Management and the activity of laying a trackway, track access and use as access is contrary to the Scheme and the Bye-laws of the Common.

Other Representations

4.3 Local Residents

One general comment has been received detailing concerns regarding to the use of the access by heavy vehicles and the impact this may have upon the sewerage piped which lay underneath.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

Policy T12 advises that development will be permitted provided that, in terms of transportation, (considered relevant to this case) it:

- A) Provides adequate, safe, convenient and attractive access;
- B) Would not create, or unacceptably exacerbate traffic congestion, or have an unacceptable effect on road, pedestrian and cyclist safety.

Furthermore, policy CS9 of the Core Strategy seeks to ensure that both designated and non-designated heritage assets are respected and managed in a manner appropriate to their significance and saved Policy.

Paragraph 89 of the NPPF states that extensions (including for the purpose of this application outbuildings) should “not result in disproportionate additions over and above the size of the original building”. South Gloucestershire’s Green Belt SPD reflects this, advising that special attention must be taken to ensure that the proposal would not result in disproportionate appearance, would complement the existing character and protect the openness of the green belt. Furthermore, the SPD states that any addition resulting in a volume increase of 50% or more of the original dwelling would most likely be considered in excess

of a 'limited extension' and as such, would not be viewed as a proportionate addition.

Calculations show that the proposed extension would result in an approximate cumulative volume increase less than 30%. The works would be predominantly to the rear of the existing dwelling. It is considered that the proposed works would not be a significant addition to the original dwelling, and it is considered that the proposed development is in proportion to the host dwelling in terms of scale and character. The overall design, size and material choices that have been proposed integrate well with the style and character of the main dwelling. As such it is considered that the proposal would not result disproportionate addition to the original dwelling or to cause a detrimental impact upon the openness of the greenbelt, and as such, is not considered to constitute inappropriate development.

Overall, the proposal is considered to be appropriate development that would not harm the green belt and as such, is supported by development plans and the Council's guidance.

The proposal accords with the principle of development subject to the consideration below.

5.2 Visual Amenity

The initial element of the proposal is to erect an outbuilding for the purpose of storing farming and gardening equipment. The store will be constructed from timber with a pitched roof and red clay pantiles to match the original barn. There will be a lean-to open timber structure to the side of the outbuilding to provide a log store.

The property resides in a large mature plot, with open space to the rear and the vernacular of the locality being that agricultural farm dwellings within mostly independent plots. It is considered that there would not be an unacceptable overdevelopment of the plot. Furthermore, the host dwelling is located towards the opposite boundary of the proposed outbuilding and set back from the highway, as such it is considered that the proposed works would not be detrimental to the current character of the streetscene, locality or the host dwelling.

It is also considered that the design, scale and use of materials has been informed and is in keeping with the character of the existing dwelling. As such, it is considered that the proposed extension would not harm the character or appearance of the area and as such, is considered acceptable in terms of visual amenity.

The remaining element of this application is the proposed vehicular access. The applicant proposes to create a new access into the property by removing a section of the existing hedge to the curtilage of the dwelling to provide access from a classified road (Webbs Heath Rd). The proposed access would cross an area of common land which is under regulations of the Webb's Heath Scheme of Management. It is noted that the application would need to receive

permission in regards to this management scheme in order to implement the proposed scheme.

It should be noted that an existing gravelled entrance with high close-board timber fencing has already been implemented within the site and in doing so an area of native hedge row has been removed. It has been considered by the council that the existing scheme is not appropriate within this location, as such a revised scheme has been submitted which seeks to implement the native hedgerow back to a portion of the boundary, with a stone wall to match the existing wall; an open timber style gate has also been proposed. This arrangement is considered to be significantly more sympathetic to the surrounding context and openness of the locality and as such is considered to be an acceptable scheme. Furthermore the proposed tarmacked hardstanding treatment for the area of access proposed over the common land is considered to be unacceptable. This element was not amended within the revised scheme as such, a condition will be attached to the decision which will require the application to pre-agree the proposed hardstanding covering with the Council before implementing this phase of the development.

It is considered that the proposed vehicular access would not unacceptably prejudice the current character of the street scene or locality, nor would it harm the setting of the existing property. As such it is therefore considered acceptable in terms of visual amenity.

5.3 Residential Amenity

The existing dwelling house is situated within a large residential curtilage, with a large areas of undeveloped land surrounding the farmstead of which the converted barn is associated with. It is considered that the proposed outbuilding will be of an adequate distance away from neighbouring dwellings as to not cause an unacceptable loss of privacy, overlooking or loss of light. As such it is considered the proposed extension or alterations would not harm the residential amenity currently enjoyed by neighbouring properties, and is therefore considered acceptable.

In terms of the proposed vehicular access, the main properties to consider would be the farmstead to the north of the application site, and the properties within the farmstead of the application site. The proposed access point would be positioned approx. 10 metres away from the nearest inhabited building, this is considered an acceptable distance away, when also taking into consideration that the development would not adversely impact the current access enjoyed by the residents of this property and other properties.

Given the nature of the proposal it is not considered that there will be a significant adverse effect on the residential amenity of neighbouring occupiers.

5.4 Sustainable Transport

The application does not propose to increase the total no. of bedrooms within the property As the off street parking spaces provided within the residential curtilage of the application site are considered adequate, is therefore in accordance with the residential parking standards.

In regards to the proposed creation of a vehicular access from the Webbs Heath to the application site, it is considered that this section of Webbs Heath has a high percentile speed limit. Therefore visibility of the proposed new access should be measured 2.4m back from the edge of the highway, extending to a point of 101m in each direction to comply with Manual for Street 2. It is considered that the required visibility spay can be achieved within this location in accordance with the submitted plans. Furthermore adequate turning facilities would be provided within the residential curtilage of the dwelling so that movements onto and off of Webbs Heath Road can be performed in a forwards gear.

As such there are no objections in terms of parking and highway safety.

5.5 Other Matters

The Community Spaces consultee has advised that the proposed development would be contrary to the Webb's Heath Management Scheme and its associated by-laws. It is considered this is not a planning matter and as the application has been assessed and found to be not be contrary to the approved development plans the application has been determined as such. The application has been informed of the potential unlikely permanent implementation of the approved scheme, and they are now in discussion with the Community Spaces team directly. An informative will also be attached to the decision notice to further advise of this confliction.

Furthermore a general comment from a neighbouring had concerns regarding the potential harm that could be caused to pipes which lay beneath the proposed entrance. It is considered that this issue would fall outside the remits of the considerations of this planning application.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Jessica Robinson
Tel. No. 01454 868388

CONDITIONS

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

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

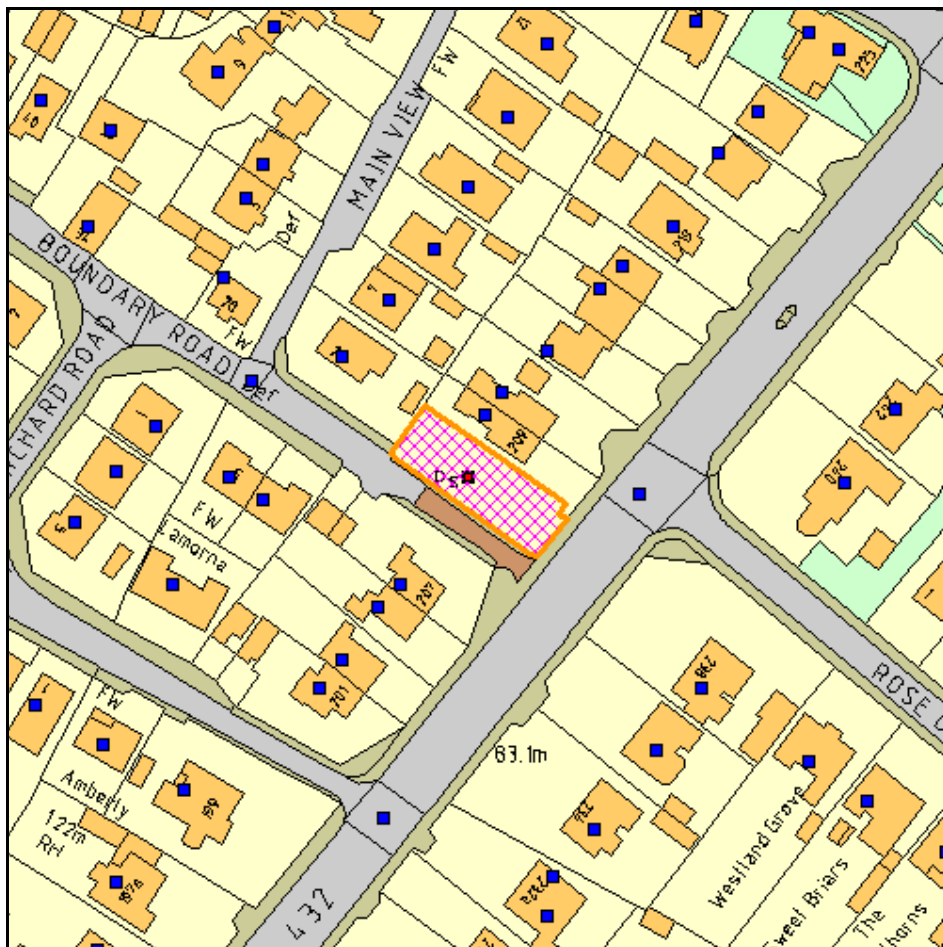
2. Prior to the commencement of the relevant part of the development details are to be submitted and approved in writing of the proposed hardstanding and stone wall entrance and soft landscaping scheme to include details of proposed re-planting of the native hedgerow.

Reason

To protect the visual amenity of the locality and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PK15/2003/F	Applicant:	Mr Mick Paul
Site:	20 Boundary Road Coalpit Heath South Gloucestershire BS36 2PU	Date Reg:	11th June 2015
Proposal:	Erection of a timber shed/open fronted wood and bin store. (Part retrospective).	Parish:	Westerleigh Parish Council
Map Ref:	367672 181102	Ward:	Westerleigh
Application Category:	Householder	Target Date:	3rd August 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been reported to the Circulated Schedule given that a letter of objection has been received that is contrary to the Officer's recommendation of approval.

1. THE PROPOSAL

- 1.1 This application proposes the part-retrospective development of an outbuilding within the residential curtilage of 20 Boundary Road, Coalpit Heath.
- 1.2 The timber structure of the outbuilding stands at present and is awaiting finishing in accordance with the determination of this application.
- 1.3 The proposed outbuilding is a single storey timber shed located to the side elevation of 20 Boundary Road, protruding slightly forward of the front elevation of the property. The outbuilding is sited in the north –east corner of the garden.
- 1.4 The proposed outbuilding is divided into three sections: a woodstore, shed and bin- store.
- 1.5 The building stands approximately 1.7 metres at its lowest height and gradually increases to 2.4 metres through its pent roof. The width of the proposal is 6.35 metres with a depth ranging from 2.2 metres to 2.3 metres.
- 1.6 The proposed design includes grey stone tile on the roof and green 15mm planed tongue and grove pine for the material finishing.
- 1.7 The applicant has also erected a 1.8 close board timber fence on the boundary between 209 Badminton Road and 20 Boundary Road.
- 1.8 The host dwelling is located on a corner plot onto Boundary Road which is now pedestrianised.
- 1.9 The host dwelling has its principle elevation facing onto Boundary Road while finishing on the side elevation has looked to replicate similar and adjacent properties facing onto Badminton Road.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

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

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

D1 Achieving Good Quality Design in New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS5 Location of Development

2.3 Supplementary Planning Guidance

Residential Parking Standard SPD (Adopted) December 2013

South Gloucestershire Design Checklist SPD (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

PT12/0252/F

Application relative to the erection of 20 Boundary Road for the erection 1.no detached dwelling with creation of new vehicular access and associated works. (Re-submission of PT11/3320/F)

Condition 5:

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no walls, fences, gates or other means of enclosure above one meter high shall be erected, positioned or placed forward of the elevation facing Badminton Road.

Reason:

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. CONSULTATION RESPONSES

4.1 Westerleigh Parish Council

Objection:

‘The construction is simply too large and has a detrimental effect on the street scene. The size and height is not in keeping with the normal size of a standard issued refuse bin’

4.2 Other Consultees

Highway Drainage

No comment.

Other Representations

4.3 Local Residents

Local Resident:

- No objection however queries the size of the structure and function it will serve.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

5.2 Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted if the highest possible standards of site planning and design are achieved. Meaning developments should demonstrate that they: enhance and respect the character, distinctiveness and amenity of the site and its context.

5.3 Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) is supportive in principle of development within existing residential curtilages. This support is provided proposals respect the existing design; do not prejudice residential and visual amenity.

5.4 Saved Policy T12 seeks to ensure that development will have no adverse impact on highway safety.

5.5 This proposal relates to the erection of an outbuilding and 1.8 metre boundary fence within the residential curtilage of an existing dwelling.

5.6 The outbuilding is sought for use as a wood store, general shed and bin store for the applicant. Weight will be provided for the applicant having no rear garden through the host property having a principal elevation that faces onto Boundary Road.

5.7 Condition 5 issued within the Decision Notice for the construction of the host dwelling in 2012 looked to ensure that no form of boundary development or enclosure will be situated forward of the elevation facing onto Badminton Road. Having corresponded with the officer relative to the determination of the application, it was stated that this condition primarily looked to prohibit further boundary treatment facing onto Badminton Road above one metre rather than exclude any form of structure being located in the garden to the side elevation of the property.

5.8 Therefore the 1.8 fence implemented on the boundary between 209 Badminton Road and 20 Boundary Road is not 'permitted development' due to this condition relative to a previous application detailed above. Consequently, it will be considered as part of the wider scheme of this application.

5.9 The outbuilding is sited in the north-east corner of the side garden. The applicant would be within 'permitted development' regulations as it is not for the outbuilding protruding approximately 1.3 metres forward of the principal elevation facing onto Boundary Road. Therefore, given the potential size and

form of an outbuilding allowable under permitted development; the size of this proposal is principally acceptable.

5.10 The contents of the above policies and supporting guidance have been considered throughout the following paragraphs of this report.

5.11 Design and Visual Amenity

5.12 The proposed development is a traditional pent roof design which is commonly used when required to sit against a form of boundary. The roof is finished with a simple natural stone grey tile that will match the host dwelling. The span of the outbuilding is upheld by timber joints that will be finished with 15mm green tongue and groove treated timber to match the 1.8 metre fencing adjacent to Badminton Road on the east elevation.

5.13 Materials used can be considered to be of good quality. The pressure treated timber is thick enough in that it would allow for longevity without depreciation and will be finished in an olive green colour that will not look out of place in its setting.

5.14 The grey tiles will adequately match that of the existing dwelling and it can be considered that this will bring a clean appearance to the outbuilding.

5.15 Either side of the main shed to the centre, there will be a front open wood store to the eastern side and front open bin store to western side. The design is functional and appropriate for the applicants' requirements.

5.16 A white UPVC door will be implemented with top facing opaque glass window and an additional opaque glass window will be installed to the right hand side of the door. The introduction of these materials is a result of partial domestication and personalisation, at which it can be considered the implementation of these features, would not deter the whole scheme.

5.17 The 1.8 metre close board fence is implemented with the same materials as that of the outbuilding. Weight must be provided for some form of boundary treatment required to separate the 209 Badminton Road and 20 Boundary Road. It is considered that this fence does not have any detrimental affect on the elevation adjacent to 209 Badminton Road given the choice of materials and practical requirement for the outbuilding to be shielded.

5.18 The design of the proposal does not have any detrimental effect on the context of the area. Properties along Badminton Road vary in style and design. The design of proposal by virtue of its material designation and finishing looks to conform to the host property, at which subsequently this will have no detrimental affect on the street –scene.

5.19 In light of the above, the proposal meets design standards. Materials used are good quality and will provide a clean finish to outbuilding. The external appearance will have no detrimental affect on the visual amenity of the site.

5.20 Siting and massing

- 5.21 Of particular importance within this proposal are its scale, massing and whether it is proportionate within the context of the area.
- 5.22 The maximum height of the proposal is 2.4 metres at the ridge, front facing onto 20 Boundary Road. The pent roof means that through a depth of 2.3 metres the proposal reduces in height to approximately 1.7 metres.
- 5.23 The side garden naturally slopes towards the host property meaning that the outbuilding is slightly elevated. However, the 1.8 metre hedge to the rear of outbuilding adequately shields it from Badminton Road. Additionally, the 1.8 metre close board fence to be implemented on the eastern side (when front facing) means that the outbuilding is shielded on both sides with only the roof of the outbuilding visible from approximately 1.9 metres in height. The proposal is most visually prominent only when viewed from the host dwelling.
- 5.24 The proposal measures 6.35 metres in width at which it covers approximately 40 percent of the side garden. Given the fact it is to be shielded, it can be considered that the proposal does not negatively affect the street-scene. The proportions of the proposal seek to adequately serve the needs of the applicant. The form of the side garden is now developed in nature with block tiles having been implemented. It can be considered that the side garden retains adequate amenity space in front of the proposal.
- 5.25 Weight must be afforded to the fact that many properties along Badminton Road vary in style and design. Properties and front gardens along Badminton Road follow no particular size or style.
- 5.26 By virtue of its siting and boundary treatment provided the applicant has successfully minimised the effect this outbuilding has on its surroundings.

5.27 Residential Amenity

- 5.28 Residential amenity issues in respect to this outbuilding will be centred on whether the proposed outbuilding may impact on neighbouring properties by virtue of its orientation or scale.
- 5.29 Given that the outbuilding is shielded on both sides, there are limited visibility issues for those nearby occupiers when at ground floor level. The tip of the outbuilding is visible due to its final height of 2.4 metres, however given the majority of the outbuilding will be shielded, it can be considered that this is not unreasonable.
- 5.30 From an elevation, while the outbuilding is visually prominent to those nearby properties, there no is loss of visibility or privacy for those properties located near to 20 Boundary Road.
- 5.31 The design of the outbuilding, having windows facing the host property will not deter privacy or contribute to any glazing to nearby properties.

5.32 Therefore, it is not considered that there would be any harm created in terms of residential amenity associated with the development as proposed.

5.33 Highways

5.34 Assessment of transportation impacts will relate to the effect this outbuilding would have upon visibility for those travelling on Badminton Road.

5.35 In its submitted form, the proposal does not result in any detrimental effect to the visibility of those travelling on Badminton Road by virtue of its scale and proximity to the highway.

5.36 The proposal does not alter the existing access or parking arrangements relating to 209 Badminton Road.

5.37 Therefore, in light of the above, it is considered that the proposed outbuilding accords with the contents of South Gloucestershire Council local plan transportation policies.

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 conditions.

Contact Officer: Sam Garland
Tel. No. 01454 863587

CONDITIONS

1. The materials to be used in the construction of the external surfaces of outbuilding across the span of the structure hereby permitted shall match those of the boundary fence forming with 209 Badminton Road in colour and texture.

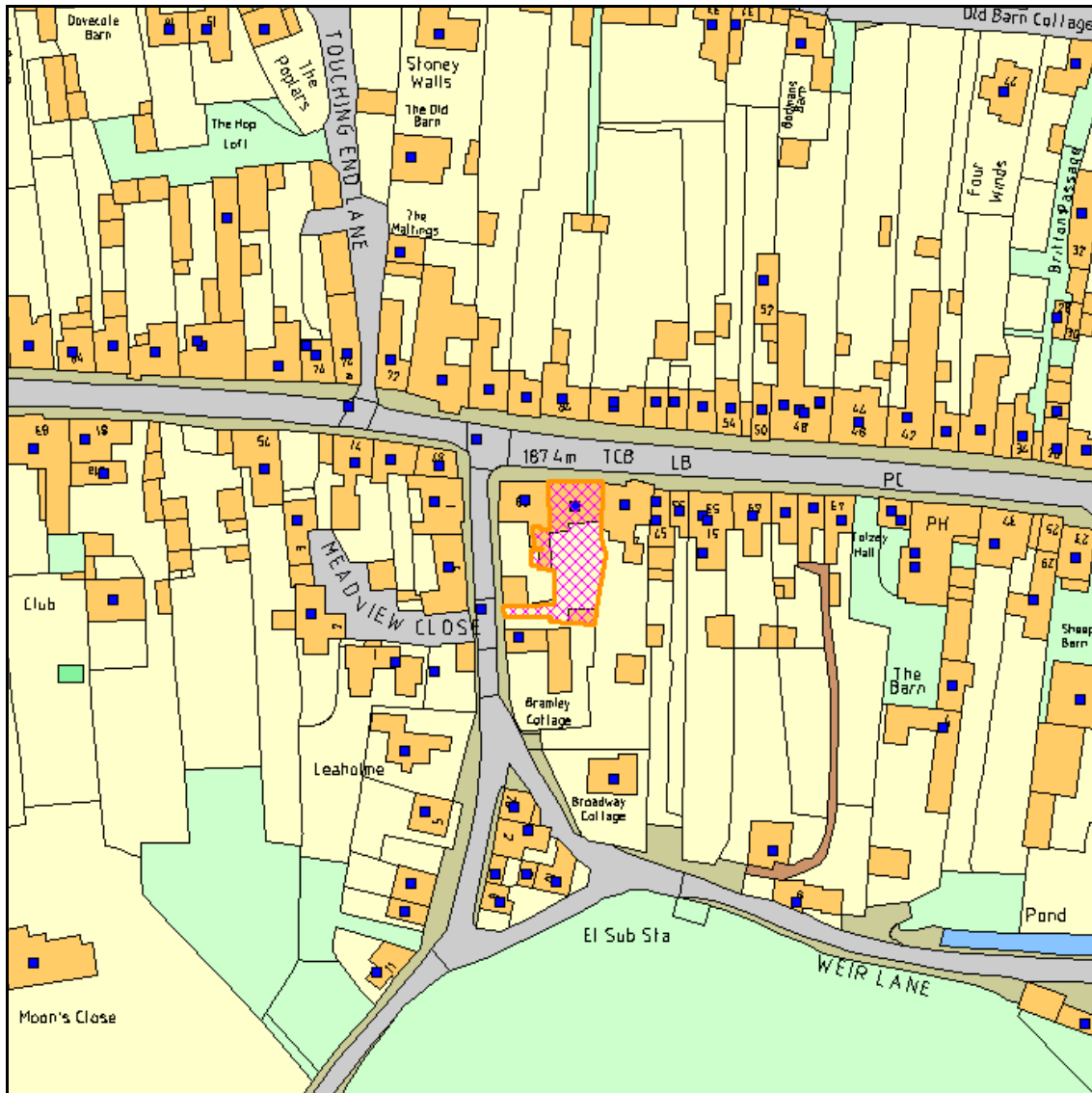
To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. All forms of boundary treatment shown on the plans hereby approved shall be provided before the proposed outbuilding is substantially completed and shall thereafter be retained.

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PK15/2345/F	Applicant:	Mrs C Slade
Site:	61 High Street Marshfield Chippenham South Gloucestershire SN14 8LR	Date Reg:	8th June 2015
Proposal:	Part demolition of internal and external walls. Erection of single storey rear extension and conversion of existing garage to include alterations to rooflines to form additional living accommodation.	Parish:	Marshfield Parish Council
Map Ref:	377869 173723	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	30th July 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been submitted to the Council's Circulated Schedule procedure following objections from the Parish Council and local residents which are contrary to the officer recommendation within this report.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey rear extension and the conversion of an existing garage to include alteration to the roofline to form additional living accommodation.
- 1.2 The garage conversion is to comprise of an entrance hall, additional bedroom and a bathroom.
- 1.3 The application site relates to a grade II listed building in Marshfield Conservation Area.
- 1.4 Amendments to the garage materials were received on Monday 27th July at the officer's request. A period of re-consultation was not deemed necessary for this minor change.
- 1.5 A listed building consent application for the same works and to include some internal alterations is currently pending consideration under application reference PK15/2346/LB.

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 (Adopted) January 2006 (saved policies)
L12 Conservation Areas
L13 Listed Buildings
H4 Extensions
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Accessibility
CS9 Environment and Heritage
- 2.3 Supplementary Planning Guidance
 - (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Residential Parking Standard (Adopted) December 2013
 - (c) Marshfield Conservation Area SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/2346/LB Pending Consideration
Part demolition of internal and external walls, erection of single storey rear extension and conversion of existing garage to include alterations to rooflines to form additional living accommodation
- 3.2 P90/1188 Approval 07/03/1990
Erection of detached double domestic garage; erection entrance porch and erection of boundary wall
- 3.3 P89/3093/L Approval 15/02/1990
Demolition of domestic garage and fuel store. Erection of detached double domestic garage, erection of entrance porch, erection of boundary wall

4. CONSULTATION RESPONSES

- 4.1 Marshfield Parish Council
Objection on the grounds of loss of amenity and loss of parking together with concerns about the accuracy of the drawings.

4.2 Other Consultees

Lead Local Flood Authority
No comment.

Sustainable Transport
No objection subject to studio being ancillary use to house.

Listed Building Officer
Amendments to rear extension and removal of timber cladding to garage recommended. No objection to rest of proposed changes.

Other Representations

- 4.3 Local Residents
Two letters from the same neighbouring property have been received stating the following:
- Height of studio is overbearing and will block sunlight to principal rooms
 - Plans are inaccurate and ground level is 40 cms lower than shown
 - Timber cladding is inappropriate
 - Only one parking space left
 - Sky light will omit noise pollution and overlook adjacent property
 - Surprised that cellar is not being converted into living accommodation
 - Wooden fence is inappropriate in listed setting

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013 states that all development will only be permitted where the highest possible standards of design and site planning are achieved. Proposals will be required to demonstrate that they respect and enhance the character, distinctiveness and amenity of the site and its context; is well integrated with existing and connected to the wider network of transport links; safeguards existing landscape/nature/heritage features; and contributes to relevant strategic objectives. Saved Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation. Therefore, the proposal is acceptable in principle but should be determined against the analysis set out below.

5.2 Design and Impact on Listed Building

No. 61 High Street is a grade II listed property, which stands at two storeys and is constructed in coursed dressed stone with stone slated roofs, gable stacks and a central stack. The rear and side elevations are constructed in rubblestone, and the eaves to the rear elevation is lower than the front elevation. A single storey lean to extension to the rear links through to a large rear wing which has some small late 20th century additions. Despite these modern additions, it is considered to be an important medieval building which was once conjoined to no. 63 to form one property.

5.3 The works to the exterior at the rear of the property include replacing the lean-to on the rear elevation (retaining the side elevation), rebuilding the modern conservatory attached to the rear range, and altering the modern garage. The lean-to is late nineteenth/early twentieth century. The retention of the east parapet wall and rebuilding of the remainder to a similar footprint but in a lightweight glazed design is considered acceptable. The replacement of the modern conservatory is acceptable in principle, however concerns were raised during the course of the application about the form of the roof proposed as it doesn't respect the flow of this rear roof range very well, and appears slightly awkward. Amendments were requested but were not forthcoming. On balance, it was considered that a refusal reason based on this could not be sustained, as it relates to a modern addition to the listed building and does not impact upon the historic fabric. Furthermore, it is not visible from the public realm, and is an improvement on the flat roof conservatory it is to replace.

5.4 The garage is modern and not of particular architectural merit. Replacing the modern flat roof with a clay tile pitched roof would provide an enhancement to the conservation area and listed building setting. The timber cladding originally proposed was not deemed acceptable as it is not a traditional walling material, and amendments were sought to show roughcast render in its place. The existing timber boundary fences are unacceptable and do not appear to benefit from the required consent, and will be referred to the Council's Planning Enforcement department for investigation.

5.5 Joinery details were submitted on 27th July 2015 in order to prevent a condition requesting that information appearing on the decision notice, however

unfortunately the details were not received within an adequate time scale to enable a period of re-consultation with the Listed Building officer. Therefore, these additional details will be conditioned in the event of an approval as part of the associated listed building consent which is currently pending consideration.

5.6 Residential Amenity

Objections from the neighbouring property to the south, Bramley Cottage, have been received, stating that the proposed garage conversion will be overbearing and block sunlight. Light may be reduced from adjacent ground floor windows for a short period of time early in the morning, the closest of which does not serve a principal room, however it is not considered that this will be detrimental to their residential amenity. It certainly will not affect first floor bedroom windows as stated in the objection letter. The proposed structure stands at 4.2 metres at the ridge, with the pitched roof sloping away from the boundary reducing the impact. The position of the garage on the boundary may cause it to appear dominant when stood right adjacent to it, however Bramley Cottage benefits from a large south facing garden, and the space next to the proposal is not usable amenity space and forms a walkway.

5.7 Concerns have been raised regarding overlooking from a skylight installed in the southern roof pitch of the proposed studio. Whilst the skylight will not overlook Bramley Cottage due to its height and angle, it is possible that upper floor windows of Bramley Cottage may overlook into the studio through the skylight. This skylight can reasonably be expected to be obscure glazed as it serves a bathroom, and this will be conditioned on the decision notice.

5.8 Although comments have been received raising concerns regarding noise pollution from the studio, it is considered unlikely that this will be significant given that the studio is proposed to have only one bedroom and bathroom with no living accommodation. The conversion will require a building regulations application which will be sufficient to ensure that adequate noise insulation is installed to meet required standards.

5.9 The extension to the main house will not have an impact on any neighbouring occupiers, and adequate private amenity space will remain for present and future occupiers. Overall, the development is considered acceptable in terms of policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.10 Transport

The development will add a fourth bedroom to the property in the form of the converted garage. Four bedroom properties require two off street parking spaces in accordance with the standards in the Residential Parking Standards SPD (Adopted) December 2013. These parking spaces would be positioned in a tandem manner in the existing driveway. A condition on the decision notice will ensure that the studio formed within the former garage remains part of the same planning unit as no. 61, and is not sub let, as this would have further parking implications which would need to be reassessed.

5.11 Other Matters

Comments have been received relating to the ground level shown on the proposed elevations, which is stated to be 40cm taller than in reality on the

Bramley Cottage side of the boundary. It is unlikely that the applicant was able to accurately survey the height of land which is not under their ownership, so a discrepancy is possible. Officers have assessed the development in accordance with the observations made on the site visit to the neighbouring property, and have considered the development with the knowledge that the topography of the land may be 40cm lower on the adjacent plot.

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 detached studio hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 61 High Street.

Reason

As a subdivision of the plot would require further assessment in accordance with policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and policy CS1 of the Core Strategy (Adopted) December 2013.

3. Prior to the use or occupation of the studio hereby permitted, and at all times thereafter, the proposed skylight in the studio hereby approved 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.

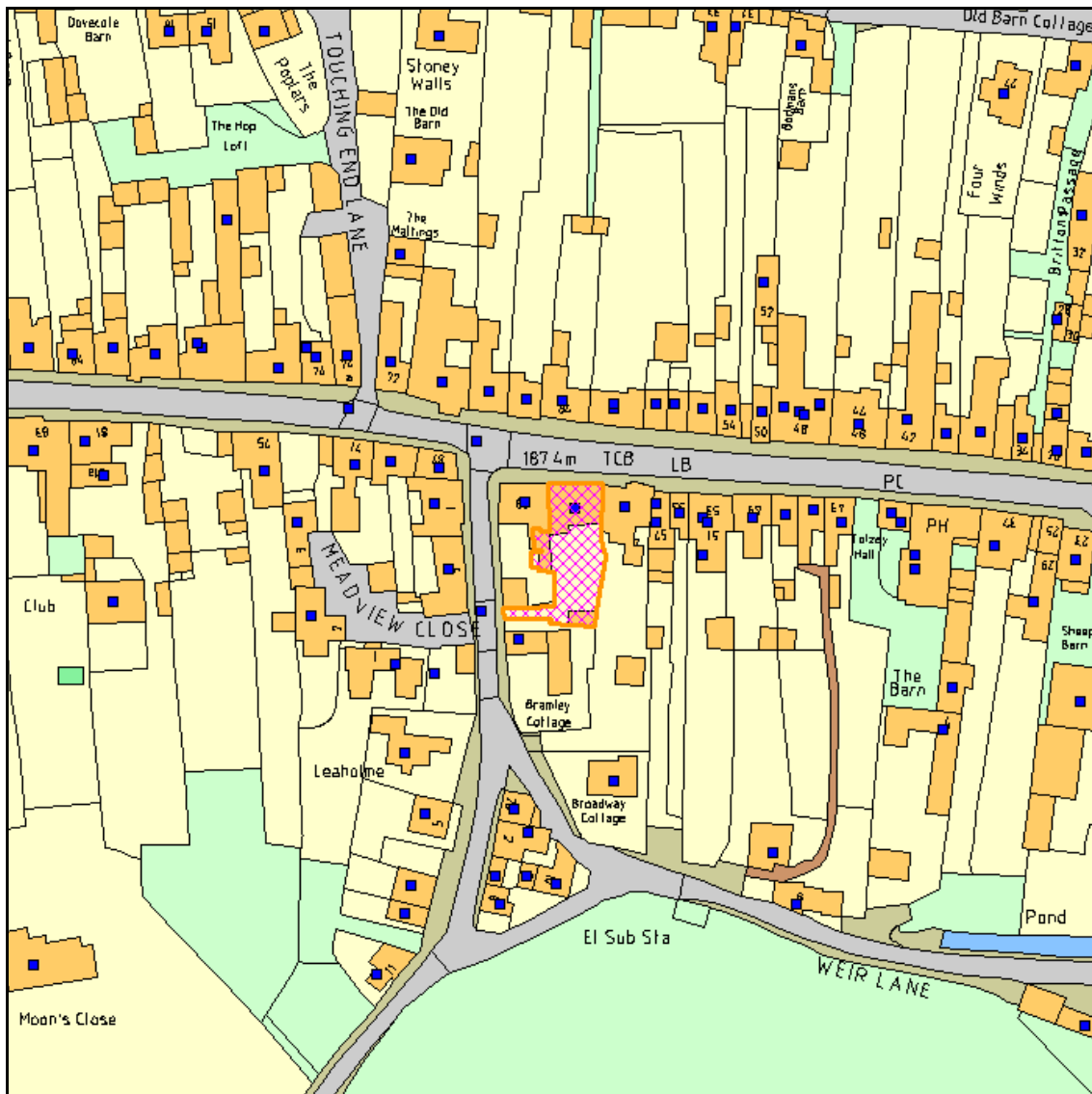
Reason

In the interests of privacy and residential amenity and to accord with policy H4 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.: PK15/2346/LB
Site: 61 High Street Marshfield Chippenham South Gloucestershire SN14 8LR
Proposal: Part demolition of internal and external walls. Erection of single storey rear extension and conversion of existing garage to include alterations to rooflines to form additional living accommodation. Internal and external alterations
Map Ref: 377869 173723
Application Category: Minor

Applicant: Mrs C Slade
Date Reg: 8th June 2015
Parish: Marshfield Parish Council
Ward: Boyd Valley
Target Date: 30th July 2015



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REASON FOR SUBMISSION TO CIRCULATED SCHEDULE

The application has been submitted to the Council's Circulated Schedule procedure following objections from the Parish Council and local residents which are contrary to the officer recommendation within this report.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the part demolition of internal and external walls, the erection of a single storey rear extension and the conversion of an existing garage to include alteration to the roofline to form additional living accommodation.
- 1.2 The garage conversion is to comprise of an entrance hall, additional bedroom and a bathroom.
- 1.3 The application site relates to a grade II listed building in Marshfield Conservation Area.
- 1.4 Amendments to the garage materials were received on Monday 27th July at the officer's request. A period of re-consultation was not deemed necessary for this minor change.
- 1.5 A householder planning application for the same works is currently pending consideration under application reference PK15/2345/F.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.2 Development Plan

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

South Gloucestershire Core Strategy (Adopted) December 2013
CS1 High Quality Design
CS9 Managing the Environment and Heritage

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/2345/F Pending Consideration
Erection of single storey rear extension and conversion of existing garage to include alterations to rooflines to form additional living accommodation
- 3.2 P90/1188 Approval 07/03/1990
Erection of detached double domestic garage; erection entrance porch and erection of boundary wall

- 3.3 P89/3093/L Approval 15/02/1990
Demolition of domestic garage and fuel store. Erection of detached double domestic garage, erection of entrance porch, erection of boundary wall

4. CONSULTATION RESPONSES

- 4.1 Marshfield Parish Council
Objection on the grounds of loss of amenity and loss of parking together with concerns about the accuracy of the drawings.

4.2 Other Consultees

Listed Building Officer

Amendments to rear extension and removal of timber cladding to garage recommended. No objection to rest of proposed changes.

Transport

No comment.

Other Representations

4.3 Local Residents

Three letters from the same neighbouring property (two of them were submitted only relating to the full planning application) have been received stating the following:

- Height of studio is overbearing and will block sunlight to principal rooms
- Plans are inaccurate and ground level is 40 cms lower than shown
- Timber cladding is inappropriate
- Only one parking space left
- Sky light will omit noise pollution and overlook adjacent property
- Surprised that cellar is not being converted into living accommodation
- Wooden fence is inappropriate in listed setting
- Amended plans compound concerns over garage conversion

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The only issue to consider in this application is the impact of the proposed works on the special architectural and historic significance of the listed building.

5.2 Consideration of Proposal

No. 61 High Street is a grade II listed property, which stands at two storeys and is constructed in coursed dressed stone with stone slated roofs, gable stacks and a central stack. The rear and side elevations are constructed in rubblestone, and the eaves to the rear elevation is lower than the front elevation. A single storey lean to extension to the rear links through to a large rear wing which has some small late 20th century additions. Despite these modern additions, it is considered to be an important medieval building which was once conjoined to no. 63 to form one property.

- 5.3 The works to the exterior at the rear of the property include replacing the lean-to on the rear elevation (retaining the side elevation), rebuilding the modern conservatory attached to the rear range, and altering the modern garage. The lean-to is late nineteenth/early twentieth century. The retention of the east parapet wall and rebuilding of the remainder to a similar footprint but in a lightweight glazed design is considered acceptable. The replacement of the modern conservatory is acceptable in principle, however concerns were raised during the course of the application about the form of the roof proposed as it doesn't respect the flow of this rear roof range very well, and appears slightly awkward. Amendments were requested but were not forthcoming. On balance, it was considered that a refusal reason based on this could not be sustained, as it relates to a modern addition to the listed building and does not impact upon the historic fabric. Furthermore, it is not visible from the public realm, and is an improvement on the flat roof conservatory it is to replace.
- 5.4 The garage is modern and not of particular architectural merit. Replacing the modern flat roof with a clay tile pitched roof would provide an enhancement to the conservation area and listed building setting. The timber cladding originally proposed was not deemed acceptable as it is not a traditional walling material, and amendments were sought to show roughcast render in its place. The existing timber boundary fences are unacceptable and do not appear to benefit from the required consent, and will be referred to the Council's Planning Enforcement department for investigation.
- 5.5 Joinery details were submitted on 27th July 2015 in order to prevent a condition requesting that information appearing on the decision notice, however unfortunately the details were not received within an adequate time scale to enable a period of re-consultation with the Listed Building officer. Therefore, these additional details will be conditioned in the event of an approval.
- 5.6 Other works relate to internal alterations at ground floor level and the replacement of an unauthorised UPVC window at first floor level. The wall to the left of the front door is an eighteenth century addition and so the opening has been reduced to a single door to minimise loss of historic fabric and plan form. Other partitions removed internally are modern. The opening up of the living room fireplace was carried out without consent and so this application seeks to regularise this work. As there is historic evidence for the inglenook back being lime plastered, it is recommended that this is re-done. This will be conditioned as a primary stage in the works, as should the replacement of the unauthorised UPVC window on the rear elevation. Although the replacement of the door with a window at ground floor front elevation will in some way remove evidence of this phase of the buildings development, the door is modern and not in character with the building. Replacement with an in keeping solid door as opposed to one with glazing would make the interior very dark. Overall, the works are deemed to be acceptable subject to further information being secured by condition.
- 5.7 Other Matters
Objections relating to issues which do not fall under the remit of a listed building consent application have been discussed in the officers report for the associated householder application reference PK15/2345/F.

6. CONCLUSION

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

7. RECOMMENDATION

7.1 That listed building consent is **GRANTED**.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

2. Prior to the commencement of development, 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 and glass details)
 - b. Rooflights
 - c. All new doors
 - d. Eaves (including rainwater goods), verges and ridges
 - e. Glazed roof

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

In light of the above details not being submitted a reasonable time period before the determination stage for consideration, a pre-commencement is necessary in order to ensure that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

3. Prior to the commencement of development a representative sample of the following materials shall be submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the agreed samples.

- a. roughcast render
- b. tile

Reason:

In light of the above details not being submitted at determination stage for consideration, a pre-commencement is necessary in order to ensure that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

- 4. Prior to the commencement of the relevant part of the development hereby approved, a representative sample panel of natural stone walling, 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:

In order to ensure that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

- 5. Prior to the commencement of any of the external development hereby approved, the rear wall of the inglenook shall be lime plastered, and thereafter maintained as such.

Reason

To ensure that the works are completed during the primary phase of the development to restore the historic fabric of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

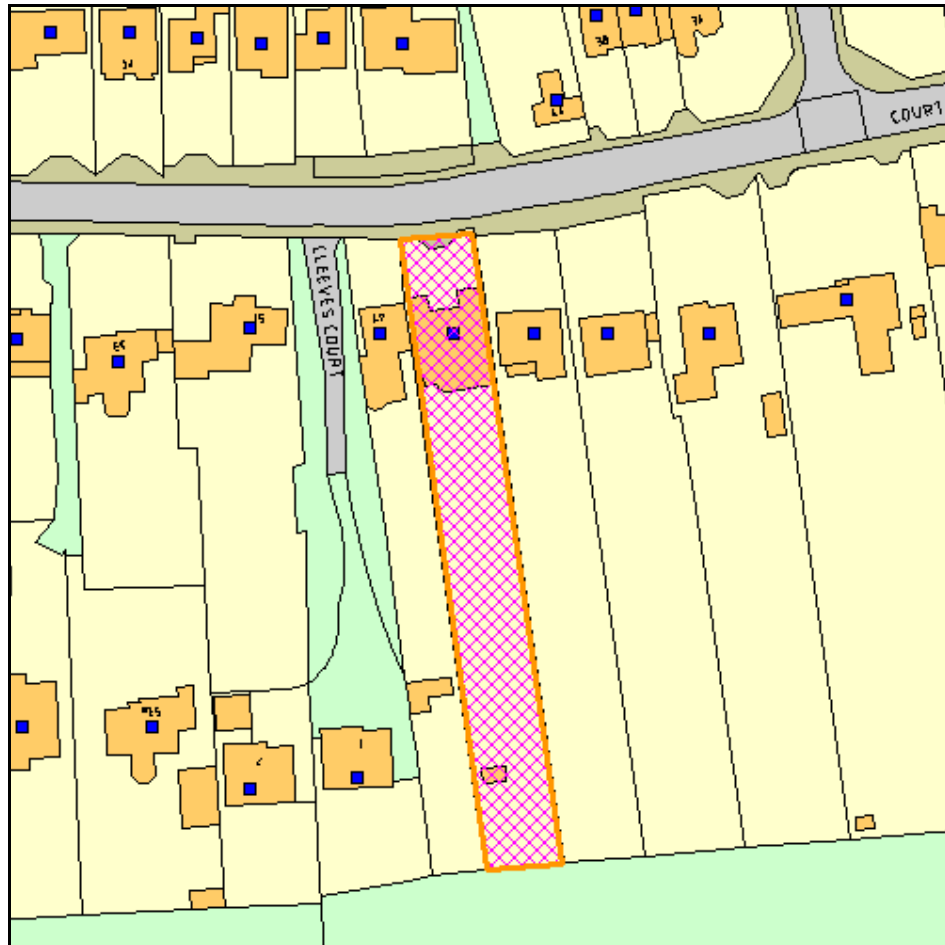
- 6. Prior to the commencement of any of the other external development hereby approved, the window marked as W11 on the Proposed Elevations 542-104 Rev D shall be replaced with a painted metal window to match the existing windows.

Reason

To ensure that the works are completed during the primary phase of the development to restore the historic fabric of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PK15/2535/F	Applicant:	Mr And Mrs J Davis
Site:	45 Court Farm Road Longwell Green South Gloucestershire BS30 9AD	Date Reg:	17th June 2015
Proposal:	Erection of summer house/ storage room to rear garden	Parish:	Hanham Abbots Parish Council
Map Ref:	365664 170596	Ward:	Longwell Green
Application Category:	Householder	Target Date:	11th August 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a summer house/storage room to the rear garden. The application site relates to a two-storey detached dwellinghouse situated within the established residential area of Longwell Green overlooking the Bristol/Bath Green Belt.
- 1.2 During the course of the application revised plans were received showing a reduction in the overall height by 18cm and a reduction in the overall length by a metre. As the proposal has been reduced the plans have not been put out for re-consultation. It is noted that the revised plans have not corrected the labelling, however, the drawings are sufficiently clear for them to be used for the purposes of assessing this application.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Design in New Development

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

GB1 Green Belt (adjacent to Green Belt)

South Gloucestershire Core Strategy (incorporating post-submission changes) December 2011

CS1 High Quality Design

- 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire Supplementary Planning Document: Green Belt (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/0292/F Installation of 1no. front dormer and 1no. rear dormer to facilitate loft conversion.
Approved 19.3.12
- 3.2 PK02/0853/F Erection of single storey front side and rear extensions to provide granny annex. Erection of single storey front and rear extensions to form garage & lounge.

Erection of first floor extensions to form additional bedroom accommodation and bathroom.

Approved

2.8.02

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council

Objection:

We are concerned that the height and length of the proposed development will have an overbearing effect on the neighbouring property at 47 Court Farm Road

4.2 Other Consultees

Lead Local Flood Authority

Query the methods of foul and surface water disposal

Other Representations

4.3 Local Residents

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

- Object to the height and length of the proposed structure as it would be obtrusive and diminish outlook from patio and lower garden. Would create a tunnel effect for our narrow plot
- The plans do not show the height of the structure

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all other material considerations. Of particular importance is the overall design of the proposal in terms of its impact on the host property and the character of the area in general and the impact on the residential amenity of the application site and that of its neighbours must be taken into consideration.

The proposal for a single storey rear summerhouse/storage area is considered to accord with the principle of development and this is discussed in more detail below.

5.2 Design and Visual Amenity

The application site relates to a two-storey detached property along Court Farm Road. This road comprises a large variety of different styled properties many of which have benefited from extensions, additions and changes. The application site itself is no exception having been greatly extended in the past. The proposal however, relates to a detached summer house/garden room to be located within the large garden of the property. It would be a single storey, flat roof structure of quite a considerable size. During the course of the application

the overall size has been reduced slightly and the 'L' shaped structure would now measure approximately 2.2 metres wide closest to the house running for 6.2 metres where it would extend out to 4.3 metres wide for approximately another 5.8 metres. In total the structure would achieve a length of 12 with an overall height of 2.7 metres. It would have a flat roof and openings in south and east elevations. Materials used in its construction would be blockwork finished externally with Cedar cladding and a glass fibre roof system.

- 5.3 It is clear this would be a very large addition to the property, however, it must be noted that firstly the property itself is a large dwelling and secondly it benefits from a large residential curtilage which extends to the south until it meets open fields within the Green Belt at its end. The proposed structure is intended to function as a summer house and a storage area. The summer house/garden room part would be located furthest to the south and would benefit from the full height bi-folding doors in both the south and east elevations. A small WC and washbasin would be between this garden room area and the storage area which would not have any openings.
- 5.4 It must be noted that the property still retains its permitted development rights and as such a large structure *for the purpose incidental to the enjoyment of the dwellinghouse* (such as this proposal would be) could be built without the need for a full planning application. This application however, has been submitted because the structure would be within 2 metres of a boundary and have a height of over 2.5 metres. The proposed structure would in fact be only about 20 cm above the height allowed under permitted development.
- 5.5 The overall design is not unusual for a building incidental to the main dwellinghouse and would not be a stark contrast to the way the dwellings along this road have evolved and changed over time. Several new two-storey dwellings can be seen in close proximity to the site, located in what until fairly recently were private rear gardens of these properties. Overall and on balance it is considered that the proposal would not have an unacceptable or negative impact on the design or character of the host property or the area in general and is deemed to accord with policy.

Residential Amenity

- 5.6 The application site benefits from a long rear garden. It is bound on all sides by fencing of approximately 1.8 metres in height. The garden is well maintained with a large patio/terrace area close to the house. The proposed garden room/summer house/store would be positioned along the west boundary. It would be approximately 14 metres away from the main dwelling and a slightly further distance away from neighbours at No.47. These neighbours have expressed concerns about a potential tunnelling effect but given the distance between the two this would not be the case. Neighbours have also expressed concerns regarding the overall height and length of the structure, however, it must be noted that all the gardens along this side of Court Farm Road benefit from very large long rear gardens, albeit noted that the neighbour has stated theirs is not as wide. Plans indicate the approximate width of the neighbouring garden to be 9 metres and that of the application site approximately 12 metres. A balancing exercise is therefore required to assess whether the harm to neighbours from the proposal would be unacceptable.

- 5.7 The reduction in the height of the structure has meant it still falls short of complying with permitted development rights but only by a small degree. This must be taken into consideration in the assessment along with the distance between the proposed structure and its neighbours, the long gardens benefitting both properties, the single storey nature of the development, and the positioning of openings away from No. 47. After weighing up these factors, and although acknowledging the proposal would result in some changes, it is considered that the proposal would not have an overbearing impact on the neighbours sufficient to warrant a refusal. The scheme is therefore deemed to accord with policy and is recommended for approval.
- 5.8 Comments have criticised the plans for not indicating in writing the overall height of the structure. Although this is a helpful addition to any plan, providing the plans are correctly drawn to scale Officers can use the tools at their disposal to calculate and measure distances and heights. As mentioned above a slight error has occurred in the labelling of the plans however, it is very clear to which elevation they refer and the judgement has been made that they can be used in the determination of this application.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

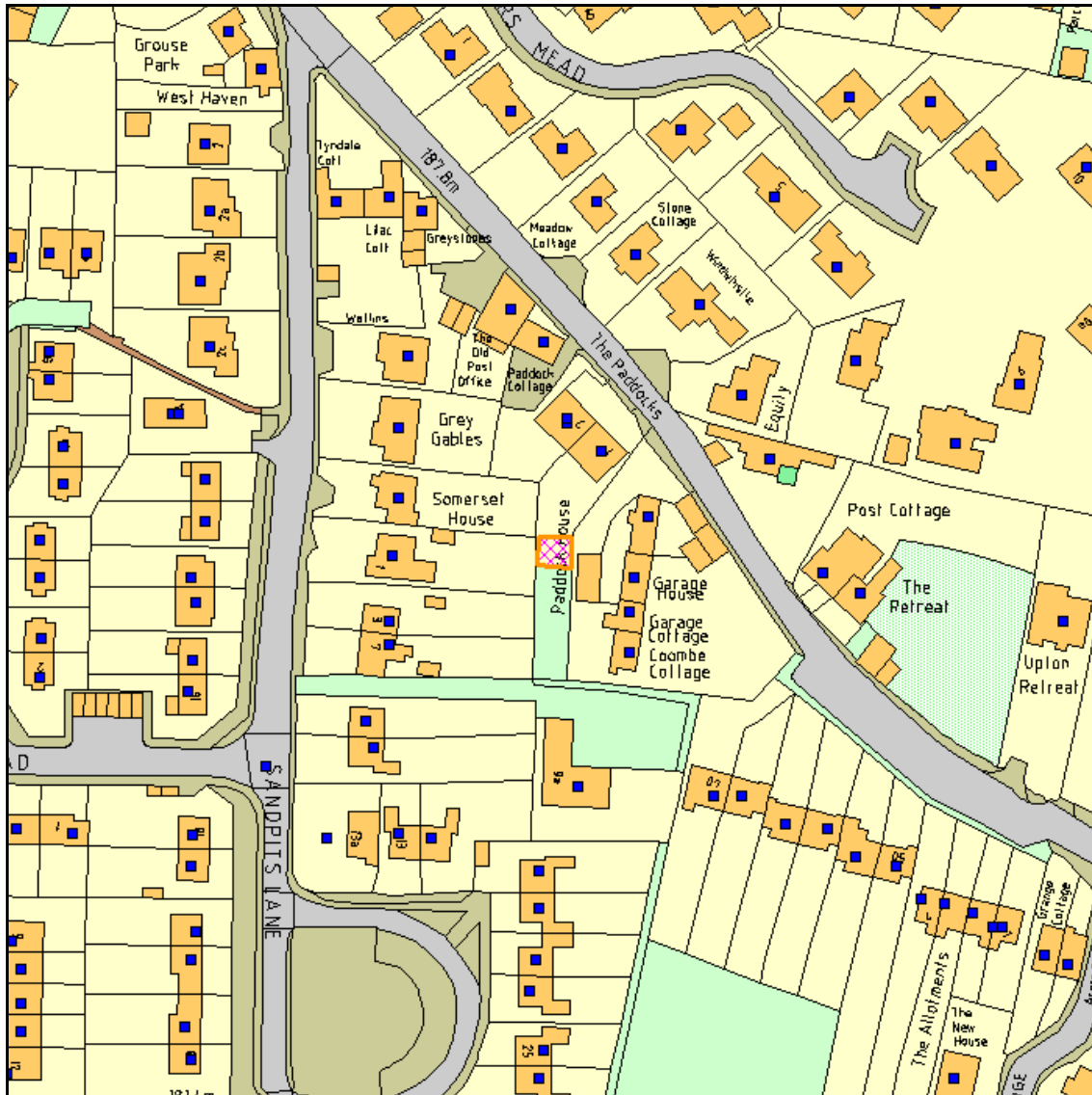
2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term `working' shall, for the purpose of clarification of this condition include: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

Reason

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

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PK15/2766/TCA	Applicant:	Mr & Mrs Oliver & Lizzie Reynolds
Site:	Paddock House France Lane Hawkesbury Upton Badminton South Gloucestershire GL9 1AS	Date Reg:	30th June 2015
Proposal:	Works to fell 1no. Variegated Maple and 1no. Conifer and reduce 1no. Smoke Bush to leave a height of 2m and a radial spread of 1-3m, all situated within Hawkesbury Conservation Area.	Parish:	Hawkesbury Parish Council
Map Ref:	378064 186813	Ward:	Cotswold Edge
Application Category:		Target Date:	10th August 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as comments have been received during the public consultation period that are contrary to the recommendation.

However, this application is a prior notification of proposed works to trees in a conservation area. The purpose of such an application is to provide an opportunity for the Local Planning Authority (LPA) to serve a Tree Preservation Order (TPO) on the tree, should it fulfil the criteria of designation. A TPO must be served within a period of six weeks. Failure by the LPA to serve a TPO or respond to the notification within this timeframe results in a default position of the works gaining deemed consent. Therefore this application appears on the Circulated Schedule for information purposes only.

1. THE PROPOSAL

- 1.1 Works to fell 1no. Variegated Maple and 1no. Conifer and reduce 1no. Smoke Bush to leave a height of 2m and a radial spread of 1-3m, all situated within Hawkesbury Conservation Area.
- 1.2 The trees are in the rear garden of Paddock House, France Lane, Hawkesbury Upton, Badminton, South Gloucestershire, GL9 1AS.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. The Town and Country Planning Act 1990
 - ii. The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
 - iii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Hawkesbury Parish Council made no comment on this application

Other Representations

- 4.3 Local Residents

A neighbour has submitted an objection to the proposal to remove the Maple on the basis that it provides amenity, shade and wildlife habitat.

5. ANALYSIS OF PROPOSAL

- 5.1 This application provides prior notification of proposed works to trees situated within a conservation area.
- 5.2 Principle of Development

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is recognised that trees can make a special contribution to the character and appearance of a conservation area. Under the above Act, subject to a range of exceptions, prior notification is required for works to a tree in a conservation area. The purpose of this requirement is to provide the Local Planning Authority an opportunity to consider bringing any tree under their general control by making a Tree Preservation Order. When considering whether trees are worthy of protection the visual, historic and amenity contribution of the tree should be taken into account and an assessment made as to whether the tree fulfils the criteria of a Tree Preservation Order.

5.3 Consideration of Proposal

The largest of the trees, the variegated Norway Maple, provides the greatest, though limited, amenity as it is visible between the properties from France Lane.

5.4 The tree is, however, flawed for the long term in that it has a number of tight forks with included bark. As the tree grows these structural weaknesses will gain greater significance, ultimately leading to stem failure.

5.5 The trees do not meet the criteria for inclusion on a Tree Preservation Order and the proposal to replace the removed trees with Fruit trees will mitigate for the losses.

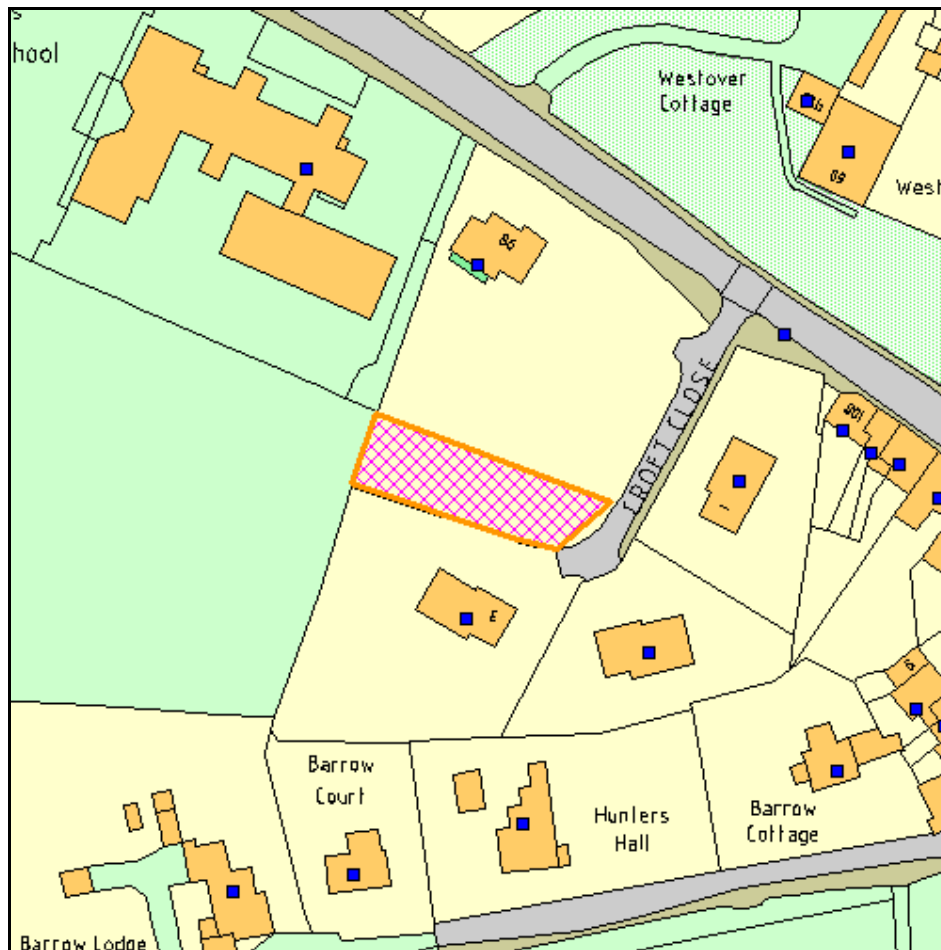
6. **RECOMMENDATION**

6.1 No objection

Contact Officer: Simon Penfold
Tel. No. 01454 868997

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PK15/2847/TCA	Applicant:	Mr David Mace
Site:	96 Bath Road, Bitton, South Gloucestershire BS30 6HS	Date Reg:	1st July 2015
Proposal:	Works to fell 1 no. Cypress and 1 no. Leylandii tree and crown lift a group of Thuja and Cypress trees to 1.2m all situated within the Bitton Conservation Area	Parish:	Bitton Parish Council
Map Ref:	367805 169808	Ward:	Bitton
Application Category:		Target Date:	11th August 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as comments have been received during the public consultation period that are contrary to the recommendation.

However, this application is a prior notification of proposed works to trees in a conservation area. The purpose of such an application is to provide an opportunity for the Local Planning Authority (LPA) to serve a Tree Preservation Order (TPO) on the tree, should it fulfil the criteria of designation. A TPO must be served within a period of six weeks. Failure by the LPA to serve a TPO or respond to the notification within this timeframe results in a default position of the works gaining deemed consent. Therefore this application appears on the Circulated Schedule for information purposes only.

1. THE PROPOSAL

- 1.1 Works to fell 1 no. Cypress and 1 no. Leylandii tree and crown lift a group of Thuja and Cypress trees to 1.2m all situated within the Bitton Conservation Area
- 1.2 The trees are within the grounds of no.96 Bath Road, Bitton, South Gloucestershire, BS30 6HS.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. The Town and Country Planning Act 1990
 - ii. The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
 - iii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/3334/TCA, Site Address: The Croft, 96 Bath Road, Bitton, South Gloucestershire, BS30 6HS, Decision: NOB, Date of Decision: 02-NOV-12. Proposal: Works to fell 1no. Blue Lawson Cypress and 1no. Leylandii, and crown reduce by up to 50% group of Lawson Cypress/Thuja trees all situated within Bitton Conservation Area.
- 3.2 PK01/2637/TRE, Site Address: 96 Bath Road, Bitton, South Gloucestershire, BS30 6HS, Decision: DNR, Date of Decision: 14-SEP-01. Proposal: Works to tree (T10) covered by the South Gloucestershire Tree Preservation Order SGTR11/72- fell 1 No. diseased Wellingtonia
- 3.3 PK04/1208/TCA, Site Address: The Croft 96 Bath Road Bitton South Gloucestershire BS30 6HS, Decision: NOB, Date of Decision: 04-MAY-04. Proposal: Reduce height of Leyland Cypress and remove Conifer tree within Bitton Conservaton Area.

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council made no comment on this application.

Other Representations

4.3 Local Residents

An objection has been received from a local resident on the grounds that works should not take place during the bird-nesting season and that trees in Conservation Areas should not be felled.

5. ANALYSIS OF PROPOSAL

5.1 This application provides prior notification of proposed works to trees situated within a conservation area.

5.2 Principle of Development

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is recognised that trees can make a special contribution to the character and appearance of a conservation area. Under the above Act, subject to a range of exceptions, prior notification is required for works to a tree in a conservation area. The purpose of this requirement is to provide the Local Planning Authority an opportunity to consider bringing any tree under their general control by making a Tree Preservation Order. When considering whether trees are worthy of protection the visual, historic and amenity contribution of the tree should be taken into account and an assessment made as to whether the tree fulfils the criteria of a Tree Preservation Order.

5.3 Consideration of Proposal

In response to the matter of bird-nesting it is not illegal to carry out tree works during the bird-nesting season. It is, however, illegal to disturb actively nesting birds and we attach an informative note to our decision notices to highlight this.

5.4 With regard to protecting trees in Conservation Areas, 5.2 above lays out the situation.

5.5 The trees subject to this notification are in the rear garden of the property and are not visible from the main road nor from any other publicly accessible point.

5.6 The trees are not exceptional specimens and for these reasons they would not meet the criteria for inclusion in a Tree Preservation Order.

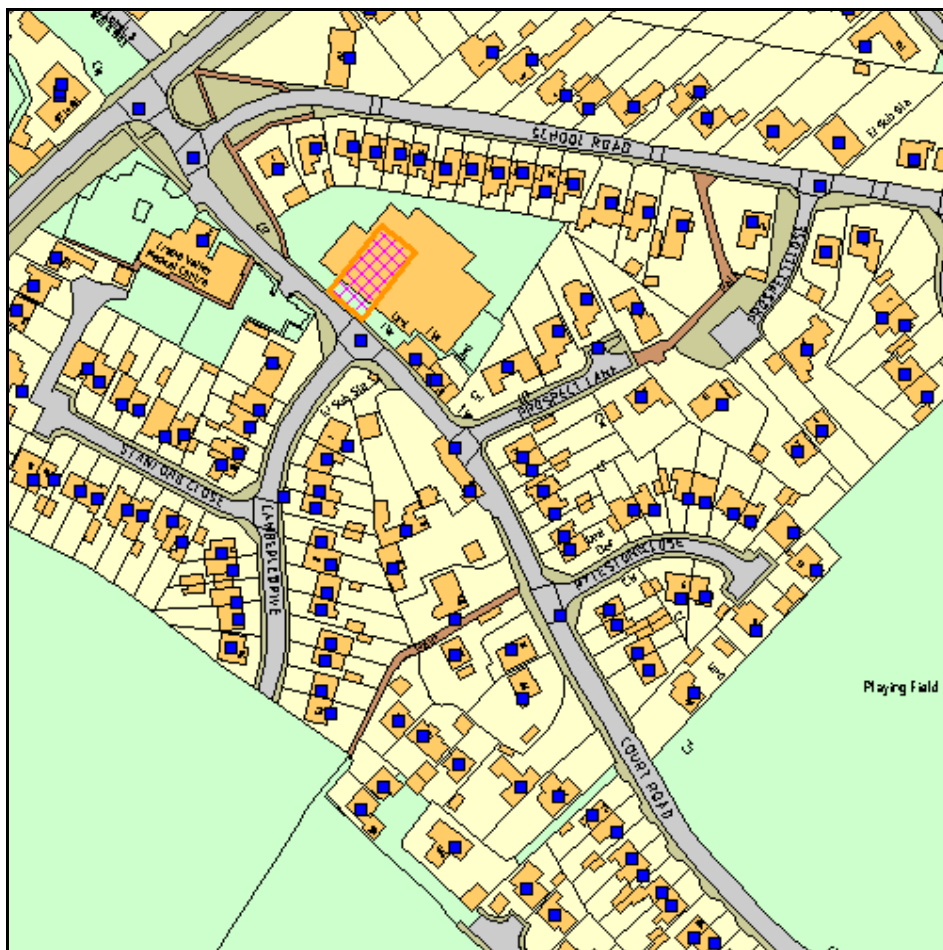
6. RECOMMENDATION

6.1 No objection

Contact Officer: Simon Penfold
Tel. No. 01454 868997

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PT15/1888/F	Applicant:	Mr Keith Marsh
Site:	11 Court Road Frampton Cotterell South Gloucestershire BS36 2DE	Date Reg:	15th May 2015
Proposal:	Erection of 1no. dwelling. Amendment to previously approved schemes PT14/0471/F and PT15/1566/RVC to replace a dormer bungalow with a house of a similar design to plots 1 and 2.	Parish:	Winterbourne Parish Council
Map Ref:	365767 181790	Ward:	Winterbourne
Application Category:	Minor	Target Date:	7th July 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Application reference PT14/0471/F was refused by the Local Planning Authority but allowed by the Planning Inspectorate subject to conditions, and gained planning permission for the demolition of an existing commercial premises to facilitate the erection of a gospel hall (Use Class D1) with a new central access driveway and 3no. detached dwellings (Use Class C3).
- 1.2 A subsequent application PT15/1566/RVC was approved to vary the previously approved plans. These changes showed alterations to plot 1 including a single-storey rear extension, the conversion of the garage to a kitchen with the garage door replaced with a window and other internal alterations.
- 1.3 The current application relates to revisions to Plot 3 to replace the previously approved dormer bungalow with a two-storey house of similar design to plots 1 and 2.
- 1.4 The site is a vacant plot located on the north-eastern side of Court Road, Frampton Cotterell. The location is residential in character. The site was formerly occupied by a large commercial premises but this has now been demolished and the site cleared in preparation for development.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework 27th March 2012.

The National Planning Practice Guidance 2014

2.2 Development Plans

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

CS1 - High Quality Design

CS4A – Presumption in Favour of Sustainable Development

CS5 - Location of Development

CS6 - Infrastructure and Developer Contributions

CS8 - Accessibility

CS9 - Managing the Environment and Heritage

CS17 - Housing Diversity

CS18 - Affordable Housing

CS23 - Community Infrastructure and Cultural Activity

CS24 - Green Infrastructure, Sport and Recreation Standards

CS29 - Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Local Plan (Adopted) January 2006

L1 - Landscape Protection and Enhancement

L5 - Open Spaces
L9 - Species Protection
EP2 - Flood Risk and Development
EP4 - Noise-sensitive development
T7 - Cycle Parking
T12 - Transportation Development Control Policy for New Development
LC1 - Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions)
LC2 - Provision for Education Facilities (Site Allocations and Developer Contributions)
LC12 - Recreation Routes

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.
The South Gloucestershire Design Check List (SPD) Adopted Aug 2007.
Affordable Housing SPD Adopted Sept.2008.
South Gloucestershire Council Residential Parking Standards (SPD) Adopted.

2.4 Emerging Plan

Proposed Submission: Policies, Sites & Places Development Plan March 2015

PSP1 - Local Distinctiveness
PSP2 - Landscape
PSP3 - Trees and Woodland
PSP5 - Undesignated Open Spaces within Urban Areas and Settlements
PSP6 - Onsite Renewable & Low Carbon Energy
PSP8A - Settlement Boundaries
PSP8B - Residential Amenity
PSP11 - Development Related Transport Impact Management
PSP16 - Parking Standards
PSP19 - Wider Biodiversity
PSP20 - Flood Risk, Surface Water and Watercourses
PSP21 - Environmental Pollution and Impacts
PSP39 - Private Amenity Space Standards

3. RELEVANT PLANNING HISTORY

- 3.1 PT15/1888/F Pending Consideration
Erection of 1no. dwelling. Amendment to previously approved schemes PT14/0471/F and PT15/1566/RVC to replace a dormer bungalow with a house of a similar design to plots 1 and 2.
- 3.2 PT15/1788/NMA Objection 20/05/2015
Non-material amendment to PT14/0471/F to relocate chimney and alter position of rear roof lights
- 3.3 PT15/0475/NMA Objection 09/03/2015
Non Material Amendment to PT14/0471/F convert internal garage to living accommodation, omit garage door and replace with window, single storey rear extension and internal alterations.

- 3.4 PT14/0471/F Appeal Allowed 27/03/2014
Demolition of existing commercial premises to facilitate the erection of a gospel hall (Use Class D1) with new central access driveway and 3no. detached dwellings (Use Class C3) with individual driveway hauling-ways over Court Road and associated gardens and landscaping.

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

- LP (Site Location Plan)
- 829-13/101 Rev C (Site Plan)
- 829-13/102 Rev C (Block Plan)
- 829-13/103 (Site Section & Street Elevation)
- 829-13/110 Rev A (Plot 1 Plans)
- 829-13/111 Rev A (Plot 1 Front & Rear Elevations)
- 829-13/112 Rev A (Plot 1 Side Elevations)
- 829-13/120 Rev A (Plot 2 Ground & First Floor Plans)
- 829-13/121 Rev A (Plot Second Floor Plan)
- 829-13/122 Rev A (Plot 2 Front & Rear Elevation)
- 829-13/123 Rev A (Plot 2 Side Elevation)
- 829-13/130 Rev A (Plot 3 Plans)
- 829-13/131 Rev A (Plot 3 Front & Rear Elevations)
- 829-13/132 Rev A (Plot 3 Side Elevations)
- 829-13/140 Rev B (Meeting Hall Plans)
- 829-13/141 Rev A (Meeting Hall Front & Rear Elevations)
- 829-13/142 Rev B (Meeting Hall Side Elevations)

- 3.5 PT15/1566/RVC - Variation of condition 2 attached to Appeal decision for PT14/0471/F to substitute plan nos. 829-13/101C, 829-13/102C, 829-13/103, 829-13/110A, 829-13/111A and 829-13/112A with plan nos. 887-15/200, 887-15/201, 887-15/205, 887-15/202A, 887-15/203A and 887-15/204.
Approved 12 June 2015

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No response

4.2 Other Consultees

Lead Local Flood Authority

No objection subject to a condition to secure a SUDS drainage scheme.

Environmental Protection

No objection subject to a condition relating to contaminated land having regard to the previous use as a Waste Transfer Station.

Highways Structures

No comment

Historic Environment

No comment

Transportation D.C.

No objection

Other Representations

4.3 Local Residents

1no. e.mail of objection was received from the occupier of no. 12 School Road, who had the following to say:

“I object to the change regarding this property. I supported the original planning for 3 houses and a hall. Changes have already been made to 1 house and as the house now in question was originally a dormer type I see this as an unnecessary change. I understood that these properties were going to be up for sale on the open market, but it appears that they are already spoken for hence the changes. I therefore strongly oppose any further changes to the original plans.”

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The acceptance in principle of the residential development of this site has previously been established with the approval on appeal of application PT14/0471/F (see para. 3.4 above). This current application therefore only relates to the proposed changes outlined in para. 1.3 above.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.3 The South Gloucestershire Local Plan: Core Strategy was adopted by the council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will now be the Core Strategy, as it forms part of the adopted Development Plan and is generally compliant with the National Planning Policy Framework 2012 (NPPF). The “saved” policies of the South Gloucestershire Local Plan (adopted 2006) also form part of the extant Development Plan.

5.4 The Policies, Sites & Places Plan is an emerging plan only. Whilst this plan is a material consideration, only very limited weight can currently be given to the policies therein.

5.5 In accordance with para.187 of the NPPF, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions, so that sustainable development can be approved wherever possible. NPPF Para.187 states that Local Planning Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve

applications for sustainable development where possible. Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation and makes specific reference to the importance of planning for inclusive and mixed communities and this policy stance is replicated in Policy CS17 of the Core Strategy.

- 5.6 Chapter 4 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are severe.
- 5.7 Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation. This policy stance is replicated in Policy CS17 of the Core Strategy which makes specific reference to the importance of planning for mixed communities including a variety of housing type and size to accommodate a range of different households, including families, single persons, older persons and low income households, as evidenced by local needs assessments and strategic housing market assessments.
- 5.8 Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: *Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.* The site is considered to lie in a sustainable location, close to a mix of local amenities including schools, shops, public houses, sports facilities and employment opportunities with good pedestrian and highway links, including various bus service routes in and out of the city with links to surrounding areas.
- 5.9 Local Plan Policy H2 is not a saved policy; there is no prescribed minimum density requirement for housing development. The NPPF however seeks to make efficient use of land in the Urban Area for housing. One dwelling on this specific plot was previously considered acceptable. The proposed revision would in fact make more efficient use of the plot.
- 5.10 Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013 seeks to secure good quality designs that are compatible with the character of the site and locality.

Scale and Design Issues

- 5.11 A dormer bungalow was previously granted consent on this plot whereas two-storey dwellings were approved on plots 1 and 2. The dwelling as now proposed would be very similar in scale and design to those approved on Plots 1 and 2.
- 5.12 For the appeal relating to PT14/0471/F the Inspector, in his Decision Letter at para. 14 noted that:

"...the area accommodates a variety of dwelling styles and I consider that the proposed dwellings, including their design, scale and materials would be in-keeping with the character and appearance of the area".

Although the overall height and bulk of the building would increase, the footprint would be more in line with that of Plot 2 and the height and appearance of the building would also be similar to that of Plot 2. The proposed materials to be used in construction are the same as approved on Plots 1 and 2. As such the proposed dwelling would integrate very well within the street scene as existing and proposed. There are therefore no objections in terms of scale and design.

Impact on Residential Amenity

5.13 At para. 12 of his Decision Letter, the Inspector noted:

“Due to the separation distance to neighbouring properties and the single storey height of the gospel hall, I consider that there would not be an overbearing effect, loss of outlook and loss of daylight or sunlight to neighbouring properties and their occupants.”

Officers consider that this statement still applies even if Plot 3 is a two-storey dwelling like Plots 1 and 2. There would be sufficient amenity space to serve the proposed larger family dwelling. There are therefore no objections on residential amenity grounds.

Transportation Issues

5.14 The vehicular access and parking arrangements remain as previously approved. The floor plan indicates 4 bedrooms, but it also includes a study/bedroom on the ground floor, a huge laundry room on the first floor in addition to the utility room on the ground floor and a loft conversion with roof lights and a games room on the first floor, all of which could potentially be used as bedrooms. As a consequence, this proposal could have anywhere between 4 and 8 bedrooms. In terms of the Council's minimum car parking standards, the property has a garage and two off street car parking spaces, which comply with the Councils adopted minimum car parking standard for residential properties. Dwellings with 5 or more bedrooms require a minimum of 3 spaces. As such there can be no transportation objection to this proposal.

Landscape Issues

5.15 A landscape scheme for the wider development was approved under the previous consent and this can be carried over to this Plot. There are therefore no landscape objections to the proposal.

Environmental Issues

5.16 The environmental issues remain as for the previous two consents. The SUDS drainage details already approved can be carried over. A condition relating to contamination of the site would be repeated in this case. There remain no environmental grounds for refusal.

5.17 Affordable Housing

The proposal is for 1no. new dwelling only, which is below the Council's threshold (10) for affordable housing provision.

5.18 Education Service

The development comprises 1no. new dwelling only and this is below the threshold (5) for contributions towards Education.

5.19 Community Services

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

S106 and CIL Matters

5.20 As a result of the 28th Nov. 2014 update to the NPPG, the following amendments to National Policy came into force:

- Developments of 10 units or less **and** with a combined gross floorspace of no more than 1000sq.m. **will not be** required to make S106 contributions.
- In designated rural areas a lower threshold of 5 units or less applies, where no affordable housing or tariff style contributions can be sought.
- In designated rural areas, for developments of 6-10 units, only a cash payment is payable upon completion of units.

5.21 In this instance the proposal falls below the first threshold and is therefore not required to make S106 contributions.

5.22 The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. The introduction of CIL charging has however been delegated to the Director of ECS with charging to commence on 1st August 2015. In the event that a decision to approve this application were issued after 31st July 2015, the scheme would be liable to CIL charging.

5.23 5 – year land supply.

A recent appeal decision APP/P0119/A/14/2220291 – Land South of Wotton Road, Charfield, established (para. 146) that the Council can currently only demonstrate a 5-year housing land supply sufficient for 4.64 years. As there is provision for windfall sites in the calculation, this weighs in favour of the proposal, which would make a contribution, albeit a very small one, to the housing supply within South Gloucestershire.

Other Issues

5.24 Regarding the comments made by the objector, there is no planning requirement to sell the houses on the open market. If the developer wishes to sell them privately, that is his prerogative.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

2. The landscaping of the site shall be in accordance with the details approved 1st July 2015 and shown on 'Site Works Plan' Drawing No. BCL-05-B.

Reason

In the interests of the character and appearance of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and Policy L1 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. The off-street parking provision shall be carried out in accordance with the Proposed Plans and Elevations Plan Drawing No. 1510-01 received 1st May 2015, prior to the first occupation of the building and retained thereafter.

Reason

To provide an acceptable level of parking in the interests of highway safety and the amenities of the area and to accord with saved policy T12 of the South Gloucestershire Local Plan (adopted) January 2006 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013 .

4. The highway improvements shown on the previously approved drawing "Site Plan Proposed" no. 887-15/200 received by the Council on 10th April 2015 shall be completed in accordance prior to any occupation of the development hereby permitted.

Reason

In the interests of highway safety and to accord with saved policy T12 of the South Gloucestershire Local Plan (adopted) January 2006 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013 .

5. The height of the boundary treatment at the front of the dwelling hereby approved shall not at any time exceed 0.6 metres in height.

Reason

In the interests of highway safety and to accord with saved policy T12 of the South Gloucestershire Local Plan (adopted) January 2006 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013 .

6. The hours of working on site during the period of construction shall be restricted to the following times:

Monday - Friday.....7:30am - 6:00pm

Saturday.....8:00am - 1:00pm

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

In the interests of the amenities of neighbouring occupiers and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and the requirements of the NPPF.

7. The development hereby approved shall be carried out in full accordance with the previously approved (1st July 2015), SUDS details as shown on the 'Site Works Plan' Drawing No. BCL-05-B.

Reason

To ensure that an adequate means of drainage is provided at the site and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

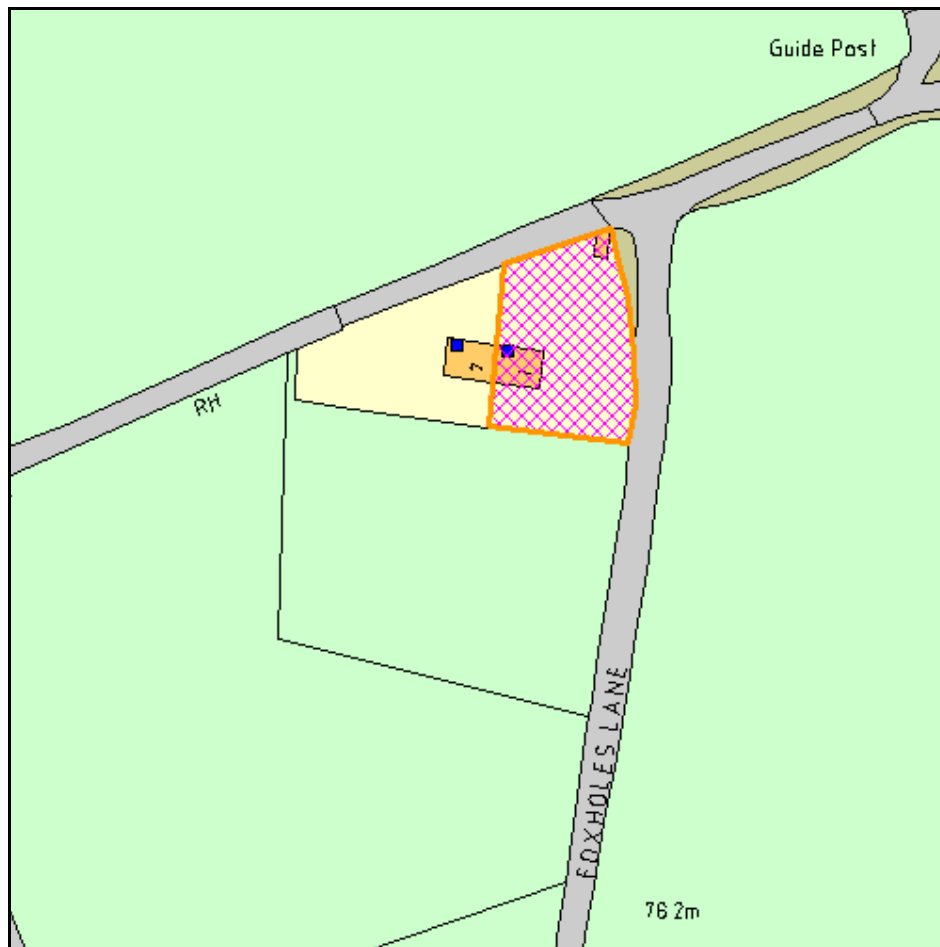
8. No development shall take place until a site investigation (commensurate with the nature and scale of the proposed development) has been carried out by a suitably qualified person, into the previous uses and contaminants likely to affect the development and if found, mitigation measures proposed. The report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013. This is required prior to commencement in the interest of public health.

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PT15/1904/F	Applicant:	Mr Tim Atkinson
Site:	1 Foxholes Lane Tockington South Gloucestershire BS32 4PQ	Date Reg:	19th May 2015
Proposal:	Erection of two storey outbuilding to form garage, garden room and storage above.	Parish:	Olveston Parish Council
Map Ref:	361245 188232	Ward:	Severn
Application Category:	Householder	Target Date:	10th July 2015



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 100023410, 2008. N.T.S. PT15/1904/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of consultation responses received, contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two storey outbuilding to form garage, garden room and storage above.
- 1.2 The application site consists of a semi-detached white rendered dwelling and associated front side and rear residential curtilage.
- 1.3 The property is located outside of any recognised settlement boundary and is within the designated Green Belt.

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
CS34
South Gloucestershire Local Plan (Adopted) January 2006 Saved Policies
H4 Development within Existing Residential Curtilages
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
Residential Parking Standard (Adopted) December 2013
South Gloucestershire Design Checklist (Adopted) August 2007
South Gloucestershire Green Belt SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/3588/F – Demolition of existing porch and utility room to facilitate new lobby and utility room. Erection of two storey side extension to form lounge with bedroom and ensuite facilities over and erection of detached single garage. Approved 31st January 2006.
- 3.2 PT08/1082/F – Erection of rear roof gable (retrospective) and wooden balcony. Erection of detached double garage. Approved. 16th May 2008.

4. CONSULTATION RESPONSES

- 4.1 Olveston Parish Council

No objection, although concerns were expressed that it was overdevelopment in the Green Belt.

4.2 Lead Local Flood Authority

No objection, though we query what method of surface water disposal will be utilised.

Sustainable Transportation

Planning permission is sought to erect a two storey detached building to provide a single garage, garden room and storage. The existing access and driveway are unaffected by this development. There is no transportation objection to the proposals however a condition is recommended stating that the building is only to be used by the residents of the main dwelling and is not to be subdivided or sub let at any time.

Archaeological Officer

Although this application lies within in an area of archaeological importance, with a scheduled monument to the northwest, it is cited on land that is likely to have been previously disturbed and the design using timber posts rather than extensive foundations should minimise any impact. As such there is no objection.

Other Representations

4.3 Local Residents

2 objection representations have been received from one local resident, as follows:

- ‘1. The building is much larger than is necessary for the proposed purpose of the building. The proposed building has 77 square metres of floor space which is only 8 square metres less than the average house in the UK at 85 square metres.*
- 2. The appearance and openness of the site will be compromised with the addition of such a large building at the front of the properties. The property has already been extended by over a third and other outbuildings added in the last 8 years.*
- 3. There is already a summer house located at the property which could serve one of the purposes that is described for the proposed building. Given this our concern is that the intended use of this building may not be as described and could be used as a separate residential unit.*
- 4. The current privacy that we enjoy at the front of our property will be infringed based on the proposed height and windows that are west facing across our property. There are currently no windows at 1 Foxholes that face westwards to give an uninterrupted view across our property.*
- 5. The character of the properties will be compromised by the addition of a large structure that is using materials that are not consistent with any of the other buildings where planning approval has been granted.*
- 6. The wooden overlap materials that have been proposed will deteriorate over time and will be an "eye sore" at the front of the properties.*

We have made the applicants aware that we have no objections in principle to a garage being built at Number 1 Foxholes that is consistent with the appearance and character of the existing properties.

The objections that we have raised are based on:

- 1. We feel that we have to consider this application as if we will continue to reside at 2 Foxholes Lane as we have not exchanged contracts. We are therefore the current owners who will be most impacted by the proposed plans.*
- 2. The objections that we have made were first raised to the applicants in December 2010.'*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Development within existing residential curtilages is supported, in principle, by policy H4 of the Local Plan subject to design, residential amenity and transportation assessment, which is provided below. The site is also located within the Green Belt, so its acceptability in this respect will also need to be assessed.

5.2 Green Belt

Development within residential curtilages is appropriate development within the Green Belt provided it is not disproportionate and does not impact upon the openness of the Green Belt. The planning history of the site does show previous development at the site. With regards to the most recent proposal (ref. PT08/1082/F), a detached double garage was approved. This element however was not implemented at the time. It was considered the proposal would not be disproportionate and would be in keeping with the existing dwelling. The location of the proposal is similar, to the front curtilage of the dwelling but tucked into towards the mature hedgerow. The dimensions of the approved scheme were approximately 6.1 metres by 5 metres. The dimensions of the current proposal would be approximately 8 metres by 5.5 metres. The proposals the subject of this application suggest a 'two storey' outbuilding, this consists essentially of making use of part of the roof area through creating an accessible floor area in the roofspace, and providing velux rooflights to provide natural light. This has resulted a steeper roofline and the the apex of the roof being higher than that previously approved, approximately 6 metres, as opposed to around 3.5 metres. It is not considered that the additional building space allowed for by this increase in dimensions would have a significant or greater impact upon the openness of the Green Belt nor is it considered that these additional dimensions could in their own right be considered significant such as to be considered disproportionate development to the remainder of the existing dwelling house and curtilage, and as such would be an acceptable addition in the Green Belt.

5.3 Local Amenity

Development should not have a prejudicial impact on residential amenity. The application relates to a garage/store outbuilding, associated with and located within the front curtilage of the main dwelling. Previous permission for a double detached garage was granted. The location of the proposed garage is similar to that previously approved and is approximately 15 metres away from the shared

boundary of the front curtilage. The existing proposal has one ground floor window, and two rooflights, these face inwards upon the front curtilages of the pair of dwellings. Any other glazing faces inwards towards the curtilage of the application property itself. A ground floor window, on a garage, and two velux type windows in the roofline would not be considered to give rise to any significant overlooking and the location of the building would not be considered to give rise to any overbearing impact, such as to sustain an objection or warrant refusal of the application.

5.4 Given the nature of the proposals as a garage/store along with the location in the front curtilage, the development will not prejudice the retention of adequate amenity space for the property. The proposed development is not considered to have a detrimental impact on residential amenity, for either the application site or the locality.

5.5 Design

The proposed garage/garden room/store, differs from the garage previously approved at this location, in that it provides for one covered parking space, the rest of the building is storage and garden room. The building is slightly larger than the garage previously approved. The increase in height is largely to do with the steeper pitched roof which facilitates the use of the roofspace for the purposes stated in the application. These factors in their own right do not mean the proposals are unacceptable. The scale of the building, as a combined garage/store and garden room is considered to be acceptable along with the location, tucked up along the boundary near to the mature hedgerow/tree border. The building materials, consisting of timber cladding and concrete tiles are considered acceptable for this rural location, and not dissimilar to those previously approved. The appearance of the building and is therefore considered acceptable in design terms.

5.6 Transport

Sufficient off-street parking provision, in the form of gravel/hardstanding area to the front of the house and garage will be available to serve the property, sufficient to meet with the Council's current requirements for parking. Additional covered parking opportunity would be provided by the proposals. A condition will be attached that prevents the outbuilding being used not in conjunction with the main dwelling.

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 proposals have been assessed against the policies and documents listed above. The proposals are considered to accord with Green Belt policy, the design is acceptable; and the proposals would not give rise to any significant amenity impact, adequate parking is provided and the existing access to the property will remain.

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

7. RECOMMENDATION

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

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to 08.00 - 18.00 Mondays to Fridays; 08.00 - 13.00 Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

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

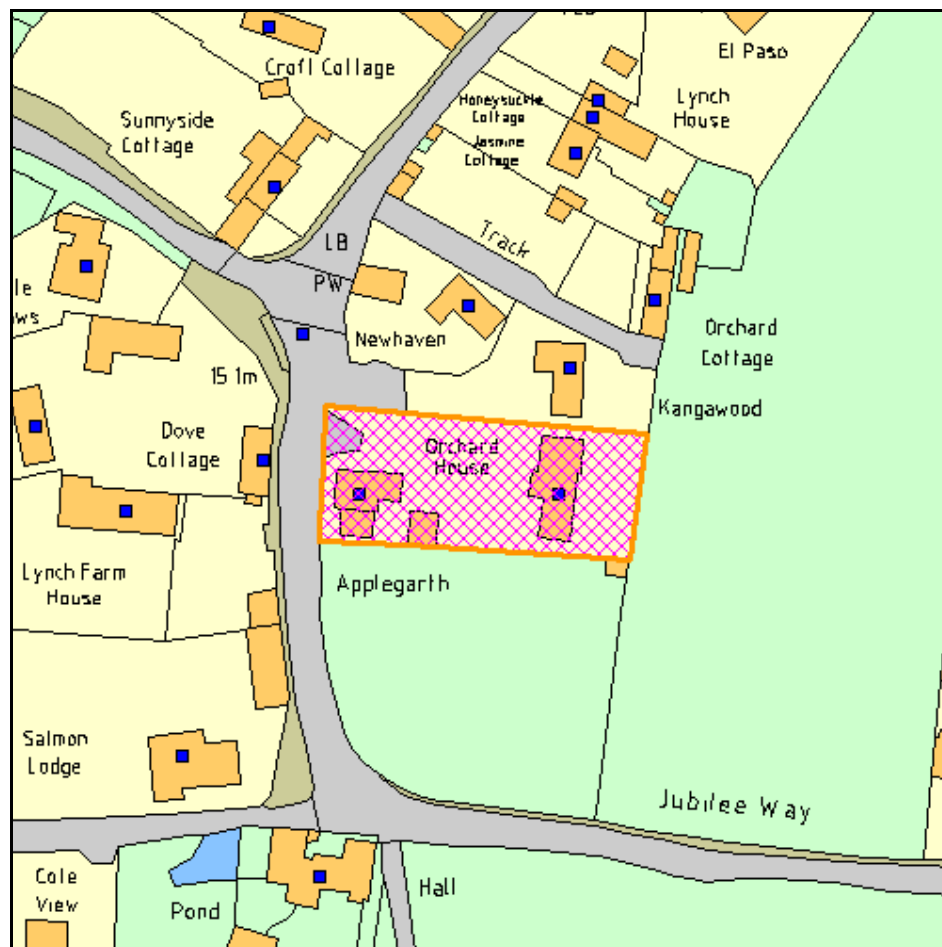
3. The hereby permitted shall not be used other than for purposes ancillary to the residential use of the dwelling known as 1 Foxholes Lane.

Reason

The use of the building as a separate residential unit would require separate and further planning consent which would require to be considered afresh, and in accordance with Policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the NPPF and the South Gloucestershire Council Green Belt SPD.

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PT15/2308/RVC	Applicant:	Mrs Lyn Carnaby
Site:	Applegarth Village Road Littleton Upon Severn South Gloucestershire BS351NR	Date Reg:	4th June 2015
Proposal:	Removal of condition 2 attached to planning permission PT12/4258/RVC to allow the living accommodation to be used permanently as a separate dwelling.	Parish:	Aust Parish Council
Map Ref:	359505 189910	Ward:	Severn
Application Category:	Minor	Target Date:	27th July 2015



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 100023410, 2008. N.T.S. PT15/2308/RVC

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks permission for the removal of condition 2 attached to planning permission PT12/4258/RVC to allow the living accommodation to be used permanently as a separate dwelling.
- 1.2 The application relates to self contained living accommodation and garage, converted and extended from a detached garage, approved under reference PT03/0411/F. Condition 6 of that permission restricted the building for use as ancillary living accommodation to the main dwelling (Orchard House) only. Application ref. PT12/4258/RVC was subsequently approved for the variation of condition 6 to allow the living accommodation to be used as a separate dwelling by the current occupant on a temporary basis. Condition 2 of that consent thereby limited the use to the current occupiers otherwise it shall not be occupied at any time other than for purposes ancillary to the residential use of Orchard House.
- 1.3 The site is located in Littleton Upon Severn, although there are no recognised or identified settlement boundaries associated with the area. The site and area as a whole is within the designated Green Belt.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan (Adopted) January 2006
H5 Residential Conversions
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT03/0411/F - Conversion and extension of existing detached garage to form self-contained living accommodation and erection of garage. Approved 31st March 2003.

- 3.2 PT11/0955/F – Erection of first floor extension to annexe to provide additional living accommodation. Withdrawn 10th June 2011.
- 3.3 PT12/1745/F - Erection of first floor extension to annexe to provide additional living accommodation in the form of a shower/WC room. (Resubmission of PT11/0995/F). Refused 16th July 2012.
- 3.4 PT12/4258/RVC - Application to vary condition 6 no. of PT03/0411/F to allow living accommodation to be used as a separate dwelling by the current occupant on a temporary basis. Approved 15th February 2013.

4. CONSULTATION RESPONSES

4.1 Aust Parish Council

The Council objects to this application.

There has been a good deal of controversy in Littleton-upon-Severn about the creation of separate dwellings within the curtilage of houses, as witness the difficulties over the annex to Quarry House, constructed in breach of planning control. My Council – and many residents – would vehemently oppose any relaxation of the rules that any building within a curtilage should only be permitted for use as supplementary accommodation for the main house, and that they should never be permitted for independent occupation.

The permission under reference PT03/0411/F removed general development rights for Orchard House and its curtilage and a condition was attached that the annex – ie Applegarth - should only be used as ancillary accommodation to the main dwelling. The applicant sought to remove these conditions in 2012, and her application was rightly refused. As a result, and to enable the applicant to continue to live in Applegarth while letting our Orchard House, a personal temporary consent was granted to her under, as she requested at the time it was granted. My Council supported her in that application but strictly on the condition that it be personal to her and temporary.

The site is in the green belt, and intensification of use of sites is discouraged under existing policies for good reason. There is no infilling permitted in Littleton, because of the open character of the village, with properties with large gardens and space in between. If infilling were permitted in this case – which would be the effect of approving this application – it would be difficult to justify refusal of applications for infilling in other gardens. The floodgates would be opened and we could expect a constant stream of new “annexes” being created within the terms of the General Development Order, following a few years with an application to treat the annex as a separate planning unit.

I mentioned the case of the annex to Quarry House above. This was a case where what was supposed to be an annex to an existing house was built – although it was clear from the way it was done that the intention was to create a separate dwelling. Despite enforcement action, South Gloucestershire Council eventually – and very reluctantly – agree to grant permission for the almost complete house to be completed and used for holiday lets. It would be unfortunate if there were yet another precedent in this village for the creation of

a separate dwelling within the curtilage of existing houses. Applegarth should remain an annex to Orchard House, subject to the existing consent for the applicant to live in it separately from Orchard House.

The applicant's agents supporting statement explains the personal reasons why the applicant is making this application. It should be possible for her, if she wishes to sell Orchard House but to remain at Applegarth, to make some commercial arrangement with the buyer for her to continue living in Applegarth after ownership were transferred to the buyer. The planning system should not be used to achieve ends that could be achieved by other means.

Sustainable Transportation

This site has essentially been operating as two separate dwellings for a number of years, both properties have the benefit of parking to the council's guidance, as such there is no highway safety reason to object to this proposal.

Lead Local Flood Authority

No comment

Archaeology Officer

No comment

Other Representations

4.2 Local Residents

7 letters of support have been received, as follows:

(1)'Myself, my wife and my family currently reside in Orchard House. We have lived in the house for the last year and have thoroughly enjoyed our time here. We do feel part of the community now.

We feel that the separation of the property into separate dwellings would have no adverse impact on the village as there would be no extra people living in the two properties.'

(2)'My neighbour built this property years ago with very good reason and it is entirely self contained and very nice . It makes absolutely no sense to refuse to allow it to be used as a separate dwelling--that is exactly what it is. My neighbour should be allowed to treat the two properties as separate dwellings and do as she sees fit with either of them. It would be irrational to do anything else.'

(3)' Our property lies in the same road as the property in question, in fact it is directly opposite. We have lived in this village, at this address, for 37 years and we heartedly support this de-annexation application. This building is not "new-build" but in fact, has been there since 1991. Its de-annexation will provide more flexibility to the available housing stock in Littleton. There will be no more traffic and no increase in noise or nuisance level than at present. There is no parking problem as there is a garage and driveway with parking attached to the property. I gather that the loudest objection to this application has been from those not even resident within the

boundaries of Littleton-upon-Severn village or even within the same Parish of Aust. As we live opposite, we would be most affected by this change and we have no objection so it is ridiculous for anyone living miles away to be so negative or to have any influence.

(4) 'As a close neighbour this will not make any difference to any of us. I do hope her request is granted.'

(5) 'I have no objection to de-annexing Applegarth from Orchard House as it would cause no changes to take place in village conditions.'

(6) 'I have no objection to de-annexing Applegarth, as I cannot see how it would cause a negative change to current village conditions (ie. additional traffic etc.)'

(7) 'I am the closest neighbour to the annex in question at Applegarth, being directly on the opposite side of the narrow road, therefore, I am most likely to be affected. This application has my full support as it will help ensure a long standing member of the community can remain in this community.

The proximity of my property to Applegarth is actually closer than that of the property from which this application seeks separation. This annex has been in existence since 1991, it is not new-build. I have been a neighbour to this property since 2002 and have had no issues during this time.

Since this property has been inhabited for some while by the same occupier, and I understand this will continue to be the case for the foreseeable future, there will be no more traffic, noise or nuisance caused in the granting of this application, than there is currently.

I have observed that Littleton upon Severn seems to have long stagnated as far as the housing market is concerned. It is important the village be allowed to progress in order to ensure its survival as a rural community, and therefore, opportunities must be allowed for new residents to move in, and providing an additional residence is good for the future of the village.'

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of the building i.e. the extension of the garage for use as self contained living accommodation is established. Its use was however restricted.

The reason for this restriction was cited as:

'Establishing a dwelling at this location would be contrary to national planning guidance and local plan policy (Policies RP1, RP7 and RP34) of the Northavon Rural Areas Local Plan and Policies H2, H4 and GB1 of the South Gloucestershire Local Plan (Revised Deposit Draft)

- 5.2 The principle of the use of the building to be used as a separate residential dwelling by the current occupant for a temporary basis was also approved. This was a temporary and personalised consent, for an unspecified period. The temporary and personalised consent was based upon personal and compassionate grounds and on this basis was not considered to conflict with Green Belt policy or Policy H3 of the SGLP on this temporary and compassionate basis. The policy reasons cited for the condition in this respect

were:

'The site is located in an unsustainable location within the open countryside and outside of any defined settlement boundary where occupiers will be reliant on private car use. Temporary consent is granted based on the individual compassionate grounds put forward in the application; the permanent use of the building as a separate residential unit is contrary to Policy H3 of the SGLP'

- 5.3 The planning history of the site illustrates that the building has in the past been extended and that there is scope for separate use as an individual self contained dwelling. Special and personal circumstances were cited for the purposes of granting the temporary consent for use as an individual dwelling. The circumstances are considered to have moved on to the point that Orchard House and Applegarth are no longer required together in the manner they once were, and the applicant, who wishes to remain in Applegarth, no longer requires the link it once had with Orchard House, originally for the purposes of providing self contained independent accommodation for elderly relations. The applicants themselves subsequently moved into the annex and sought to regularise separation from the main dwelling, which was approved on a temporary basis. Permission is now sought on a permanent basis. The main issues for consideration therefore are the policy implications, including Green Belt and development outside of settlement boundaries, and any local impact accruing from the buildings being a separate residential unit beyond that previously specified.
- 5.4 Green Belt
The building the subject of this application is already in existence, its form and scale approved under earlier consents. In this respect there would therefore be no additional impact upon the openness of the Green Belt from built development. Its use, as a residential annex or indeed as a separate dwelling similarly is not considered to impact upon the openness of the Green Belt. The proposals would therefore not have a materially greater impact upon the Green Belt than the existing situation.
- 5.5 Sustainability/Location of Development
Policy H3 was a saved policy of the SGLP, however a recent appeal decision at Charfield (planning ref. PT13/4182/O), for housing provision outside of the settlement boundary has effectively rendered the policy out of date. In lieu of this policy para. 14 of the NPPF states that where such Local Plan policies are out of date then the granting of permission should be considered unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, or specific policies in the NPPF indicate that development should be restricted. Para. 49 of the NPPF states that housing applications should be considered in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a 5 year land supply, as is the case in point with regards to the appeal decision cited above in respect of Policy H3. Acceptable sustainable development policy must be considered in context with other considerations within the NPPF and other saved and up to date policy considerations of the Local Plan.

- 5.6 The NPPF supports good design, sustainability and the vitality of rural communities as underlying principles but as with the consideration of all development this needs to be in suitable locations. Given that the site is an existing site, within existing residential curtilage and located and related well with and amongst other properties within the existing community and is clearly capable of satisfactory individual use, it is considered that it can meet sustainable NPPF criteria. Further to this, Policy H4 of the SGLP supports new dwellings within residential curtilages in principle, provided that it does not prejudice the amenities of the local area or prejudice highway safety. Policy CS5 of the Core Strategy states that new development in the open countryside will be strictly controlled. The physical development is already in existence and therefore there will not be any impact of any new development, it is not considered that the form or nature of residential use applied to the site, would have any significant impact. Policy CS34 of the Core Strategy seeks to protect the rural areas distinctive character. Given that the building has been granted permission and has existed for some years it is considered that it is acceptable and integrated within its locality. It is considered that, upon review of relevant and up to date policy that the proposals, in this instance can be considered to accord with the principles of such policy and, that no significant or material impact in amenity terms, can be identified between the use of the site as an annex, separate residential unit, albeit for cited personal reasons, or its continued use as such on a permanent basis. Each application must be addressed upon its individual merits and as such no precedent is set, however given the individual circumstances surrounding this particular dwelling and its capability for use as an individual dwelling with no policy or amenity impact, it is considered acceptable in this instance. It is not therefore considered that any tie, in planning terms, between the two properties is of such material significance or consideration that the breaking of the tie alone would warrant or sustain a refusal of the planning application in its own right, when assessed against current policy considerations and any amenity impact or harm.
- 5.7 Transportation
Existing access off the public highway will be used and off street parking for the property as an individual dwelling would meet the Council's current parking standards. On this basis there is no objection to the proposals on highways grounds.
- 5.8 Design
The proposals would not materially impact upon the external elevations of the property.
- 5.9 Residential Amenity
It is not considered that the proposed use, on a permanent basis, would have any additional impact in local amenity terms. Sufficient private amenity space exists for both dwellings.
- 5.10 Sustainable Transportation
Existing vehicular access will be utilised and sufficient off-street parking provided in accordance with the Council's current guidance.

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

7. RECOMMENDATION

- 7.1 That planning permission is granted

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

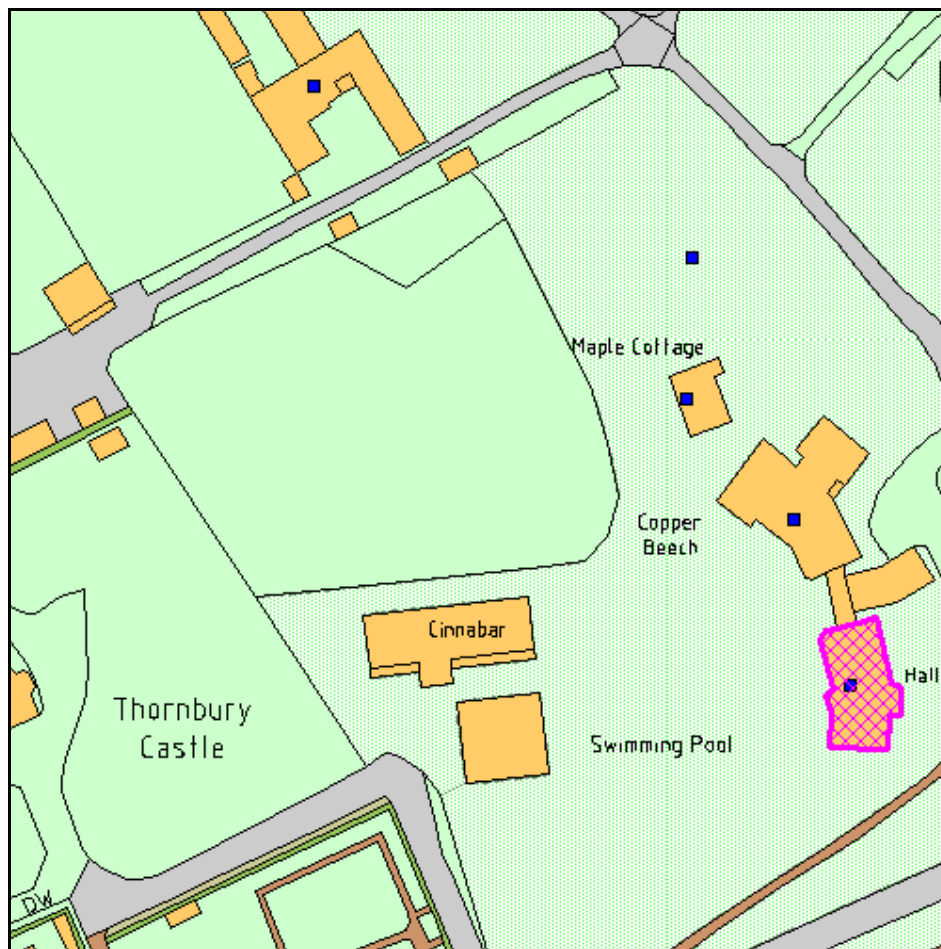
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PT15/2498/CLE	Applicant:	Camphill Communities Thornbury Sheiling School
Site:	Tyndale House/ Halliers House Sheiling School Park Road Thornbury South Gloucestershire, BS35 1HP	Date Reg:	11th June 2015
Proposal:	Application for the Certificate of Lawfulness for the existing use of residential childrens home to allow extended placements from 295 days per year to 365 days per year.	Parish:	Thornbury Town Council
Map Ref:	363566 190866	Ward:	Thornbury North
Application Category:		Target Date:	3rd August 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application seeks a certificate of lawfulness and therefore under the terms of the scheme of delegation it must be referred to the circulated schedule for determination as a matter of procedure.

1. THE PROPOSAL

- 1.1 A certificate of lawfulness is sought to confirm that the use of Halliers House and Tyndale House at the Sheiling School in Thornbury can lawfully be used as a residential children's home for 365 days per annum.
- 1.2 In effect, the application seeks confirmation that there are no extant planning conditions that restrict the use of the site to a certain number of days per year. It does not necessarily seek to prove that the use is already occurring; just that such use would be lawful.

2. POLICY CONTEXT

2.1 National Guidance

- i. The Town and Country Planning Act 1990
Section 191 - Certificate of lawfulness of existing use or development
- ii. The Town and Country Planning (Development Management Procedure) (England) Order 2015
Section 39 - Certificate of lawful use of development

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|---|---------------------------|------------|
| 3.1 | P98/1875 | Approval of Full Planning | 22/07/1998 |
| | Replacement of existing flat roof with low pitched roof and entrance doors alterations. | | |
| 3.2 | P90/2190 | Approval | 23/02/1992 |
| | Demolition of part of existing lodge and associated outbuilding and erection of two-storey extension to existing lodge to form residential accommodation comprising kitchen, dining room, living room, 3 bedrooms and bathroom, laundry and ancillary accommodation with 4 bedrooms, bathroom/shower room and store over, for use as a residential hostel for mentally handicapped persons in conjunction with the Sheiling School; installation of septic tank for use in conjunction therewith. | | |
| 3.3 | P86/1100 | Approval | 09/04/1986 |
| | Use of land for stationing of two residential caravans. | | |
| 3.4 | N299/3/LBC | Approve with Conditions | 27/10/1983 |
| | Change of existing building from garage to bedroom. | | |
| 3.5 | N2256/5 | Approve with Conditions | 27/01/1983 |
| | Use of land for the stationing of two residential caravans. | | |

- | | | | |
|------|------------|--|------------|
| 3.6 | N299/2/LBC | Approve with Conditions
Use of land for the stationing of two residential caravans | 27/01/1983 |
| 3.7 | N2256/4 | Approve with Conditions
Erection of a temporary building for staff leisure activities. | 22/12/1980 |
| 3.8 | N2256/3 | Approve with Conditions
(Comprising or including works for the alteration or extension of a Listed Building). Erection of a single storey building for use as a swimming pool and changing rooms. | 14/10/1980 |
| 3.9 | N2256/2 | Approve with Conditions
Single storey extension to staff flat to form living area and one bedroom. | 01/10/1980 |
| 3.10 | N600 | Approve with Conditions
Outline application for the erection of two dwelling units for the accommodation of teachers and mentally handicapped children. | 12/12/1974 |

4. SUMMARY OF EVIDENCE IN SUPPORT

- 4.1 To support the application, the applicant has provided a copy of the charity registration and a summary of the use of the site in the application form.

5. SUMMARY OF CONTRARY EVIDENCE

- 5.1 No contrary evidence has been received.

6. OTHER REPRESENTATIONS

- 6.1 Thornbury Town Council
No objection
- 6.2 Conservation Officer
No comment
- 6.3 Public Rights of Way
Unlikely to affect nearest Public Right of Way OTH/19/70
- 6.4 Local Residents
None received

7. EVALUATION

- 7.1 An application for a certification of lawfulness is not a planning application - it is purely a test of evidence. The test to be applied to the evidence is whether or not, on the balance of probability, the development is found to be lawful. The merits of the proposal cannot be assessed nor can conditions be imposed.
- 7.2 In this instance, the application seeks a certificate to be issued confirming that it would be lawful for Halliers House and Tyndale House to provide residential accommodation for 365 days per annum. A restriction on the number of days

that the buildings may provide residential accommodation would be imposed in the form of a planning condition or a planning agreement.

- 7.3 The Local Planning Authority does not hold any records which relate to the construction of these buildings. Circumstantial evidence states that these buildings have been in use by the school since 1951. In the absence of the authorising planning permission for these buildings, it is assumed that these buildings pre-date the Planning Act.
- 7.4 Having reviewed the conditions, agreements, and obligations on the subsequent planning applications that affect Halliers House and Tyndale House there are no planning restrictions that would prevent the use of the site for 365 days per annum.
- 7.5 In light of the above, Officers conclude that there are no conditions or obligations that would restrict the number of days that the properties could provide accommodation. On that basis, it is considered that on the balance of probability, the use of these properties for 365 days per annum would be lawful and a lawful development certificate should be granted.

8. RECOMMENDATION

- 8.1 It is recommended that a certificate of lawfulness is GRANTED for the reason set out below.

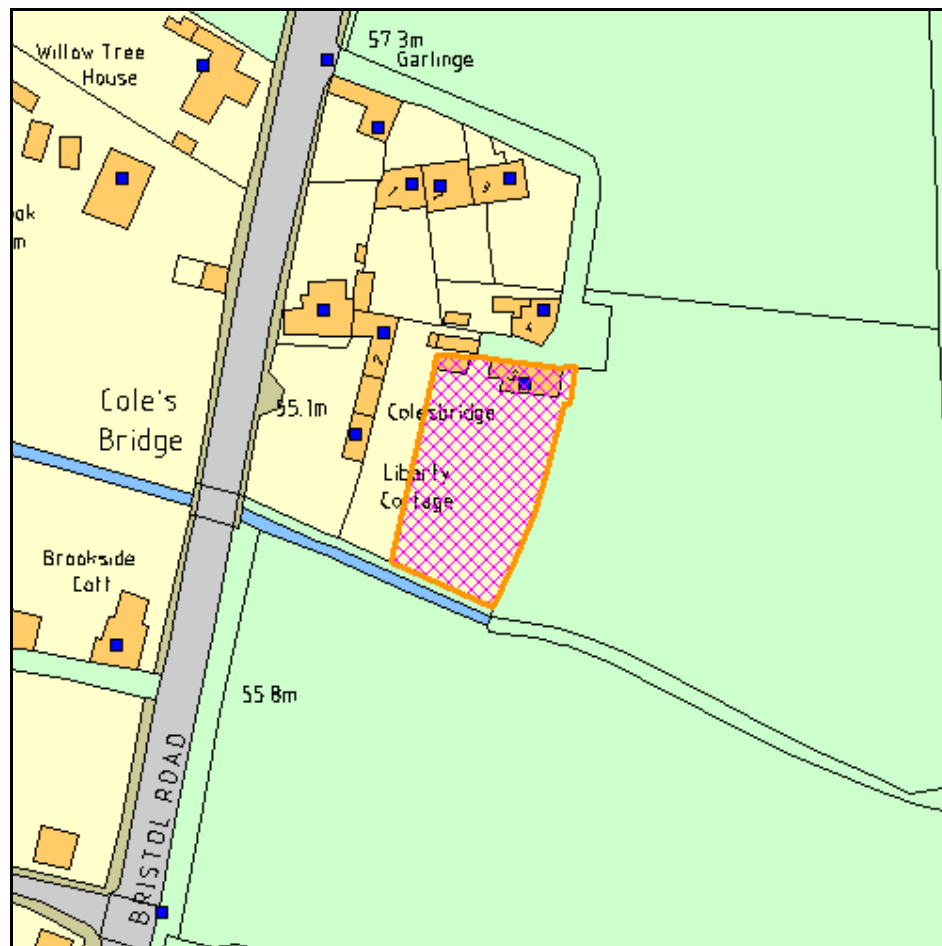
Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

1. There are no restrictions that would prevent the use of Halliers House or Tyndale House from providing residential accommodation on 365 days per annum and therefore the provision of such accommodation is lawful.

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PT15/2720/F	Applicant:	Mr Simon Helyar
Site:	5 Heath End Cottages Cromhall Wotton Under Edge South Gloucestershire GL12 8AS	Date Reg:	26th June 2015
Proposal:	Erection of two storey side and rear extension to form additional living accommodation.	Parish:	Cromhall Parish Council
Map Ref:	369787 189544	Ward:	Charfield
Application Category:	Householder	Target Date:	20th August 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 This application seeks permission for the erection of a two storey side and rear extension to provide additional living accommodation to 5 Heathend Cottage, Cromhall.
- 1.2 The application site relates to a detached property that does not fall within a defined settlement boundary or defined urban 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 Core Strategy (Adopted December 2013)

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility

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

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/0430/F Approved 15.04.2014
Erection of two storey extension to south elevation and 2no. single storey extensions to form additional living accommodation. Erection of detached carport.
- 3.2 P90/2834 Refused 10.01.1991
Use of land for the stationing of a mobile home; renewal of temporary consent
- 3.3 P88/2864 Approved 02.11.1988
Use of land for the stationing of a mobile home

4. CONSULTATION RESPONSES

4.1 Cromhall Parish Council
No Comments Received

4.2 Other Consultees

Local Lead Flood Authority
No Comment

Sustainable Transport
No Comments Received

Other Representations

4.3 Local Residents

One letter of objection and one letter of general comment have been received in regards to this application, they detail the possible overbearing, and intrusive impact along with a loss of light that the proposed extension cause upon their property, along with concerns regarding parking issues.

The letter of general comment made observation of discrepancies within the submitted drawings, especially towards the location plan showing the red and blue lines. This has subsequently been amended by the applicant.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

The proposal accords with the principle of development subject to the consideration below.

5.2 Visual Amenity

The application related to a detached cottage style dwelling situated outside of a defined settlement boundary, within the open countryside. The dwelling is situated within a small settlement of rural type cottages which boast a mixture of natural stone and render components. The property has views across open fields to the south and east and is not highly visible from the main areas of public realm.

The application proposes a substantial two storey addition to the side by approx. 5 metres which would extend towards the rear of the plot by approx. 12 metres. This will be stepped in from the original building line by approx. 2 metres. The height of the extension will match that of the host dwelling and consist of a pitched and hipped roof arrangement with a gable end. Materials

and details have been interpreted from the original dwelling and surrounding context of the wider site.

By virtue of the siting of the proposed development to the west of the original dwelling it is considered that the southern façade will be retained contributing significantly to the overall character of the original dwelling. It is noted that the proposed development would result in a considerable volume increase of the dwelling, it is considered that due to the setting of the proposed building being within a large plot the proposal would not appear out of scale with the context of the site. It is also considered that the proposed 'L' shape plan would reflect that of the vernacular of the surrounding cottages. Furthermore it is considered that the works would not be highly visible from the public realm and would not unacceptably harm the distinctiveness of the locality.

It is considered that the design and scale of the proposal respects and responds to the character, proportions, scale, materials and overall design of the existing property. Although the scale and proportion of the proposed extension is large it is considered that it will not be inappropriate or unacceptable and therefore the overall design of the extension is considered supportable.

Overall, it is considered that the proposal would not harm the visual amenity or cause a significant impact on the current character of the property. It is therefore considered acceptable and compliant with policy H4 of the Local Plan and CS1 of the Core Strategy.

5.3 Residential Amenity

This application relates to a detached dwelling situated at the end of an access lane from Bristol Road. To the north of the host dwelling is no.4 Heathend Cottages, the property benefits from a large garden to the south and open fields beyond this and to the east. The garden of no. 1 Heathend cottages borders to the application site to the west, this also accommodates an area of access to enable vehicles to turn adequately.

H4 requires that development would not unacceptably prejudice residential amenities. In terms of this development the properties to consider would be no. 4 Heathend Cottages and the garden area of no. 1 Heathend Cottages, due to their close proximity to the application site.

Although large in scale the proposed extension would not extend beyond the nearest original building line towards no. 4, however it would extend approx. 5 metres to the side of the dwelling set back from this building line by approx. 2 metres. There is 1 no. proposed window within the northern elevation, this comprises a small round window set above normal window height to provide light to an internal staircase. As such it is considered this would not materially alter the current level or privacy or overlooking currently enjoyed by no. 4. It is also considered that due to the implementation of an elongated elevation to the eastern side, which will see the introduction of 5 no. windows and a door, there may be a possibility of overlooking into the curtilage of no.1 Heathend. Although this space would be considered as private garden area to no. 1 it is noted that this is not the only garden area afforded to no. 1, they further benefit from a generous rear garden directly behind their dwelling. It is also noted that

the area of land that would be at risk of overlooking is substantially longer than the proposed extension. As such it is considered that although there would be a risk of overlooking it would not be detrimental to the residential amenities enjoyed by no. 1.

In regards to the possible overshadowing and overbearing affect the proposed development may pose to the residential amenity of no. 2, it is considered that due to the original dwellinghouse already creating a mass of built in this location the implementation of a further stepped element of built form was not materially alter or exacerbate the possible overshadowing or overbearing affect upon no. 4 Heathend cottages. Nor it is considered that the proposed development would unacceptable impact upon properties or amenity space to the west. As such it is considered that the proposed extension will not result in an unacceptable loss of light or overbearing effect on neighbouring properties.

Overall, it is considered that the proposal would not harm the living conditions currently enjoyed by neighbouring dwellings and as such, is considered acceptable.

5.4 Sustainable Transport

The application is proposing to increase the total number of bedrooms within the property from 2 no. to 4 no. The existing area of hard standing will be retained to the side of the dwelling providing 2 no. off street parking spaces which is in line with the council's standards. There will also be an area of hardstanding provided to the side to allow for vehicles to adequately turn and proceed along the access lane and onto Bristol Road in forwards gear.

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** for the reasons listed on the decision notice.

Contact Officer: Jessica Robinson
Tel. No. 01454 868388

CONDITIONS

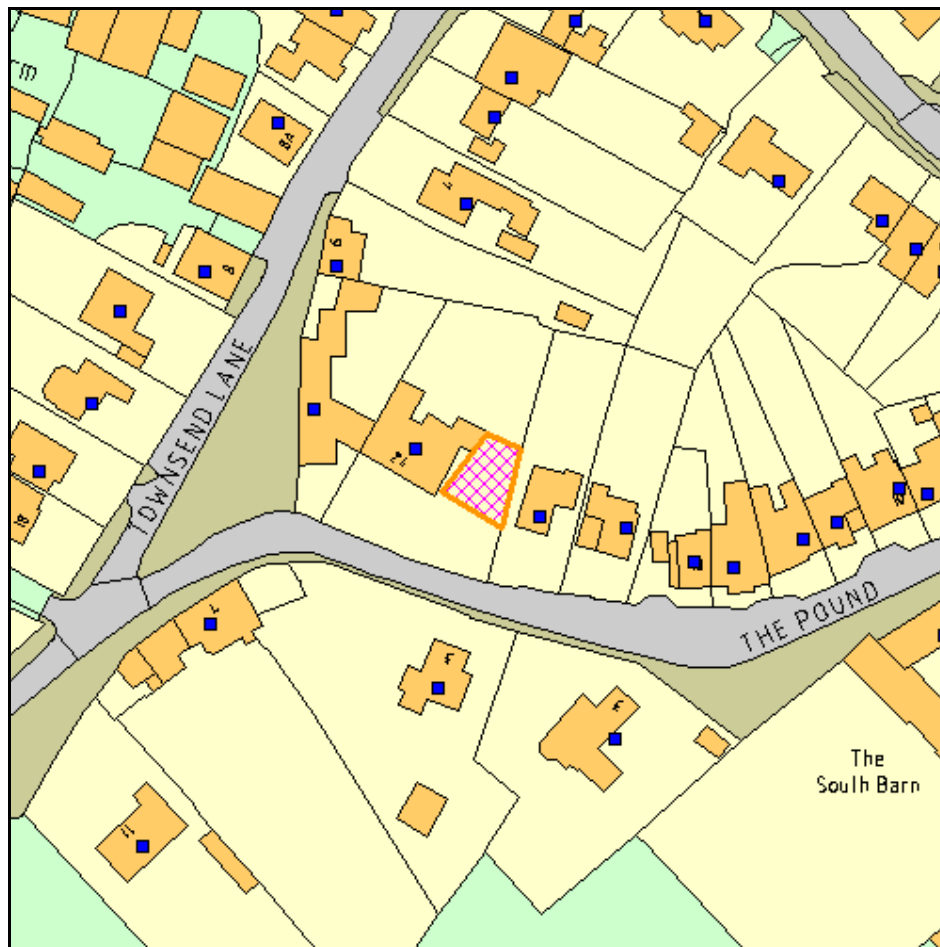
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PT15/2844/TCA	Applicant:	Mr And Mrs Quinlivan
Site:	Old Pound 24 The Pound Almondsbury South Gloucestershire BS32 4EG	Date Reg:	1st July 2015
Proposal:	Works to fell 1 no. Bay and 1 no. Laurel tree situated within the Almondsbury Conservation Area	Parish:	Almondsbury Parish Council
Map Ref:	360109 184159	Ward:	Almondsbury
Application Category:		Target Date:	10th August 2015



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PT15/2844/TCA

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as comments have been received during the public consultation period that are contrary to the recommendation.

However, this application is a prior notification of proposed works to trees in a conservation area. The purpose of such an application is to provide an opportunity for the Local Planning Authority (LPA) to serve a Tree Preservation Order (TPO) on the tree, should it fulfil the criteria of designation. A TPO must be served within a period of six weeks. Failure by the LPA to serve a TPO or respond to the notification within this timeframe results in a default position of the works gaining deemed consent. Therefore this application appears on the Circulated Schedule for information purposes only.]

1. THE PROPOSAL

- 1.1 Works to fell 1 no. Bay and 1 no. Laurel tree situated within the Almondsbury Conservation Area

2. POLICY CONTEXT

2.1 National Guidance

- i. The Town and Country Planning Act 1990
- ii. The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- iii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012

3. RELEVANT PLANNING HISTORY

- 3.1 PT15/1429/TCA, Decision: NOB, Date of Decision: 01-MAY-15. Proposal: Works to various trees as described on Application Form received by the Council 01 Apr 2015. All situated within Lower Almondsbury Conservation Area.
- 3.2 PT11/3122/TCA, Decision: NOB, Date of Decision: 10-NOV-11. Proposal: Works to 8no. trees as described on application form dated 25 September 2011 all situated within the Lower Almondsbury Conservation Area.
- 3.3 PT11/2656/TCA, Decision: WITHDN, Date of Decision: 21-SEP-11. Proposal: Works to 7no. trees as described on application form dated 7 September 2011 all situated within the Lower Almondsbury Conservation Area.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
None received

Other Representations

- 4.3 Local Residents
One objection has been submitted from a resident in Bitton regarding nesting birds.

5. ANALYSIS OF PROPOSAL

5.1 This application provides prior notification of proposed works to trees situated within a conservation area.

5.2 Principle of Development

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is recognised that trees can make a special contribution to the character and appearance of a conservation area. Under the above Act, subject to a range of exceptions, prior notification is required for works to a tree in a conservation area. The purpose of this requirement is to provide the Local Planning Authority an opportunity to consider bringing any tree under their general control by making a Tree Preservation Order. When considering whether trees are worthy of protection the visual, historic and amenity contribution of the tree should be taken into account and an assessment made as to whether the tree fulfils the criteria of a Tree Preservation Order.

5.3 Consideration of Proposal

Contrary to the contents of the objection, it is not illegal to prune trees during the nesting season. It is however, illegal to disturb active nests at any time of the year. An informative containing this information is included on all decision notices.

5.4 Given that the trees proposed for removal do not currently have any significant impact on the landscape, their removal will not be to the detriment of the local area.

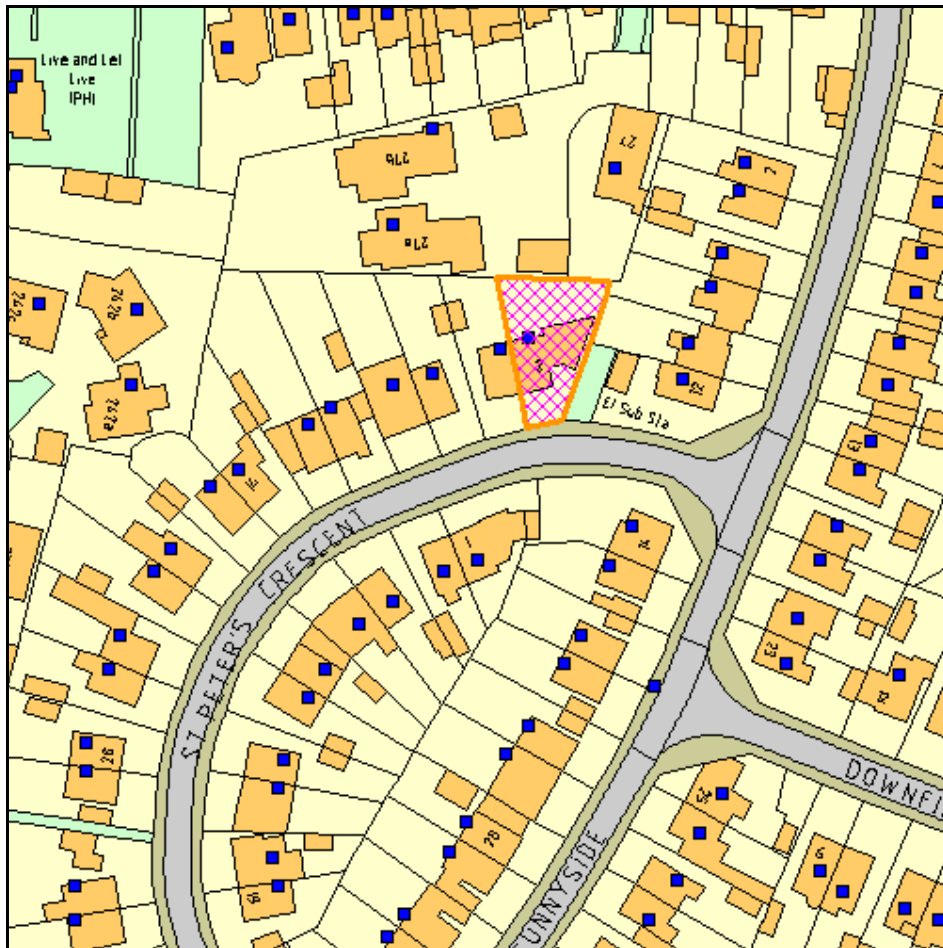
6. RECOMMENDATION

6.1 No objections

Contact Officer: Phil Dye
Tel. No. 01454 865859

CIRCULATED SCHEDULE NO. 31/15 – 31 JULY 2015

App No.:	PT15/2863/F	Applicant:	Mr N Talbot
Site:	2 St Peters Crescent Frampton Cotterell, South Gloucestershire BS36 2EJ	Date Reg:	6th July 2015
Proposal:	Demolition of existing side extension and erection of two storey side and single storey rear extension to form additional living accommodation.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366886 181610	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	28th August 2015



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REASON FOR REPORTING TO 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 This application seeks planning permission for the demolition of an existing side extension to facilitate the erection of two storey side and single storey rear extension to form additional living accommodation.
- 1.2 The application site is no. 2 St Peters Crescent, located within the designated settlement boundary of Frampton Cotterell.

2. POLICY CONTEXT

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
No objection.
- 4.2 Lead Local Flood Authority
No comment.
- 4.3 Sustainable Transport
No objection as there are two off street parking spaces provided.

Other Representations

4.4 Local Residents

The Local Planning Authority received one letter objecting to the proposal from a member of the public. This letter related to the proposal's impact on no. 8 Sunnyside, a dwelling located to the north east of the host dwelling, the received objection comments are summarised below:

- The extension would overlook no. 8 Sunnyside and there would be a loss of privacy;
- The extension would be overbearing to no. 8 Sunnyside, and the proposal would affect the property value;
- The proposal would encroach on the light to no. 8 Sunnyside;
- The extension size would be oppressive to the occupiers of no. 8 Sunnyside.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the demolition of an existing side extension to facilitate the erection of a two storey side and single storey rear extension to form additional living accommodation.

5.2 Principle of Development

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted if the highest possible standards of site planning and design are achieved. Meaning developments should demonstrate that they: enhance and respect the character, distinctiveness and amenity of the site and its context; have an appropriate density and well integrated layout connecting the development to wider transport networks; safeguard and enhance important existing features through incorporation into development; and contribute to strategic objectives.

5.3 Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) is supportive in principle of development within the curtilage of existing dwellings. This support is provided proposals respect the existing design; do not prejudice residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation.

5.4 Design and Visual amenity

The proposal seeks to demolish a rather undesirable looking single storey side extension which sprawls from the eastern elevation of the host dwelling right up to the eastern boundary of the property. This demolition will facilitate the erection of a two storey side extension and a single storey rear extension. The two storey side extension will be set back from the principal elevation of the existing dwelling by approximately 3.6 metres, and the maximum height of the extension will be 0.8 metres lower than that of the existing dwelling. Such design choices allow for the proposal to remain subservient to the existing dwelling. Similarly, the proposed rear extension only extends for 2 metres to the rear of the existing dwelling, and has a lean-to roof. Accordingly, both

proposed extension have an appropriate scale and form which respect the existing dwelling and the surrounding area. The proposal further in-keeps with the site and its context through utilising materials which match those used in the existing dwelling. Overall, the proposal has an acceptable standard of design which accords with policy CS1 of the adopted Core Strategy.

5.5 Residential Amenity

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

5.6 The proposal due to its height will result in a minor amount of shadowing to the rear gardens of both nos. 10 and 8 Sunnyside. Such a loss of light is not considered to materially harm the residential amenity of the occupiers of these dwellings to such a degree that the occupiers of these properties would change how they used these gardens. Accordingly, the minor shadowing of these rear gardens is not considered to materially prejudice the residential amenity of the neighbouring occupiers.

5.7 The proposal includes two first floor rear windows. These windows will overlook largely a roof of a single storey outbuilding to the north which has no south facing windows. Objection comments have been received regarding the proposal overlooking no. 8 Sunnyside. This dwelling is located approximately 20 metres to the north east of the proposed rear elevation. The proposal will not result in a material loss of privacy to the occupiers of no. 8 or 10 Sunnyside due to the angle at which these properties are at from the proposed windows, and the distance – approximately 25 metres.

5.8 The proposal will not have an overbearing or oppressive impact on the adjacent properties such as no. 8 Sunnyside, due to the distance between the proposal and these adjacent properties. As well as the distance, the proposal is judged to have an acceptable scale, which does not materially harm the residential amenity of any nearby occupiers.

5.9 Accordingly, the proposal does not materially prejudice the residential amenity of the nearby occupiers, therefore, the proposal is considered to accord with saved policy H4 of the adopted Local Plan.

5.10 Other Matters

An objection has been received from a nearby resident, this letter includes comments relating to the proposal's impact on the property value of no. 8 Sunnyside. Individual property values are not considered to constitute a material planning consideration in the determining of householder extensions. Accordingly, the property value of no. 8 Sunnyside is not considered within the determination of this proposal.

5.11 Transport and Parking

If permitted, the proposal would increase the number of bedrooms at the property from three bedrooms to four. Accordingly, a dwelling with four bedrooms requires at least two off street parking spaces, in order for the Council's adopted Residential Parking Standard to be satisfied. The site

already has two off street parking spaces to the front of the dwelling, the proposal will not affect this parking area. Therefore, there are no highway safety objections to this 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 It is recommended that planning permission is **GRANTED** subject to the conditions listed below and on the decision notice.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

CONDITIONS

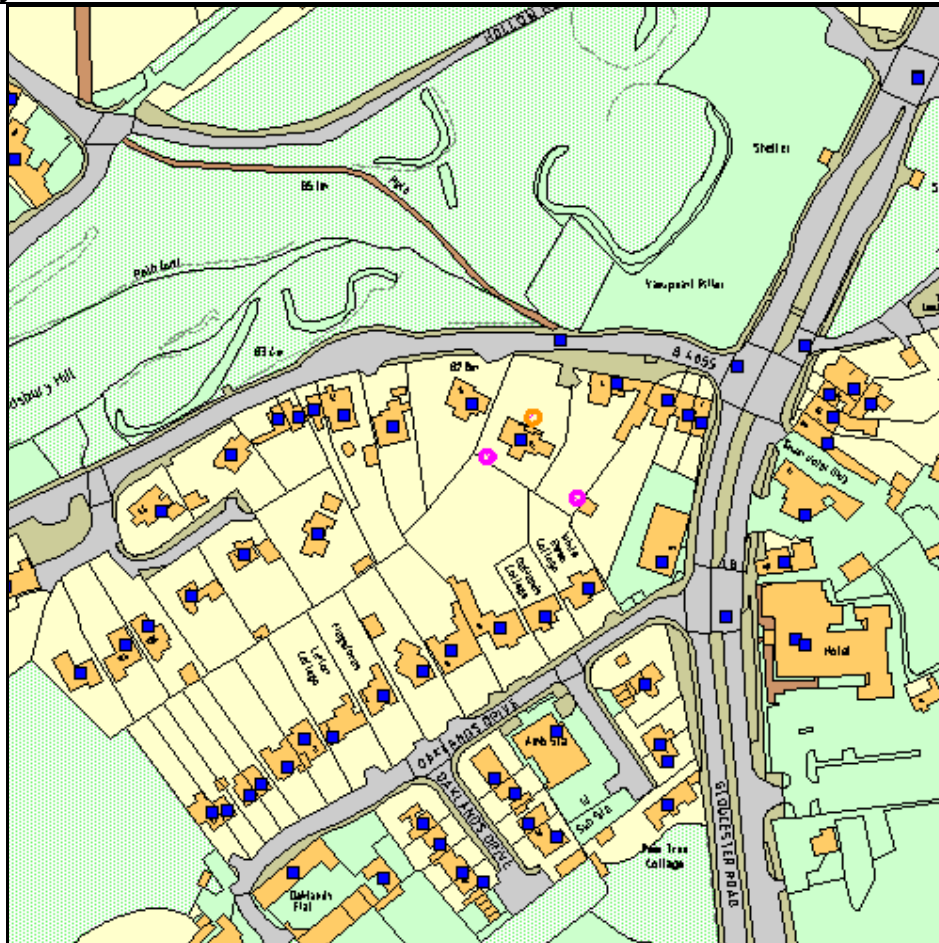
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 31/15 - JULY

App No.:	PT15/2887/TRE	Applicant:	Mrs Wrigley
Site:	Almond Cottage 7 Over Lane, Almondsbury, South Gloucestershire, BS32 4BL	Date Reg:	6th July 2015
Proposal:	Works to crown reduce 1no Oak tree to leave a height of 7m and radial spread of 6m and to Crown lift to 2.5m. Works to crown thin 1no. Larch tree by 10% and crown lift to leave a height of 0.5m above tree house, and works to reduce the branches of 1no. Sycamore Tree by 2-3m to cut back to boundary, covered by Tree Preservation Order SGTPO 04/98 dated 16/07/1998	Parish:	Almondsbury Parish Council
Map Ref:	360530 183843	Ward:	Almondsbury
Application Category:		Target Date:	27th August 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

Comments of objection have been received which are contrary to the officers recommendations.

1. THE PROPOSAL

- 5.1 Works to crown reduce 1no Oak tree to leave a height of 7m and radial spread of 6m and to Crown lift to 2.5m. Works to crown thin 1no. Larch tree by 10% and crown lift to leave a height of 0.5m above tree house, and works to reduce the branches of 1no. Sycamore Tree by 2-3m to cut back to boundary, covered by Tree Preservation Order SGTPO 04/98 dated 16/07/1998

2. POLICY CONTEXT

2.1 National Guidance

- i. The Town and Country Planning Act 1990
- ii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/1878/TRE, Site Address: 7A Over Lane Almondsbury South Gloucestershire BS32 4BL, Decision: COND, Date of Decision: 24-JUL-14. Proposal: Works to fell 1no. Sycamore tree covered by Tree Preservation Order SGTPO 04/98 dated 16 July 1998.
- 3.2 PT03/3566/TRE, Site Address: The Farrellys 7A Over Lane Almondsbury South Gloucestershire BS32 4BL, Decision: COND, Date of Decision: 22-DEC-03. Proposal: Raise crown of sycamore tree and removal of deadwood from yew tree covered by Tree Preservation Order (7 Over Lane, Almondsbury) 1998.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Objection due to works to a long standing oak tree

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Works to crown reduce 1no Oak tree to leave a height of 7m and radial spread of 6m and to Crown lift to 2.5m. Works to crown thin 1no. Larch tree by 10% and crown lift to leave a height of 0.5m above tree house, and works to reduce the branches of 1no. Sycamore Tree by 2-3m to cut back to boundary, covered by Tree Preservation Order SGTPO 04/98 dated 16/07/1998
- 5.2 Principle of Development

The only issues to consider are whether the proposed works would have an adverse impact on the health, appearance, or visual amenity offered by the tree to the locality and whether the works would prejudice the long-term retention of the specimen.

5.3 Consideration of Proposal

3 trees with work proposals to them are covered by a TPO. These are T2 (neighbouring sycamore), T6 – oak and T9 – Larch.

5.4 T2 – sycamore is overhanging the property. The proposals are in line with the applicants common law right to abate a nuisance. The oak and larch (T6 and T9) are semi-mature and not visible from public spaces. The proposed works are minimal and are considered reasonable given their location in an enclosed garden.

6. **RECOMMENDATION**

6.1 That permission is GRANTED subject to conditions detailed in the decision notice

Contact Officer: Phil Dye
Tel. No. 01454 865859

CONDITIONS

1. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason

In the interests of the long term health of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

2. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012