



**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. 35/16

Date to Members: 02/09/2016

Member's Deadline: 08/09/2016 (5.00 pm)

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 - 2 September 2016

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK16/1429/F	Approve with Conditions	Rectory Farmhouse 39 Toghill Lane Doynton South Gloucestershire BS30 5SY	Boyd Valley	Doynton Parish Council
2	PK16/1430/LB	Approve with Conditions	Rectory Farmhouse 39 Toghill Lane Doynton South Gloucestershire BS30 5SY	Boyd Valley	Doynton Parish Council
3	PK16/2905/F	Approve with Conditions	Chipping Sodbury Post Office 23 Horse Street Chipping Sodbury South Gloucestershire BS37 6DA	Chipping	Sodbury Town Council
4	PK16/2907/LB	Approve with Conditions	Chipping Sodbury Post Office 23 Horse Street Chipping Sodbury South Gloucestershire BS37 6DA	Chipping	Sodbury Town Council
5	PK16/3933/F	Approve with Conditions	13 Hibbs Close Marshfield Chippenham South Gloucestershire SN14 8LN	Boyd Valley	Marshfield Parish Council
6	PK16/3966/F	Approve with Conditions	60 Mangotsfield Road Mangotsfield South Gloucestershire BS16 5NA	Rodway	None
7	PT16/4381/CLP	Approve with Conditions	The Winnocks Thornbury Hill Alveston South Gloucestershire BS35 3LG	Thornbury South And	Alveston Parish Council

CIRCULATED SCHEDULE NO. 35/16 – 2 SEPTEMBER 2016

App No.:	PK16/1429/F	Applicant:	Mr And Mrs Godson
Site:	Rectory Farmhouse 39 Toghill Lane Doynton South Gloucestershire BS30 5SY	Date Reg:	14th April 2016
Proposal:	Alterations to existing vehicular access and wall to create stone entrance pillars and install automatic gates to a height of 1.8m at the highest point	Parish:	Doynton Parish Council
Map Ref:	372208 173925	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	7th June 2016



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100023410, 2008. **N.T.S.** **PK16/1429/F**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule to take into account the objection received from the Parish Council. Since this objection was received the proposal has been amended, as discussed in more detail below, and the metal gate to which the objection was raised has been changed to timber. The associated application for listed building consent, PK16/1430/LB, has also been referred to the circulated schedule in the interests of clarity.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the installation of a pair of new timber automatically operated gates and reclaimed Cotswold stone pillars at a listed building in Doynton. Planning permission is required for 2 reasons: firstly because permitted development rights are restricted for development of this nature within a listed building and because the height of the gate and pillars exceed 1 metre in height and are adjacent to the highway.
- 1.2 Rectory Farmhouse is a grade II listed building dating from the seventeenth century. It is located on the outskirts of (but within the settlement boundary for) the village of Doynton. This part of the district is located in the Bristol and Bath Green Belt and the Cotswolds Area of Outstanding Natural Beauty. The site is also within the Doynton Conservation Area.
- 1.3 Amendments have been made to the proposed development during the course of the application. At first a metal gate was proposed but this was considered to have an urbanising effect. Revised plans have been received and it is upon these that the recommendation is based. A period of reconsultation has not been undertaken as it was considered that determining the application through the circulated schedule would not prejudice any interested parties.

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
CS9 Managing the Environment and Heritage
CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L1 Landscape
L2 Cotswolds Area of Outstanding Natural Beauty
L12 Conservation Areas
L13 Listed Buildings
T12 Transportation

H4 Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) June 2006

Doynton Conservation Area SPD (Adopted) June 2013

Landscape Character Assessment SPD (Adopted) November 2014

Cotswolds AONB Management Plan 2013-18 (Endorsed)

3. RELEVANT PLANNING HISTORY

3.1 PK16/1430/LB Recommendation to Approve
Alterations to existing vehicular access and wall to create stone entrance pillars and install automatic gates to a height of 1.8m at the highest point

3.2 Further planning history on this site is available to view on the council's website.

4. CONSULTATION RESPONSES

4.1 Doynton Parish Council

Objection: metal gates would not be in keeping with the rural character of the area and lead to unwanted urbanisation; proposed gates are not in keeping with the existing pedestrian gate; gates are too high and are not required for security purposes; the gates should be no higher than the existing gate and be of a similar style to the existing pedestrian gate.

4.2 Conservation Officer

Initial objection to the metal gates; objection removed to the revised timber gates.

4.3 Transport Officer

No objection

Other Representations

4.4 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the erection of new gates at a listed building in Doynton.

5.2 Principle of Development

Policy H4 of the Local Plan manages development within existing residential curtilages and is broadly supportive of development subject to an assessment of design, amenity and transport. As the site contains a listed building, heritage considerations are paramount. Given that the development alters the access to the property, consideration should also be given to highway safety.

Finally, the natural beauty of the area should be considered as part of the planning application.

5.3 Therefore the proposed development is acceptable in principle but should be determined against the analysis set out below.

5.4 Design and Heritage

As described within the list description the grade II listed former farmhouse has 17th century origins with 20th century additions and alterations. Featuring coursed rubble stone elevations under a double Roman tiled roof and a symmetrical front elevation of 2½ storeys (with gables to attic), although set back from the eastern side of Toghill Lane, Rectory Farmhouse can be considered an imposing building that, as built in the local Cotswolds vernacular style, also makes a significant contribution to the character and identity of the locality.

5.5 Set to the roadside boundary is a low natural stone (curtilage listed) wall with tall hedges behind. A pedestrian access with gate is located directly in front of the entrance to the main house with the vehicular access off-set to the southern side, which historically would have provided access to the stables to the rear.

5.6 Amendments have been made to the scheme to remove the stone threshold and install timber (instead of metal) gates. This retains the existing rural character of the locality and the building itself. It is not considered that the revised gate design would fail to respect, preserve and enhance the character of the conservation area and the historical and architectural interest of the listed building. The proposed development is therefore acceptable in terms of its design and appearance and impact on heritage assets.

5.7 Landscape

Set within the village itself, the gates would not have an impact on the wider impact on the AONB and no objection is raised to the development on the basis of an adverse impact on the natural beauty of the area.

5.8 Transport and Highway Safety

Toghill Lane is lightly trafficked. The proposed gates would not have a significant impact on the safe operation of the existing access and would not lead to a reduction in highway safety on the carriageway itself. No objection is therefore raised to the development on the basis of highway safety.

5.9 The proposal does not have a material impact on the existing car parking provision.

5.10 Residential Amenity

The proposed development is not considered to have an impact on residential amenity. It would not lead to an intensification of the use of the access or the creation of a new access.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 35/16 – 2 SEPTEMBER 2016

App No.:	PK16/1430/LB	Applicant:	Mr And Mrs Godson
Site:	Rectory Farmhouse 39 Toghill Lane Doynton Bristol South Gloucestershire BS30 5SY	Date Reg:	14th April 2016
Proposal:	Alterations to existing vehicular access and wall to create stone entrance pillars and install automatic gates to a height of 1.8m at the highest point	Parish:	Doynton Parish Council
Map Ref:	372208 173925	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	7th June 2016



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule in the interests of clarity; the associated application for planning permission (PK16/1429/F) has been referred to take into account the objection received from the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks listed building consent for works required in connection with the installation of a new vehicular access gate to the grade II listed Rectory Farmhouse in Doynton.
- 1.2 The works comprise the construction of new stone gate piers within the curtilage listed wall and the installation of new timber gates.
- 1.3 It should be noted that the design and material of the gates have been amended during the course of the application.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework (March 2012)
Planning (Listed Building and Conservation Areas) Act 1990

3. RELEVANT PLANNING HISTORY

- 3.1 PK16/1429/F Recommendation to Approve
Alterations to existing vehicular access and wall to create stone entrance pillars and install automatic gates to a height of 1.8m at the highest point
- 3.2 Further planning history on this site is available to view on the council's website.

4. CONSULTATION RESPONSES

- 4.1 Doynton Parish Council
None received. However, objection received to PK16/1429/F which is the associated application for planning permission.
- 4.2 Conservation Officer
Initial objection to a metal gate overcome and no objection raised to the installation of a timber gate.

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks listed building consent for works required in association with the installation of a new access gate at a grade II listed building in Doynton.
- 5.2 Principle of Development
This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the property.
- 5.3 Assessment of Impact on Heritage Asset
Where the existing boundary wall forms both sides of the point of vehicular ingress and egress, due presumably to impact damage caused by vehicles it is clearly in need of some repair. The proposed partial demolition of the respective wall ends to facilitate the construction of two stone gate piers is acceptable.
- 5.4 The proposal would result in the replacement of an existing field gate with a pair of timber gates with a maximum height of 1.5 metres. These gates have a rural character to them and would not distract from the historic or architectural character of the listed building.
- 5.5 Subject to condition, the proposal is not considered to have an adverse impact on the special historic or architectural features of the property and therefore no objection is raised to the development.

6. RECOMMENDATION

- 6.1 It is recommended that listed building consent is GRANTED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

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.

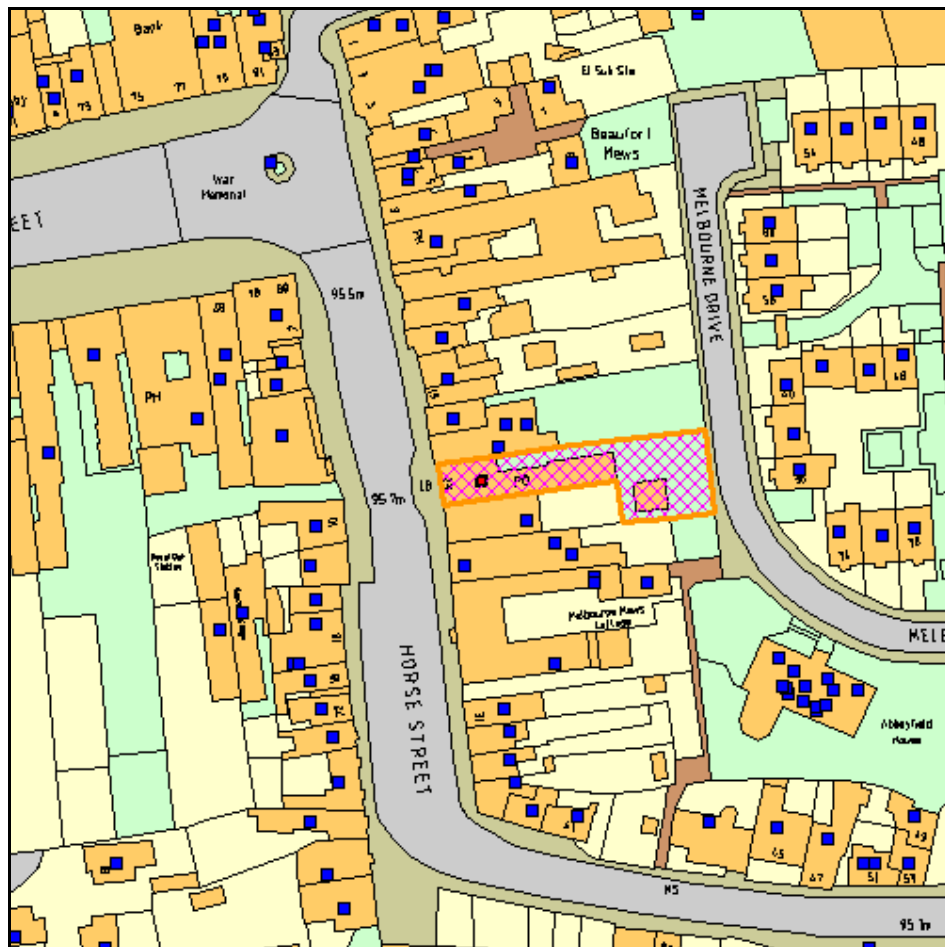
2. The facing stonework shall match the existing original stonework in respect of colour, texture, coursing, jointing and pointing.

Reason

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CIRCULATED SCHEDULE NO. 35/16 – 2 SEPTEMBER 2016

App No.:	PK16/2905/F	Applicant:	Mr Tom Gall
Site:	Chipping Sodbury Post Office 23 Horse Street Chipping Sodbury Bristol South Gloucestershire BS37 6DA	Date Reg:	19th May 2016
Proposal:	Change of use of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area and creation of new access (resubmission of PK15/5418/F)	Parish:	Sodbury Town Council
Map Ref:	372956 182180	Ward:	Chipping Sodbury
Application Category:	Minor	Target Date:	13th July 2016



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 100023410, 2008. N.T.S. PK16/2905/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following comments from local residents and the Parish Council contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the change of use of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area and creation of new access is also part of this application. It is noted that this is a resubmission of PK15/5418/F following Officers comments and as such attempts to address the previously raised concerns.
- 1.2 The application site relates to a three storey terraced building fronting onto Horse Street. No 23 is grade II listed and located within the conservation area. To the front, the ground floor has been the local Post Office with a ground floor flat to the rear of the building. It is known that the location of the post office has changed to other premises within Chipping Sodbury.
- 1.3 This application should be read in conjunction with PK16/2907/LB.
- 1.4 During the course of the application revised plans were received to indicate what additional measures could be taken to mitigate the potential harm to the building by rectifying poor existing alterations. As these changes did not alter the main description of development they were not sent out for re-consultation.
- 1.5 It is noted that the two letters of objection have used the listed building application reference but it is assumed that as they relate to this application they have been included in this assessment. This application is a resubmission of a previous scheme the difference being the proposal does not now impact on the existing Post Office and its associated flat.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
Planning Policy Guidance
The Town and Country Planning (General Permitted Development) (England) Order 2015
- 2.2 Development Plans

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

CS9 Managing the Environment and Heritage
CS14 Town Centres and Retail
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS30 Yate and Chipping Sodbury

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

L12 Conservation Areas
L13 Listed Buildings
H5 Residential Conversions, Houses in Multiple Occupation and Re-use of Buildings for Residential Purposes
RT9 Change of use of Retail Premises within Primary and Secondary Shopping Frontages in Town Centres
RT12 Use of Upper Floors in Town, Local and Village Centres

2.3 Emerging policy: South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards
PSP17 Heritage Assets and the Historical Environment
PSP31 Town Centre Uses
PSP32 Local Centres and Facilities
PSP38 Development within Existing Residential Curtilages
PSP39 Residential Conversions, Sub-divisions and Houses in Multiple Occupation

2.4 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007
Residential Parking Standard SPD (Adopted) 2013
Chipping Sodbury Town (Adopted) 2009

3. RELEVANT PLANNING HISTORY

- 3.1 PK16/2907/LB Internal alterations to facilitate conversion of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area. (Resubmission of PK15/5419/LB).
Pending
- 3.2 PK15/5419/LB Internal alterations to facilitate change of use of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area.
Withdrawn 1.2.16
- 3.3 PK15/5418/F Change of use from offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area and creation of new access

	Withdrawn	1.2.16
3.4	PK13/2070/LB	Internal works to repair and reconstruct roof trusses over second floor and renewal of ceiling. Renewal of rainwater downpipe to front elevation.
	Approved	29.7.13
3.5	P86/1558/L	Display of non-illuminated projecting hanging sign , 42" x 25.5" to read "your local newspaper - the gazette - branch office" with the bailey newspaper group logo in gold lettering on a black background.
	Approved	4.6.86
3.6	P84/2266/L	Works of alteration to facilitate the display of non illuminated cut-out lettering sign to read "post office" (in accordance with the agent's letter received by the council on 1ST october 1984).
	Approved	11.12.84
3.7	P84/2264/A	Display of non-illuminated sign utilising white cut-out lettering to read "post office" (in accordance with the agent's letter received by the council on 1.10.84)
	Approved	24.10.84
3.8	P84/1760/L	Works of demolition and alteration to facilitate insertion of new window.
	Refused	8.8.84
3.9	P84/1745	Alterations to shop front and installation of new window.
	Refused	18.7.84
3.10	N626	Change of use to office accommodation.
	Approved	18.11.74

4. CONSULTATION RESPONSES

4.1 Sodbury Town Council

Objection:

- Increase in traffic on Melbourne Drive
- Loss of office space

4.2 Other Consultees

Listed Building/Conservation Officer

Objection: proposal has failed to show mitigation against the potential harm, does not address the rear boundary wall which contributes to the character of the conservation area.

Updated comments:

Following a meeting and the submission of revised plans showing mitigation measures there is no objection

Sustainable Transport

No objection subject to condition regarding parking provision

Other Representations

4.3 Local Residents

Two letters of objection have been received by the Council. The points raised are summarised as:

- Loss of Post Office
- Development for profit
- Proposed relocation will result in job losses
- No alternative employment has been offered
- Disingenuous to say current site is empty
- Differing dates on card and on site notice by which comments are to be made

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Of particular importance is the impact on the listed building, on the Conservation Area, the perceived loss of office space in the town centre, the impact on amenity and the impact on highways.

5.2 It is acknowledged that South Gloucestershire Council does not have a five year land supply. As such paragraph 49 of the NPPF is engaged and Policy CS5 is considered out of date. Paragraph 49 declares that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 14 of the NPPF goes on to state that proposals that accord with the development plan should be approved without delay, and where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF. Notwithstanding the above the adopted development plan remains the starting point for assessment.

5.3 The NPPF (2012) promotes sustainable development and great importance is attached to the design of the built environment. It emphasises this by stating *Good design is a key aspect of sustainable development and expects high quality and inclusive design for all development, including individual buildings.* Among others, the NPPF expects development should *add to the overall quality of the area...respond to local character and history, and reflect the identity of surroundings [and be] visually attractive as a result of good architecture.* It goes on to state that *Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

- 5.4 On the one hand the proposal would result in the creation of new homes which counts in its favour and on the other would result in the loss of office space and have an impact on the listed building. These factors would count against the proposal but there is a balance between the positive and negative effects and this is discussed in more detail in the below report.
- 5.5 Loss of office space and use of upper floors in town centres
Saved policy RT12 states that the change of use of offices will be permitted in town centres where there would be no unacceptable environmental or transportation effects and would not prejudice residential amenity. Although this is a full planning application, reference should be made to the recent permitted development changes which allow the change of use from offices to residential without the need for a full planning application. There are some restrictions on this method including listed buildings which is why this is a full planning application with its associated listed building consent rather than a prior notification. Some weight is therefore given in favour of the scheme for this reason.
- 5.6 It was noted during the site visit that a number of the offices on the first floor were empty, and seemingly had been for some time. Economic Development Officers at the Council have acknowledged that the proposed change of use would result in the loss of about 283sq metres of office space in a highly sustainable location. However, records indicate that the premises has been marketed as vacant since 2013 and this period of time is regarded as being sufficient to now justify the proposed change of use.
- 5.7 It is considered that there would be no adverse environmental impact resulting from the change of use of offices to residential. Impact on amenity and transport are discussed further below.
- 5.8 Comments have been received from local residents with regards to the loss of the Post Office and employment opportunities. Officers are aware that the Post Office is to be relocated within another existing business on the High Street in Chipping Sodbury. The potential loss of employment for one worker is noted but it must be recognised that changes to the location of the Post Office and its employees is not something that can be considered under the remit of a planning application particularly when Officers are aware of alternative arrangements for this service.
- 5.9 Impact on the listed building
The application site is a three storey terraced grade II listed building. The rear of properties on Horse Street form the fringes of the historic development of the town and the application site and its neighbours have a typical back lane character. To the front the property presents as a distinctive part of the historic market town. The building is of mid eighteenth century design with a double roman tile roof, painted stone surrounds with keystones. Relieving arches form its front elevation with a moulded cornice with pediment over 4 central windows.
- 5.10 The proposed changes would comprise the divisions of some rooms on the first and second floors. It is noted that a number of alterations to accommodate the

office space have already taken place with some loss of historic fabric. However, following discussions the benefits of the proposal were noted and agreed improvements to the existing external appearance to the side of the building in the form of changes to down pipes, external staircase and fenestration were considered to be sufficient to mitigate against the potential harm. Consequently there are no listed building objections to the scheme.

5.11 Design and Visual Amenity

In terms of external appearance there would be no changes to the front façade of the building. Changes would be to the rear in the form of demolition of the existing garage. These changes would facilitate the creation of an area of hardstanding and an area of bin and cycle storage. Natural stone would be used for the storage area which is considered appropriate to the setting. In terms of design and visual amenity there are no objections to the proposal.

5.12 Residential amenity

The change of use to proposed flats on the first and second floors would utilise the space currently designated as office space. This includes the large three and two-storey rear projection/extension to the building. Windows are therefore to the front, rear and side elevations. To the front and rear these windows would be separated by the main road and by the rear access lane respectively. As such there would be no issues of inter-visibility or overlooking resulting. To the north rear side the property benefits from a large number of windows. Given that the rear projection is a large structure and extends past other two-storey extensions, many of the windows would be overlooking the large car parking area of the adjacent site. Those windows that are opposite the side elevation of No. 21 Horse Street would serve kitchen windows and lounge areas. It is noted that given the difference in height the second floor flat would be above the eaves height of No. 21 whilst with regards to the first floor, Officers understand that the opposing windows serve a storage area within this building.

5.13 It is therefore considered that there would be no negative impact on the amenity of future occupants or that of the existing offices in the adjacent property.

5.14 Standards for amenity space for occupants of flats and apartments is set out in emerging policy. This stipulates that a 2 bed flat should have 5sq metres of private amenity space plus an area of private communal space and a 1 bed flat should also have 5 sq metres of private amenity space.

5.15 The private amenity space for these flats would not accord with this emerging policy however, where developments in town centres are not able to provide external amenity space on site, alternative provision can be acceptable. In this case Chipping Sodbury is a thriving small town with cafés, public houses, restaurants, supermarkets, and other independent traders along with the Frome Valley Walkway running parallel to the other side of the High Street. The town also has good links into Yate and its lack of private amenity space is therefore balanced against these nearby facilities.

5.16 Sustainable Transport

The site is proposed to be accessed from a modified access via Melbourne Drive, a cul-de-sac of modern mainly single storey development. The proposal consists of change of use of an existing office to 2no. 2-bed and 2no. 1-bed dwelling. In terms of parking requirement for this development South Gloucestershire Council [minimum] parking standards for new residential development requires 2 spaces for three-bed dwellings, 1.5 spaces for two-bed and 1 space for one-bed flats plus a space per 5 dwellings for visitors. For the proposed development then, this proposal requires 5 car parking spaces. Plans submitted with this application shows 7no. parking spaces and there is an acceptable turning and manoeuvring space on site. The level parking as proposed meets the Council's parking standards and as such, it is considered acceptable. It is noted that there is an existing ground floor flat which does not form part of this application but Officers still consider that the overall parking provision of 7 spaces for the whole site would be acceptable.

5.17 In addition to the car parking, the scheme also includes cycle parking in the form of cycle storage and this meets the policy T7 of the South Gloucestershire Council cycle parking standards. In view of the above there are no highway objections to this application subject to a condition to provide all parking and cycling provisions prior to first occupation of the new flats.

5.18 Other matters

Comments have been received from local residents with regard to the development being purely for profit. This is not an unusual set of circumstances but not one which can be debated within a planning report.

5.19 With regard to the discrepancy of the consultation dates, this has happened because notification of the application is made in three ways: a card sent out to neighbours, a site notice posted close to the site and in this case for a listed building an advert in the local newspaper. Nevertheless by each of these means a period of 21 days is allowed for comments to be submitted to the LPA. In addition Officers always try to accommodate requests should anyone require additional time to prepare and send in a response.

5.20 Overall planning conclusion

The proposal is for the creation of 2no flats and 2no. studio apartments in the centre of Chipping Sodbury. The formation of new living accommodation is given weight in its favour, particularly in light of the lack of a demonstrable five year housing supply. The proposal accords with the adopted parking standards and although it does not provide private amenity space, its location within Chipping Sodbury and close to countryside walks and other leisure facilities in nearby Yate means it is considered acceptable. The proposal would be for a change of use to the grade II listed building and the main alterations would be internal. Some harm to the listed building is therefore acknowledged but it must be recognised that subdivision within the building to convert the space into offices has previously taken place. Therefore, mitigation in the form of regularising existing windows, improving the outside staircase and external pipework has been put forward as part of this application. As such the impact on the listed building is considered neutral. The loss of office space is given some weight against the proposal but conversely weight is also given to the

fact that had this not been a listed building change for use from office to residential can be permitted development. The overall loss of the office space can therefore be regarded as neutral. On balance the scheme to provide additional housing is considered to outweigh the harm and is therefore recommended for approval.

6. CONCLUSION

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

6.2 The recommendation to **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 set out below.

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; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

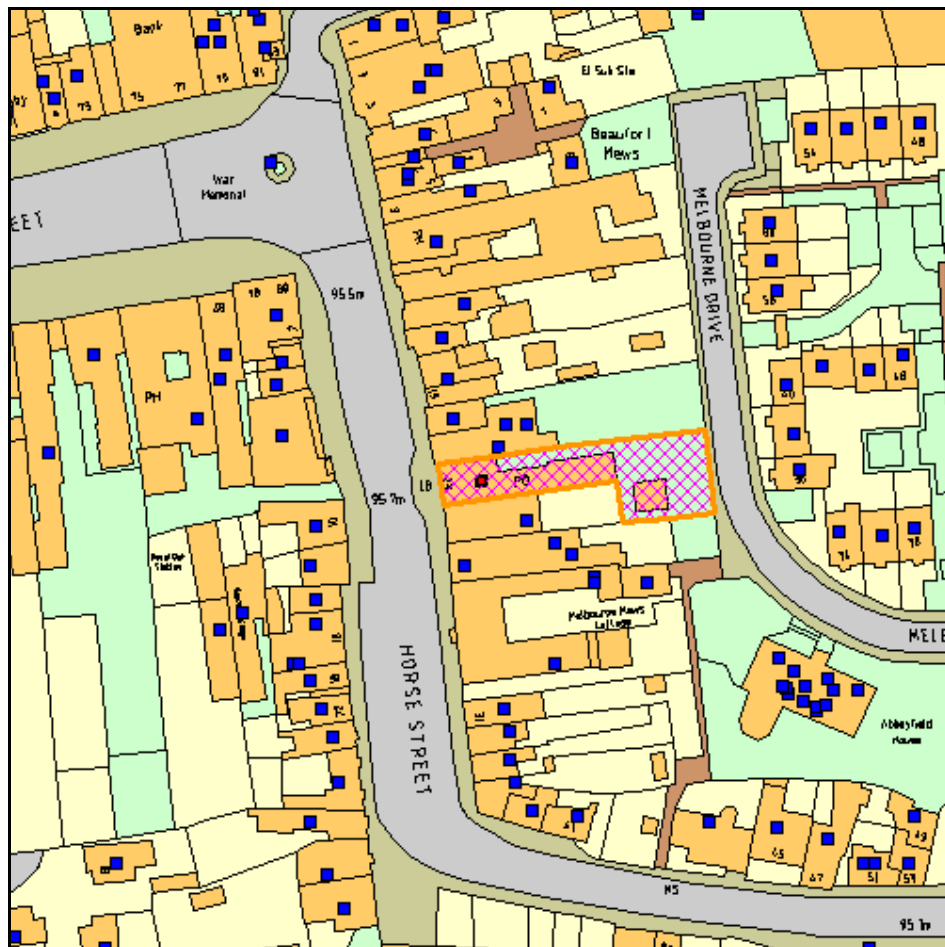
3. The off-street parking facilities (for all vehicles, including cycles) shown on the plan Proposed Site Plan and Elevations 4103/51 Rev C hereby approved shall be provided before the proposed flats are first occupied, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 35/16 – 2 SEPTEMBER 2016

App No.:	PK16/2907/LB	Applicant:	Mr Tom Gall
Site:	Chipping Sodbury Post Office 23 Horse Street Chipping Sodbury Bristol South Gloucestershire BS37 6DA	Date Reg:	19th May 2016
Proposal:	Internal alterations to facilitate conversion of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area. (resubmission of PK15/5419/LB)	Parish:	Sodbury Town Council
Map Ref:	372956 182180	Ward:	Chipping Sodbury
Application Category:	Minor	Target Date:	13th July 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant seeks listed building consent for internal alterations to facilitate the conversion of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. The demolition of the existing garage to create a communal parking area is also part of the proposal. This application is a resubmission of PK15/5419/LB, withdrawn on the advice of Officers. This application seeks to address the previously raised concerns.
- 1.2 No. 23 Horse Street, Chipping Sodbury is a grade II listed building situated within the Conservation Area. For a number of years the Post Office has been located on the ground floor with an associated ground floor flat for the use of the proprietor to the rear, the ground floor and therefore both of these areas have been excluded from this proposed development. It is noted that the location of the Post Office is to be relocated with the town, but this is not something that is being considered under this or the full application.
- 1.3 The application should be read in conjunction with PT16/2905/F. Some objections to the full application have been received but were referenced under the listed building application. The summarised comments of all have been given below for completeness but most are addressed within the full application.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Practice Guidance – Conserving and Enhancing the Historic Environment;
Managing Significance in Decision-Taking in the Historic Environment (GPA 2)
The Setting of Heritage Assets (GPA 3)

3. RELEVANT PLANNING HISTORY

- 3.1 PK16/2905/F Change of use of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area and creation of new access (resubmission of PK15/5418/F)

Pending
- 3.2 PK15/5419/LB Internal alterations to facilitate change of use of offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area.

	Withdrawn	1.2.16
3.3	PK15/5418/F	Change of use from offices on 1st and 2nd floors to 2no flats and 2no studio apartments. Demolition of garage to create communal parking area and creation of new access
	Withdrawn	1.2.16
3.4	PK13/2070/LB	Internal works to repair and reconstruct roof trusses over second floor and renewal of ceiling. Renewal of rainwater downpipe to front elevation.
	Approved	29.7.13
3.5	P86/1558/L	Display of non-illuminated projecting hanging sign , 42" x 25.5" to read "your local newspaper - the gazette - branch office" with the bailey newspaper group logo in gold lettering on a black background.
	Approved	4.6.86
3.6	P84/2266/L	Works of alteration to facilitate the display of non illuminated cut-out lettering sign to read "post office" (in accordance with the agent's letter received by the council on 1ST october 1984).
	Approved	11.12.84
3.7	P84/2264/A	Display of non-illuminated sign utilising white cut-out lettering to read "post office" (in accordance with the agent's letter received by the council on 1.10.84)
	Approved	24.10.84
3.8	P84/1760/L	Works of demolition and alteration to facilitate insertion of new window.
	Refused	8.8.84
3.9	P84/1745	Alterations to shop front and installation of new window.
	Refused	18.7.84
3.10	N626	Change of use to office accommodation.
	Approved	18.11.74

4. CONSULTATION RESPONSES

4.1 Chipping Sodbury Town Council
No objection to the listed building element

4.2 Other Consultees

Listed Building Officer

Objection: proposal has failed to show mitigation against the potential harm, does not address the rear boundary wall which contributes to the character of the conservation area.

Updated comments:

Following a meeting and the submission of revised plans showing mitigation measures there is no objection

Other Representations

4.3 Local Residents

Two letters of objection have been received which relate to the full application and not this listed building application but are included here for the sake of completeness. The points raised are summarised as:

- Proposed relocation of Post Office will result in job loss as one of the employees has not been offered employment at the new site
- Disingenuous to indicate the current site is vacant
- Differing dates on card and on site notice by which comments are to be made
- Change of use of this building would be pure profiteering – we need services not more commuter flats
- Differing dates on card and on site notice by which comments are to be made

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

This application stands to be assessed against National Planning Policy Framework March 2012 and Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 The proposal is for internal works to facilitate the conversion of offices to residential accommodation and the demolition of an existing garage to accommodate parking spaces to the rear.

5.3 *Impact on the listed building*

The proposed residential conversion of this listed building has been subject of numerous discussions, including the withdrawn scheme, to ensure that any submission addressed concerns raised. This application has provided more accurate survey drawings which means the proposed work is clearer to understand than in the previously withdrawn scheme. The issue of mitigation was discussed and revised plans received during the course of the application confirm that alterations to the fenestration and removal of external staircase and changes to the external gutters and rainwater pipework would be an acceptable form of mitigation to offset the harm to the changes of the building to facilitate its conversion into offices.

5.4 The treatment of the rear boundary wall, bin, cycle store, refuse and hardstanding was also raised as a point of concern. Plans now show the introduction of a covered cycle and refuse area which would be in stone with a

tilled roof to follow on from and thereby retain the small historic boundary wall to the rear of the property.

5.5 Alterations to the far boundary wall adjacent to Melbourne Drive are noted but as this wall is not historic the changes to facilitate the parking area for the site is accepted.

5.6 Overall the proposed scheme would ensure the retention of the historic character of the building and improvements to and regularisation of fenestration are considered to mitigate against the potential harm to the listed building and the proposal can be supported.

5.7 Other matters

With regard to the discrepancy of the consultation dates, this has happened because notification of the application is made in three ways: a card sent out to neighbours, a site notice posted close to the site and in this case for a listed building an advert in the local newspaper. Nevertheless by each of these means a period of 21 days is allowed for comments to be submitted to the LPA. In addition Officers always try to accommodate requests should anyone require additional time to prepare and send in a response.

6. CONCLUSION

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

7. RECOMMENDATION

7.1 That the application be **approved** subject to the conditions set out below.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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. Sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

3. Prior to the first occupation of the approved flats the alterations to the fenestration, the removal of the external staircase and alterations to the gutters and rainwater pipes as indicated in approved plan 4103/50 Rev C and 4103/51 Rev C shall be completed as mitigation works to the listed building.

Reason

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

CIRCULATED SCHEDULE NO. 35/16 – 2 SEPTEMBER 2016

App No.:	PK16/3933/F	Applicant:	Mr And Mrs Dowson
Site:	13 Hibbs Close Marshfield Chippenham South Gloucestershire SN14 8LN	Date Reg:	27th July 2016
Proposal:	Erection of single storey side and rear extensions to form additional living accommodation	Parish:	Marshfield Parish Council
Map Ref:	377892 173925	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	19th September 2016



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1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The application seeks full planning permission for the erection of a single storey side and rear extensions to form additional living accommodation at 13 Hibbs Close, Marshfield.
- 1.2 The application site relates to a modern two storey, detached property located in a cul-de-sac to the north of the village. The dwelling comprises stone elevations and stained timber windows. The property benefits from parking to the front of the property, as well as an integral garage. The application site is located within the Marshfield Conservation Area, the Cotswolds Area of Outstanding Natural Beauty (AONB), as well as the settlement boundary of Marshfield.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Adopted Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage

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

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
L1 Landscape Protection
L2 Cotswold Area of Outstanding Natural Beauty (AONB)
L12 Conservation Areas
T12 Transportation

2.3 Emerging Development Plan

South Gloucestershire Local Plan, Proposed Submission: Policies, Sites and Places (PSP) Plan, June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP17 Heritage Assets and the Historic Environment
PSP38 Development within Existing Residential Curtilages

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standard SPD (Adopted) December 2013
Marshfield Conservation Area SPD (Adopted 2004)

3. RELEVANT PLANNING HISTORY

- 3.1 P86/1047 Approval 12.03.1986
Erection of 9 detached houses and garages; construction of access road - alteration of house types (in accordance with amended plans received 27/1/87)
- 3.2 P86/1048/L Conservation Area Consent 12.03.1986
Demolition of existing bungalow and farm buildings to facilitate erection of 9 detached houses and garages.
- 3.3 PK14/3469/TCA No Objection 20.10.2014
Works to fell 1 no. Conifer and 2 no. Cherry trees all situated within Marshfield Conservation Area

4. CONSULTATION RESPONSES

- 4.1 Marshfield Parish Council
No objection
- 4.2 Conservation Officer
No objection. Comments as follows:
 - Subject to matching materials, the design and scale of the single storey rear extension would successfully assimilate itself with both the host and its context
 - Single flat roofed extension is a contrived addition, however it would be contained within immediate context
- 4.3 Drainage Team
No objection

Other Representations

- 4.4 Local Residents
1 objection was received by a neighbouring occupier at No.15 Hibbs Close. Comments as follows:
 - We have no objection to the rear single extension
 - Flat roof out of character with Hibbs Close, agreement with Conservation Officer that design is 'cramped and contrived'
 - Concerns regarding materials of the proposed extension
 - Maintenance, noise and drainage issues

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 and the emerging Policy PSP38 of the PSP1 Plan (June 2016) allow 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.

- 5.2 As the application is located within a Conservation Area it would be assessed against policies L12, CS9 and PSP17. These policies seek to preserve and where possible enhance Heritage Assets, including Conservation Areas. The proposal accords with the principle of development subject to the consideration below.
- 5.3 Design and Visual amenity
The property sits in a trio of houses which form a 'wing' of the Hibbs Close cul-de-sac. It is located in an area of relatively modern properties all of which are a similar design within the Marshfield Conservation Area. The development would involve the erection of a single storey rear extension, it would run along the entire rear elevation for 8 metres, it would have a depth of 2.2 metres and a maximum height of 4.1 metres. It would introduce 2no. rooflights and bi-folding doors into the rear garden.
- 5.4 The second element of the proposal is the erection of a single storey side extension, this would be a modest addition to the property. It would be set back from the main front building line by 0.1 metres and extend along the side of the host dwelling for 4.6 metres, it would have a width of 0.9 metres and a maximum height of 2.1 metres. Submitted plans show that the extension would have doors to both, front and rear elevations.
- 5.5 The case officer acknowledges concerns of neighbouring occupiers and the Conservation Officer regarding the design of the single storey side extension. However, officers are mindful that the application site is not located within a sensitive historic character area within Marshfield. Accordingly, it is considered that it would be acceptable in this instance, especially given that it would not be visible from the public realm.
- 5.6 Having said this, to ensure the highest quality of design, and with regard to concerns from neighbouring occupiers, a condition is issued to ensure that materials of the extensions should match those found on the existing dwelling in accordance with CS1 as well as enhancement strategies set out in the Marshfield Conservation SPD.
- 5.7 Overall, and considering all of the above, the scale and massing of the proposal, is acceptable in the context of both, the application site and the surrounding wider area. Furthermore, the site is located within the Cotswold AONB and would not materially impact on its character. Accordingly, the proposal is deemed to comply with Policy CS1 of the Core Strategy (Adopted) December 2013 and the emerging Policy PSP1 of the PSP Plan (June 2016).
- 5.8 Residential Amenity
The property has a number of existing rear windows facing the rear of Nos. 7 and 9 Hitchen Close. The single storey rear extension would introduce 3no. rooflights and bi-folding doors facing these occupiers. It is considered unlikely that these would significantly alter the existing situation, especially given the 1.8

metre shared boundary fence as well as established vegetation. Similarly, due to its single storey scale it would not be overbearing or cause a loss of light.

- 5.9 It is acknowledged that the single storey rear extension would represent an increase of built form adjacent to the rear gardens of the neighbouring Nos.11 and 15 Hibbs Close. Whilst this may result in some change to the existing situation, it is not considered that it would cause a detrimental impact on these occupiers. The case officer notes the neighbouring occupiers concerns regarding the single storey side extension in relation to noise. Accordingly, a condition is issued to restrict the hours of working on the site to protect the residential amenity of nearby occupiers.
- 5.10 Overall, it is considered the proposed development would not be detrimental to residential amenity and is deemed to comply with saved Policy H4 of the Local Plan (2006) and the emerging Policy PSP8 of the PSP Plan (June 2016).
- 5.11 Transport and Parking
No additional bedrooms are proposed nor does the proposal encroach onto existing parking provision, and therefore there is no transportation objection to the proposal.
- 5.12 Other Matters
Whilst the case officer understands those concerns regarding maintenance and structural drainage as a result of the single storey extension, they do not amount to a planning matter and therefore these comments have not been taken into consideration. I am also mindful that the Drainage Team has no objection to the proposal.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

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

Reason

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

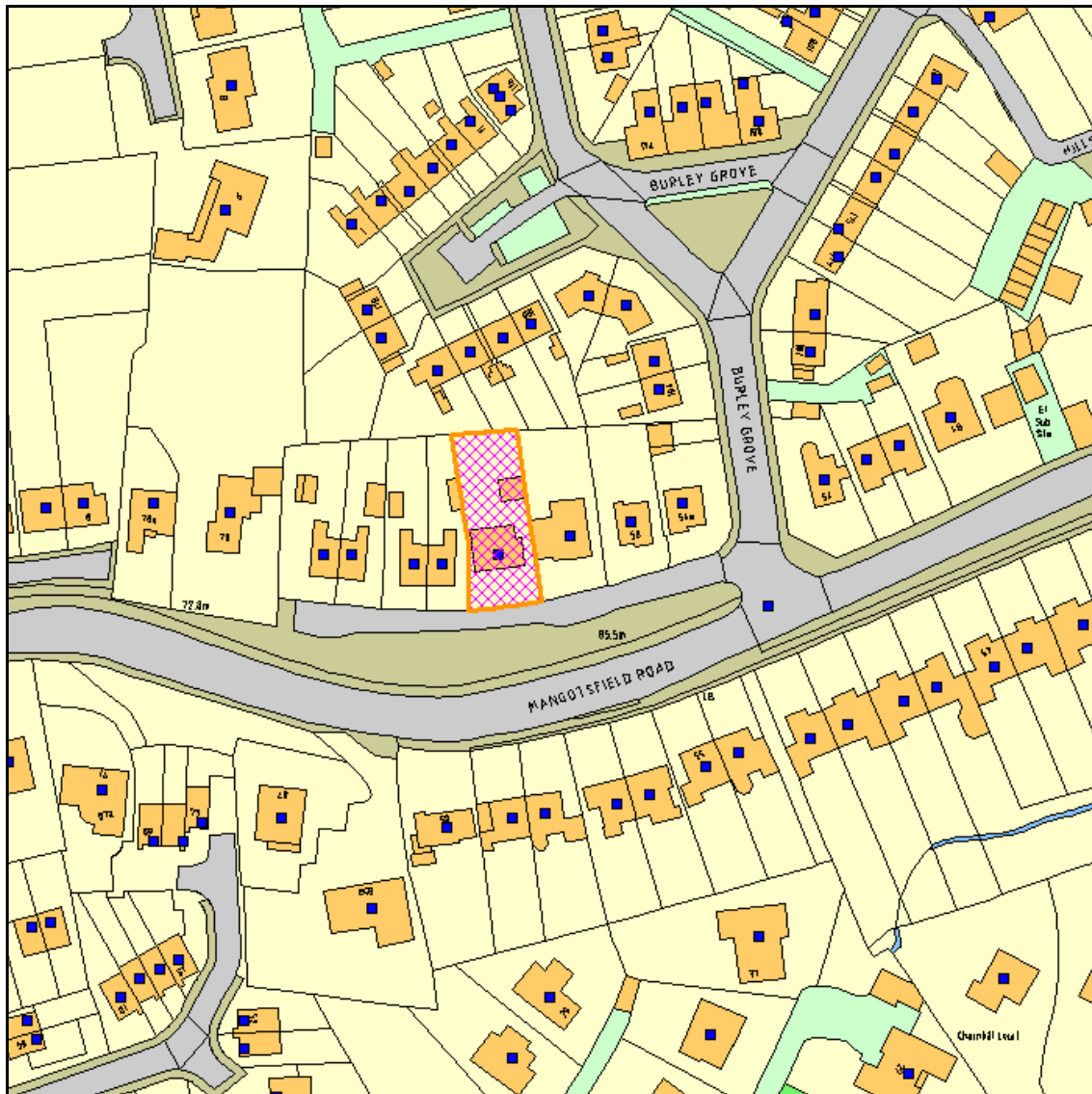
3. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: 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; CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 35/16 – 2 SEPTEMBER 2016

App No.:	PK16/3966/F	Applicant:	Mr Tim Poole
Site:	60 Mangotsfield Road Mangotsfield South Gloucestershire BS16 5NA	Date Reg:	8th July 2016
Proposal:	Conversion and extension of 1no. detached dwelling into 2no. dwellings with access, parking and associated works.	Parish:	None
Map Ref:	365844 175935	Ward:	Rodway
Application Category:	Minor	Target Date:	31st August 2016



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REASON FOR APPEARING ON CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks planning permission for an extension at 60 Mangotsfield Road, Mangotsfield to facilitate its conversion from one dwelling to two dwellings with access, parking and associated works.
- 1.2 The application site is situated within the East Bristol urban fringe area, and is accessed from a private lane which branches off from and runs parallel to the main stretch of Mangotsfield Road.

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)

- H4 Development within Existing Residential Curtilages
- T7 Cycle Parking
- T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

Policies Sites and Places Development Plan Document (Submission Draft)
June 2016

- PSP1 Local Distinctiveness
- PSP3 Trees and Woodland
- PSP8 Residential Amenity
- PSP16 Parking Standards
- PSP20 Surface Water Management
- PSP38 New Development within Residential Curtilages
- PSP39 Residential Sub-divisions
- PSP43 Amenity Space

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

3. RELEVANT PLANNING HISTORY

- 3.1 K7013 Approve with conditions 06/09/1991
Two storey side extension

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
Un-parished area.

- 4.2 Other Consultees

Sustainable Transport

No objection subject to condition ensuring parking spaces are implemented.

Highway Structures

No comment.

Lead Local Flood Authority

No objection.

Other Representations

- 4.3 Local Residents

Two letters of objection have been received stating the following:

- Houses stand behind a grass verge on a minor cul de sac, which causes concerns regarding access to neighbouring houses during construction
- Mangotsfield Road is characterised by houses having gaps in between providing space and light with only garages coming up to the boundary
- This proposal will block up this gap and comes within 20cm of boundary wall
- Proposal will appear cramped and out of keeping with street scene
- Will no longer have access to rear garden causing maintenance issues

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

The site lies within the Bristol East Fringe Urban Area and being residential curtilage, there is no in-principle objection to the development of the site for residential use. Accordingly, the relevant policies for the considerations of this application are primarily CS1 and CS5 of the South Gloucestershire Core Strategy (Adopted) December 2013, and policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006. Whilst these are permissive of proposals for new residential development, this is subject to considerations of design, residential amenity and highway safety whilst adequate amenity space should be provided for any new separately occupied dwelling.

5.2 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The paragraph goes on to suggest that if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites then their relevant policies for the supply of housing should not be considered up-to-date. Currently South Gloucestershire Council does not have a five-year housing land supply and therefore paragraph 49 of the NPPF is engaged and many of the policies which relate to the provision of housing are considered out of date. Regardless of this, the starting point for any decision-taker is the adopted Development Plan, but the decision-taker is now also required to consider the guidance set out within paragraph 14 of the NPPF. Paragraph 14 states a presumption in favour of sustainable development, and states that a proposal that accords with the development plan should be approved without delay, and where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

5.3 Design

The topography of the application site slopes down from the access lane and also from west to east, with no. 62 sited on much higher ground and no. 58 on slightly lower ground. The property is a large detached dwelling with a gable roofline, finished predominantly in brick with two bay windows at ground floor level on the principal elevation. There is a mix of housing styles along the highway, however the most common appears to be detached and semi-detached hipped properties with bay windows, finished in a mix of render and brickwork.

5.4 In order to facilitate the conversion between the existing single residential unit into two residential units of three bedrooms each, a two storey side extension is proposed beyond the east elevation. This will create the entrance to the new dwelling as well as additional living accommodation and is to mirror the appearance of the existing side extension to the west. The existing double garage to the rear of the site will be demolished and a two-storey rear extension is also proposed to replace the existing lean-to, creating a second gable running parallel to the existing. The height of both additions is reduced from the full ridge height of no. 60, allowing the additions to remain subservient to the original design. Comments raising concerns about the impact of filling in the gap between no. 60 and no. 58 with an extension have been raised during the consultation period, and the impact this will have on the street scene. There are other examples along Mangotsfield Road, including directly opposite the site to the south of the highway, where extensions up to the neighbouring boundary have been built. These are not considered to be detrimental to the street scene and the steep topography of the area creates the appearance of breaks between the dwellings even when the gap has been filled in. The adjacent built form at no. 58 next to the boundary is the single storey garage, so there is still a visual break at first floor height. Overall, officers do not consider the extension to the boundary to have a significant impact on the street scene, and the proposal is considered acceptable in terms of policy CS1 of the Core Strategy.

5.5 Residential Amenity

No. 62 to the west is on higher ground, with their single storey rear extension appearing much taller than it is when viewed from the application site. No. 62 has a facing principal window however this is already impacted upon by the main gable of no. 60 and it is unlikely that the proposal will have a greater impact on the outlook or light available from this window than the extant situation. No. 58 does not have any facing principal windows, only obscure glazed windows, and is partially shielded by the existing single storey garage. It is possible that the proposed side and rear extensions may cause some loss of light to the north facing rear garden of no. 58 in the afternoon, but this is unlikely to be significantly worse than the extant situation whereby light is blocked by the row of housing.

5.6 Turning to the amenities of the application site, the existing garden is to be split into two to provide private amenity space for both dwellings. Each 115 square metre garden shown is approximately double the size of the recommended private amenity space in policy PSP43 of the draft Policies Sites and Places Development Plan Document, currently out for consultation. The development is considered to accord with policy H4 of the Local Plan.

5.7 Transport

Two parking spaces per dwelling has been shown which accords with the parking standards within the Residential Parking Standards SPD, and the loss of the garage has been mitigated by providing cycle storage boxes to the front of the dwelling. A condition on the decision notice will ensure that this parking provision will be implemented prior to first occupation of the development.

5.8 Concerns regarding access during the period of construction have been raised. An informative on the decision notice will remind the applicant that they cannot carry out works on land which is not under their ownership, and so they cannot block a shared access route. Concerns have also been raised about the lack of rear access down the side of the proposed dwelling in order to carry out maintenance, however this is a civil issue and the applicant would have to have the neighbours consent to access their property for maintenance.

5.9 Vegetation

There is a large tree to the rear of the site which is considered to contribute positively to the visual amenity of the area, however this tree is an adequate distance from the works proposed and is unlikely to be affected.

5.10 Other Issues

As previously mentioned, currently South Gloucestershire Council cannot identify a five year housing land supply. This proposal would add one additional unit to the supply, which is considered to be a benefit and has been given weight in coming to the recommendation within this report. No significant or demonstrable harm has been identified which would outweigh this benefit and therefore it is recommended that the application is approved.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission is **APPROVED** subject to the conditions 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. Prior to first occupation of the dwellings hereby approved, the vehicular and cycle parking shown in drawing no. 2016-001 Rev PI shall be implemented and maintained thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, to encourage sustainable transport choices and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; policies T12 and T7 of the Local Plan (Adopted) January 2006 and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 35/16 – 2 SEPTEMBER 2016

App No.:	PT16/4381/CLP	Applicant:	Mr Clayton Baker
Site:	The Winnocks Thornbury Hill Alveston South Gloucestershire BS35 3LG	Date Reg:	26th July 2016
Proposal:	Application for a certificate of lawfulness for the erection of a single storey side extension.	Parish:	Alveston Parish Council
Map Ref:	363461 188410	Ward:	Thornbury South And Alveston
Application Category:	Certificate of Lawfulness	Target Date:	19th September 2016



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 100023410, 2008. N.T.S. PT16/4381/CLP

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks a formal decision as to whether or not the proposed erection of a single storey side at The Winnocks, Thornbury Hill, Alveston would be permitted under the regulations contained within The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 1.2 This application is not an analysis of planning merit, but an assessment as to whether the development proposed accords with the above regulations. There is no consideration of planning merit, the decision is based solely on the facts presented.
- 1.3 It has been established following the refusal of PT16/2050/PNH and PT16/2026/CLP that the principal elevation is on the south side of the dwelling, although it is noted that later extensions to the dwelling have resulted in the main entrance facing due south-east.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/4409/PNH Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 6.5 metres, for which the maximum height would be 4 metres and for which the height of the eaves would be 2.5 metres.
Pending Decision
- 3.2 PT16/2050/PNH The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.5m, for which the maximum height would be 4m and the height of the eaves would be 2.5m
Refused 01.06.2016
- 3.3 PT16/2026/CLP Application for a certificate of lawfulness for the proposed erection of a single storey side extension.
Refused 15.06.2016
- 3.4 PT08/1582/F Installation of 2no. front and 2no. rear dormer windows to facilitate loft conversion.
Approved with Conditions 18/07/2008

- 3.5 P96/2442 Erection of single storey extension.
Approval Full Planning 18/11/1996
- 3.6 P84/2120 Alterations and extension to existing bungalow to provide lounge,
dining room hall and cloakroom.
Approval Full Planning 12/09/1984
- 3.7 N5471 Erection of a detached dwelling (outline).
Refused 26/04/1979

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
No comments received regarding the proposal.
- 4.2 Thornbury Town Council
No objection to the proposal.

Other Representations

- 4.3 Local Residents
No comments received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 The following evidence was submitted to the Local Planning Authority on 21 July 2016 –
- Existing Elevations
 - Existing Floor Plans
 - Proposed Elevations
 - Proposed Floor Plans
 - Proposed Roof Plan
 - Site Location Plan and Block Plan

6. ANALYSIS OF PROPOSAL

- 6.1 This application seeks a certificate of lawfulness for a proposed single storey side extension at a property in Alveston.
- 6.2 Principle of Development
An application for a Certificate of Lawfulness is purely an evidential test and is a formal way to establish whether or not the proposed development can be implemented lawfully without the need for planning permission. Thus there is no consideration of planning merit, the application is based on facts presented. The submission is not a planning application and therefore the Development Plan is not of relevance to the determination of this application.
- 6.3 The key issue in this instance is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

6.4 This development would fall within Schedule 2, Part 1, Class A this allows for the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria as detailed below.

6.5 Assessment of Evidence: Single Storey Side Extension

Schedule 2 Part 1 Class A allows for the enlargement, improvement or other alteration of a dwellinghouse, subject to meeting the following criteria:

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

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

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

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

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

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

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

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

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

(e) The enlarged part of the dwellinghouse would extend beyond a wall which –

- (i) forms the principal elevation of the original dwellinghouse; or**
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse;**

The proposed extension does not extend beyond a wall which forms a principle elevation of the original dwellinghouse. The proposal will extend beyond a wall which forms a side elevation of the original dwellinghouse however it will not front a highway.

(f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or**
- (ii) exceed 4 metres in height;**

The proposal is for a single storey side elevation, it does not extend beyond the rear wall of the original dwellinghouse, nor does it exceed 4 metres in height.

(g) Until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or**
- (ii) exceed 4 metres in height;**

Not applicable.

(h) The enlarged part of the dwellinghouse would have more than a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or**
- (ii) be within 7 metres of any boundary of the curtilage the dwellinghouse opposite the rear wall of the dwellinghouse**

The proposed extension would be single storey.

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

The proposed extension would not be within 2 metres of the boundary curtilage of the dwellinghouse, nor would the height of the eaves would not exceed 3 metres in height.

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

- (i) exceed 4 metres in height,**
- (ii) have more than a single storey, or**
- (iii) have a width greater than half the width of the original dwellinghouse; or**

The proposed extension will extend beyond a wall forming a side elevation of the original dwellinghouse however it will not exceed 4 metres in height, or have more than a single storey, nor will the proposal have a width greater than half the width of the original dwellinghouse.

(k) It would consist of or include –

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

The proposed extension does not include any of the above.

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

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

- (c) **the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.**

The application site is not situated within article 2(3) land.

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

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

The materials which will be utilised will be of a similar appearance to those used in the original dwelling.

- (b) **any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –**

(i) **obscure-glazed, and**

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

This is not applicable for the proposed development.

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

This is not applicable for the proposed development.

7. RECOMMENDATION

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

Evidence has been provided to demonstrate that on the balance of probabilities the proposed single storey side extension falls within the permitted rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Contact Officer: Fiona Martin
Tel. No. 01454 865119