



**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. 27/16**

**Date to Members: 08/07/2016**

**Member's Deadline: 14/07/2016 (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](mailto:MemberReferral@southglos.gov.uk) providing details of

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

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

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

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

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

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

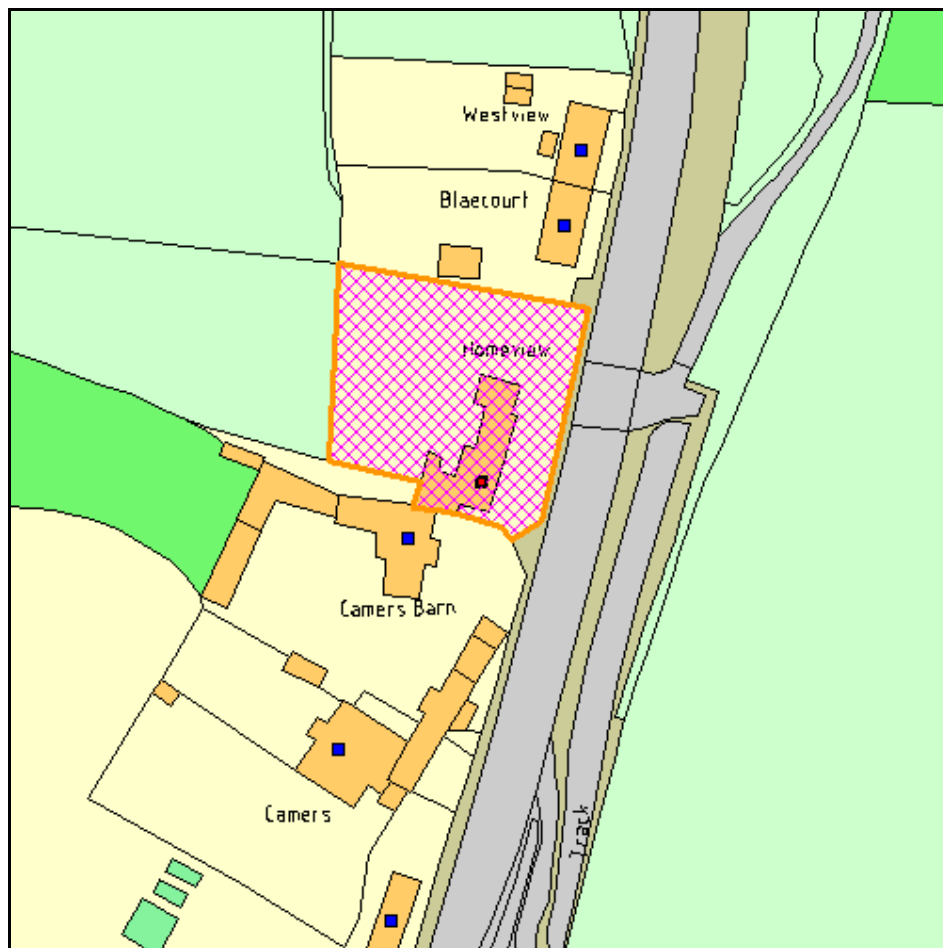
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s)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

## CIRCULATED SCHEDULE 08 - July 2016

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK16/1544/F	Approve with Conditions	Homeview Badminton Road Old Sodbury South Gloucestershire BS37 6RG	Cotswold Edge	Sodbury Town Council
2	PK16/1653/F	Approve with Conditions	3 Sassoon Court Barrs Court South Gloucestershire BS30 7BQ	Parkwall	Oldland Parish Council
3	PK16/1710/F	Approve with Conditions	6 Jubilee Road Kingswood South Gloucestershire BS15 4XG	Rodway	None
4	PK16/1970/F	Approve with Conditions	53 Bromley Heath Road Downend South Gloucestershire BS16 6HY	Downend	Downend And Bromley Heath Parish Council
5	PK16/2124/F	Approve with Conditions	Highfield Farm Sandpits Lane Hawkesbury Upton Badminton South Gloucestershire GL9 1BG	Cotswold Edge	Hawkesbury Parish Council
6	PK16/2591/F	Approve with Conditions	35 Spring Hill Kingswood South Gloucestershire BS15 1XT	Kings Chase	None
7	PK16/2809/F	Approve with Conditions	Sharp Interpack Limited Highway Yate South Gloucestershire BS37 7AA	Yate Central	Sodbury Town Council
8	PK16/2955/F	Approve with Conditions	139 Bath Road Longwell Green South Gloucestershire BS30 9DD	Longwell Green	Oldland Parish Council
9	PT16/1304/F	Approve with Conditions	Diamond Cottage Severn Road Pilning South Gloucestershire BS35 4HW	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
10	PT16/1700/F	Approve	26 Frampton End Road Frampton Cotterell South Gloucestershire BS36 2JZ	Frampton Cotterell	Frampton Cotterell Parish Council
11	PT16/2418/F	Approve with Conditions	Farndale 44 Gloucester Road Almondsbury South Gloucestershire BS32 4HB	Almondsbury	Almondsbury Parish Council
12	PT16/2660/TRE	Approve with Conditions	25 Blackberry Drive Frampton Cotterell South Gloucestershire BS36 2SL	Frampton Cotterell	Frampton Cotterell Parish Council
13	PT16/2817/F	Approve with Conditions	9 Jekyll Close Stoke Gifford South Gloucestershire BS16 1UX	Frenchay And Stoke Park	Stoke Gifford Parish Council

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PK16/1544/F	<b>Applicant:</b>	Mr M Godley
<b>Site:</b>	Homeview Badminton Road Old Sodbury Bristol South Gloucestershire BS37 6RG	<b>Date Reg:</b>	8th April 2016
<b>Proposal:</b>	Erection of two storey rear extension and conversion of existing garage to form additional living accommodation. Construction of raised decking area. (Re submission of PK16/0741/F)	<b>Parish:</b>	Sodbury Town Council
<b>Map Ref:</b>	375609 181121	<b>Ward:</b>	Cotswold Edge
<b>Application Category:</b>	Householder	<b>Target Date:</b>	31st May 2016



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N.T.S.

PK16/1544/F

## **REASONS FOR REPORTING TO CIRCULATED SCHEDULE**

The application has been subject to representations contrary to the findings of this report and is a departure from the policy comprising the Local Plan. Under the current scheme of delegation it is required to be taken forward under Circulated Schedule as a result.

The recommendation to approve this planning application represents a departure from the Local Plan. As such the planning application has been notified under Article 13 of the Town and Country Planning (Development Management) Procedure Order as a 'departure' from the Development Plan (South Gloucestershire Local Plan, Core Strategy). The notification is subject to a 21 day consultation period which expires on the 8<sup>th</sup> July 2016. However due to time constraints and the next available date for decision, the application has been pre-emptively submitted to the schedule on 6<sup>th</sup> July. Please note if any further representations are made the application will have to be recirculated.

### **1. THE PROPOSAL**

- 1.1 The proposal seeks to erect a two storey extension and to convert an existing garage to provide additional living accommodation.
- 1.2 The subject property is a detached early to mid-20th Century two storey detached house with a pitched and hipped roof and various lean to and hipped roof single storey extensions, there is a two storey front extension and an attached double garage (to be converted). The property is situated on a steep gradient sloping away from the road and is located both within the Bristol/Bath Greenbelt and Cotswold AONB.
- 1.3 The application is a resubmission of the application PK16/0741/F which was withdrawn following concerns from both the Conservation Officer and Case Officer.
- 1.4 The subject property is adjacent to a number of other residential and agricultural uses, including Grade II\* listed and curtilage listed buildings. These are identified in the National Heritage List for England under Home Farmhouse, Badminton Road and are thought to date from around the early to mid-17th Century.
- 1.5 This application has been advertised as a departure from the local plan and a case of Very Special Circumstances has been put forward. This is discussed in detail below.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework March 2012  
National Planning Policy Guidance 2014

- 2.2 Development Plans

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

L1 Landscape

H4 Development within Existing Residential Curtilages

T12 Transportation

## L13 Listed Buildings

### 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

CS34 Rural Areas

### 2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted) August 2006

Residential Parking Standards SPD (adopted) December 2013

Development in the Green Belt SPD (Adopted 2007)

## 3. RELEVANT PLANNING HISTORY

- 3.1 PK16/0741/F – Withdrawn – 05/04/2016 – Erection of first floor side extension and two storey rear extension to form additional living accommodation. Installation of raised terrace, privacy screen balustrade and raised decking.
- 3.2 PK01/2370/F – Approval – 22/10/2001 – Erection of two storey front extension and single storey side and front extensions. Erection of rear conservatory.
- 3.3 P98/1840 – Approval – 10/07/1998 – Erection of side attached double garage (in accordance with letter received from applicant dated 26th June 1998).
- 3.4 N8519 – Approval – 24/03/1983 – Erection of a two storey side extension to form lounge with 2 bedrooms above.

## 4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council  
No Objection

### 4.2 Other Consultees

Sustainable Transport  
No Objection

Listed Building and Conservation Officer

No Objection but advise that a condition ensuring matching materials be appended to the decision notice.

Archaeological Officer  
No Objection

Historic England

Offer general comments and consider the massing of the proposal to have a negative impact on the character of the adjacent listed and curtilage listed buildings.

## **Other Representations**

### **4.3 Local Residents**

A number of comments have been received from the adjoining curtilage listed building known as Camers Barn. Primarily an objection to the impact on the setting of the adjacent building was lodged. At a later point further objections were received in relation to; the proposal not being contained within the applicants land (resolved); overlooking of the garden; 'suburban' appearance of the proposal being out of keeping with the area; and finally that the revised plans following the first objection did not detail the roof drainage for the extension adjoining the party wall (a detailed drawing has since been submitted).

## **5. ANALYSIS OF PROPOSAL**

### **5.1 Principle of Development**

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

5.2 Development within the Green Belt would be considered acceptable subject to assessment to elucidate whether they would constitute a disproportionate addition. The NPPF (2012) allows for limited extensions to buildings within the Green Belt providing that they do not result in disproportionate additions over and above the size of the original building. The South Gloucestershire Development within the Green Belt SPD states that any additions resulting in a volume increase of between 30%-50% will be subject to careful consideration and assessment. Any proposed development over and above 50% of the volume of the original building would likely be considered in excess of any reasonable definition of 'limited extension'. In this respect the application is considered to fail and would be viewed as a disproportionate addition. The proposal is therefore a departure from the local plan and a case of very special circumstances has been put forward. The proposal is subject to the consideration below.

### **5.3 Greenbelt**

The subject site is located within the Bristol/Bath Greenbelt and would therefore be assessed against the South Gloucestershire Development in the Greenbelt SPD (Adopted 2007), Policy CS5 of the Core Strategy and the NPPF (2012). These indicate limited development is permitted in the greenbelt subject to an assessment of its impact.

- 5.4 The subject property has been subject to a number of extensions in the past and far exceeds the volume of the original building (approx. 454m<sup>3</sup>). The volume of the existing dwelling is considered to be around 918m<sup>3</sup> meaning the current property is around 202% of the volume of the dwelling as at July 1st 1948.
- 5.5 This application is a resubmission of the previous application (PK16/0741/F) which was withdrawn largely as it would not have been considered acceptable with regard to greenbelt policy. The subsequent scheme has been significantly reduced in volume and form.
- 5.6 The proposal would result in a small increase in the volume of the existing dwelling (around 6%) bringing the total volume to around 975 m<sup>3</sup>, however when assessed cumulatively it is far in excess of the 'original dwelling'. In this case the cumulative volume following addition would be around 214.5% over that of the original dwelling. This additional volume will be introduced as a first floor rear extension in the location of the existing conservatory and two storey extension (to be demolished).
- 5.7 The volume addition above that of the original dwelling is approximately 12.5% which in itself is not that significant, however the property has been subject to a number of other extensions equating to a cumulative addition of approximately 214.5%. Due to the volume increase the addition has been judged to fail the disproportionate test and is therefore inappropriate development. A case of Very Special Circumstances has been put forward by the agent, this is discussed below.
- 5.8 Very Special Circumstances  
The NPPF (2012) para.87 states that inappropriate development is by definition, harmful to the greenbelt and should not be approved except in very special circumstances. Para.88 continues to say that substantial weight should be given to any harm to the greenbelt and very special circumstances will not exist unless the potential harm is clearly outweighed by other considerations. According to the Development in the Greenbelt SPD (2007), these circumstances are not common and are unique 'one-offs'. With regard to this the agent has put forward a case of 'Very Special Circumstances'.
- 5.9 It is first necessary to assess the amount of harm done by the proposed addition. In relation to the consideration of greenbelt policy regard should be taken to three points – it is not disproportionate; it is of a size and design that complements the character of the property and that it does not harm the openness of the greenbelt. The assessment for what is considered a disproportionate addition is made up of three parts: the increase in volume; the appearance – (it should not be out of proportion with the scale and character of the dwelling); and any existing extensions and outbuildings should all be taken into account. In respect of the three points the proposal does fail the first test as it would be viewed as a disproportionate addition, cumulatively being in excess of 50% of the volume of the original dwelling. However with respect of the other tests for a disproportionate addition, it fares well as the proposal is respectful of and enhances the character of the existing dwelling. The proposal will decrease the footprint of the building whilst enhancing the character of the dwelling by



introducing a preferable roof design and material choice in keeping with the character of the area and existing dwelling. With regard to its impact on openness, again the proposal decreases the footprint and consolidates the volume behind the furthest extent of the existing property. In conclusion the proposal would fail the first test but would pass the other two.

5.10 The agent has made a number of points within their case for very special circumstances including:

1. The proposal is for a minimal volume increase compared to that of the existing house and this addition is due to the replacement of a flat roof with a hipped roof to match the original dwelling.
2. There is a decrease in footprint and no increase in ridge height. Consolidation of volume and decrease in footprint will act to reduce sprawl and impact on openness.
3. The proposal is respectful of boundaries and existing views of neighbouring properties.
4. The proposed pitched roof is more appropriate to the special character of the local area compared to the existing.
5. Views into and from the greenbelt will be maintained.
6. Re-cladding the property in natural stone will preserve and enhance the special character of the local area.
7. The existing rear extensions have suffered from severe movement and will become unsafe unless remedial work is promptly carried out. Were permission not granted there would be a requirement to rebuild the existing structures that are out of keeping with the local area.
8. The garage will be converted to a bedroom to provide accommodation for an elderly relative.

5.11 Points 7 and 8 of the above are not considered unusual or unique and should be given very limited weight in the planning balance. However, it is worthwhile considering the fall-back position were permission not granted as this situation offers the prospect of replacing the existing additions; which create a negative impact on the surrounding area. Though not unique it is a relevant consideration.

5.12 The proposal site is in a relatively unique situation in that it is adjacent to a number of listed and curtilage listed buildings; it is within the Bristol/Bath Greenbelt and Cotswold AONB; in a prominent position; and in a rural and open area of countryside. Material weight should be given to both the improvement of the setting of the listed building and AONB.

5.13 The proposal is for the demolition of the existing two storey rear extension with a flat roof and the rear conservatory which projects further than the rear extension of the proposed scheme. The additional volume is largely as a result of the replacement of the flat roof with a hipped roof to match the design of the original dwelling. Designs should complement the design of the original dwelling and regarding the proposed scheme, it has been viewed as a significant improvement on the character of the rear additions. The subject site is in a prominent position nearing the top of a slope and has white rendered elevations that are highly visible from the west of the subject site (the only

direction the proposals are visible from). The proposal would see the introduction of natural stone to all elevations which would mean the property would blend with the landscape far better and would be less conspicuous. The NPPF (2012) para.137 indicates that local planning authorities should look for opportunities for new development within the setting of a listed building to enhance their significance. The proposed natural stone would reduce the impact of the property on the setting of the listed building. It would also see that the existing flat roof is changed to a secondary wing which is a common characteristic in the Cotswold area and a feature present to the front of the existing dwelling and a number of nearby properties. The NPPF para.140 shows that where development would secure enhancement and future conservation of a heritage asset but would conflict with other policy considerations, an assessment of weight should be taken as to the dis-benefits of departing from those policies. Therefore material weight is given to points 1, 3, 4 and 6.

- 5.14 The proposal will decrease the exiting footprint of the dwelling and consolidate this volume at first floor. One of the aims of the greenbelt is to prevent sprawl and retain openness. The proposal would result in a less sprawling appearance to the dwelling and would match the scale to the original property. The orientation of the subject property and surrounding occupiers mean the proposal will not be visible apart from to the west of the site. These properties have been developed in a linear fashion following the road and properties to the south project further onto the open countryside than the subject property. Consequently the proposal would be within the perceived building line from the west of the host dwelling and would not be viewed to intrude on the openness of the area. Again, weight can be given to point 2 as a result.
- 5.15 The rear projection will not protrude as far as the existing rear conservatory. Single storey extensions are considered to result in a worse impact on the openness of the greenbelt than extensions above existing projections. Added to the consideration is the fact the proposal would actually see a reduction in the footprint of the building. On balance although the proposal would result in a cumulatively substantial volume addition it is viewed as actually reducing impact on the openness to some degree. Material weight has been given to the decrease in footprint, weight can also be given to the improvement of the setting of the listed building and AONB. Some weight can be given to the improvement of the design of the building and the replacement of the existing flat roof with a hipped roof to match the design of the existing dwelling. Due to the weight attached to each harm and benefit of the proposal and the unique situation of the property, very special circumstances have been found to apply. The cumulative weight of the benefits has been found to outweigh the significant harm caused by inappropriate development in the greenbelt and the proposal is therefore considered acceptable.
- 5.16 Design and Impact on Heritage Assets  
The proposal consists of a two storey rear extension and the conversion of an existing garage. There are a number of other extensions to properties in the area and the design of the proposal would not be considered detrimental to the character of the property or its context and is therefore acceptable.

- 5.17 The subject property has a combination of natural Cotswold stone, brick and rendered elevations. The proposal has put forward materials that differ from the white render to the majority of the elevations. This has been substituted with natural stone and is thought to have a better appearance as it would reduce the impact on the character of the landscape and would blend with the surrounding properties better. Further to this the existing modern extension has Cotswold stone cladding. The council has no objection to the design on these grounds and the material is considered to be a benefit of the proposal.
- 5.18 The existing conservatory and two storey extension will be demolished to allow the erection of the extension. The proposal will be situated in the same location as the conservatory and rear extension and its floor plan is slightly smaller than the existing projections. The rear two storey extension has a flat roof and the proposal would see the introduction of a rear extension with a typical Cotswold appearance. The proposal will be an additional storey over part of the existing extensions, however would be better in keeping with the original dwelling than the existing additions.
- 5.19 Policy CS9 of the Core Strategy and Saved Policy L13 of the Local Plan give the councils view on heritage assets. These assets provide a significant contribution to the character and identity of the area and development should seek to protect and enhance these buildings in accordance with their significance. The adjacent Grade II\* curtilage listed property's historic significance is considered to be derived from the external appearance of the farmstead. The proposal is only partially visible from the property and is not thought to result in any harm to the actual buildings/structures. The proposal has put forward Cotswold stone elevations for the elevations currently clad with white render that is highly intrusive on the appearance of the listed buildings and landscape. The stone material is considered to be far more in keeping with the surrounding materials and would improve the relationship between the host property and the designated heritage assets. Comments from the Councils conservation officer is that there is no objection subject to the material matching the existing stone present to the front and in some nearby properties; a condition will be included to allow for that. Comments from Historic England indicate that they disagree with the proposal and remark that it would detract from the setting of the heritage asset. In their observations they indicate that the proposal would detract from the significance of the property. Para 132 of the NPPF show that significance can be harmed by development within its setting; in this case the setting of the building is likely to be improved by introducing the traditional natural stone material rather than the intrusive white render. From the public realm the proposal will not be visible and significant screening between the subject property and the farm house mean it is not likely to be impacted at all. The conclusion of Historic England's response urges the application to be determined in accordance with national and local policy guidance and on the basis of our specialist conservation advice (whom has no objection). Though the proposal will result in additional form nearby the group of listed buildings it is not considered to detract from the setting of the property and our specialist conservation officer holds no objection to the proposal. Overall the proposal is considered acceptable with regard to its impact on the heritage assets.

- 5.20 Overall, it is considered that the proposed extension would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1, CS9, H4 and L13 and conforms to the criteria in the adopted Local Plan.
- 5.21 Residential Amenity  
Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling.
- 5.22 The subject property is a detached dwelling situated at the top of a slope. To the rear, where the development is taking place, is open countryside and the proposal is not considered to result in any negative impact on properties directly to the rear. The proposal will be situated in the location of an existing conservatory and two storey extension and is of a smaller floor area. As a result the proposal would not result in the loss of sufficient private amenity space.
- 5.23 The closest dwelling to the south of the curtilage is a converted barn of a smaller scale than the dwelling, however this is screened by a large stone wall and vegetation. This is also situated forward of the rear elevation of the proposal and subject property. The orientation of the properties in relation to the path of the sun mean no overshadowing will occur. Given the proposal will replace an existing two storey and single storey rear extension and would not result in significant additional form it is not considered to result in a negative impact on the amenities of properties to the south of the subject property.
- 5.24 An objection has been received concerned with the loss of privacy to the garden of the property to the south of the boundary. The existing property has openings in much the same positions as the proposed extension and will not be situated materially closer to the impacted garden, further to this the windows and openings will not serve any further rooms and is unlikely to result in any additional overlooking than the existing property. Accordingly the proposal is considered to have an acceptable impact on the amenity of the adjacent garden.
- 5.25 The proposal is situated to the southern end of the rear elevation and will be significant distance from the nearest property to the north, consequently it is not considered to result in an unacceptable impact on the amenities of any property to the north of the curtilage.
- 5.26 The subject property is located within a rural area on the outside of the development boundary of Old Sodbury amongst a cluster of other buildings and given the scale and location of the proposed development, the proposal will not result in a detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.27 Permitted Development Rights

The proposal site is situated in the Cotswold AONB and Bristol/Bath Greenbelt and given the rights afforded by the Town and Country Planning (General Permitted Development) Order 2015, the cumulative impact of further development upon the Green Belt would not be considered under the procedure. Therefore it is considered appropriate to impose a condition to remove these rights such that express planning permission would be required in respect of further development within the curtilage of this dwelling and to allow proper consideration of the impact upon the Green Belt by the Local Planning Authority. This is only relevant to volumetric additions and the relevant classes would be Schedule 2, Part 1 Classes A, B, D and E. A condition will be appended to the decision notice to that effect.

5.28 Sustainable Transport and Parking Provision

The proposal would result in the loss of the garage for the storage of motor vehicles however there is parking provided on the existing hardstanding and currently has sufficient parking provision for the size of the property following the extension. The proposal would not require any additional parking spaces nor will it have a negative impact on highway safety or the retention of an acceptable level of parking provision, meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The council has no objection to the proposal in relation to highway safety or parking provision.

5.29 Other Matters

Objection was received in relation to the rainwater goods as the original plans would extend into the neighbours land. Further detail was later required to indicate specifically how drainage would be achieved without spilling onto the neighbours property. Details have since been submitted and are considered acceptable.

5.30 Planning Balance

The proposal is considered to result in harm as a result of the introduction of an extension that is cumulatively far in excess of the limits for appropriate development in the greenbelt. The NPPF requires that significant weight should be attributed to this harm and development should only be permitted if a case of Very Special Circumstances is put forward; and the benefits of granting permission clearly outweigh the potential harm. By virtue of the case put forward the proposal is not considered to be inimical to the aim of the greenbelt policy; which seeks to retain openness. Material weight has been given to the decrease in the footprint of the dwelling. Weight has also been giving to setting considerations in respect of both the adjacent Grade II\* listed buildings and the Cotswold Area of Outstanding Natural Beauty. Due to the weight attached to each harm and benefit of the proposal and the unique situation of the property, very special circumstances have been found to apply. The cumulative weight of the benefits has been found to outweigh the significant harm caused by inappropriate development in the greenbelt.

5.31 The change in material from white render to natural stone, to match many surrounding properties, significantly improves the appearance of the building; and the introduction of a hipped roof to replace the existing flat roof results in a property much more in keeping with the design of the existing building and

character of the area in general. Not only would the material used improve the aesthetics of the building but it would reduce the properties conspicuousness and enhance the setting of the listed building as a result. There are clear benefits of the proposal in design terms and it has not been considered to unacceptably prejudice residential amenity. In conclusion the proposal has been found acceptable.

## **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, subject to there being no further representations in respect of the departure notification before 8<sup>th</sup> July 2016 the application be **APPROVED** subject to the conditions set out within this report.

**Contact Officer: Hanni Osman**  
**Tel. No. 01454 863787**

## **CONDITIONS**

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

Reason

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

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Saved Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006 and the National Planning Policy Framework. The condition is required as a pre-commencement condition to ensure satisfactory appearance of the proposal and that the special character of the area is retained in line with the Councils Conservation and Listed Building Officer's recommendations.

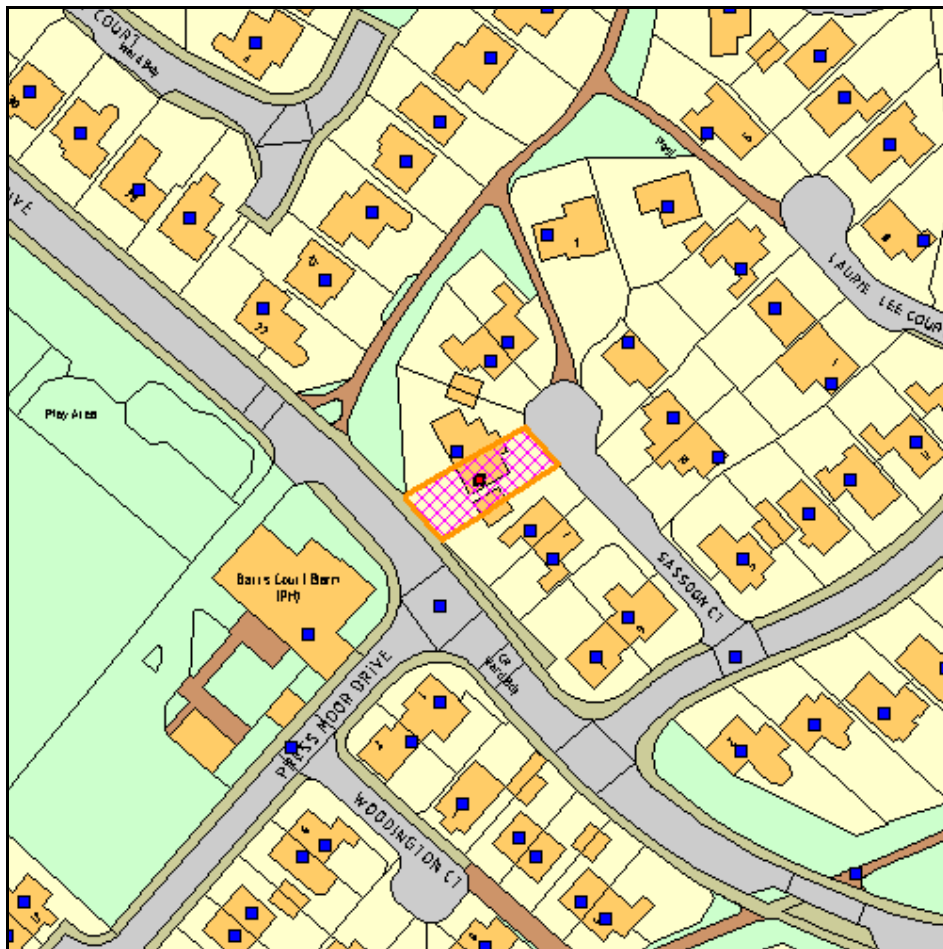
3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E,), other than such development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

Reason

To ensure the impact of the development on the built or natural environment is minimised and to prevent an abuse of the permitted development rights, and to ensure that if such volumetric additions are intended, the principle of the development is assessed in terms of the impact upon the openness of the Green Belt. This is to accord with Policies CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PK16/1653/F	<b>Applicant:</b>	Mr Marc Badman
<b>Site:</b>	3 Sassoon Court Barrs Court Bristol South Gloucestershire BS30 7BQ	<b>Date Reg:</b>	25th May 2016
<b>Proposal:</b>	Demolition of existing garage and erection of single storey side and rear extensions to provide additional living accommodation.	<b>Parish:</b>	Oldland Parish Council
<b>Map Ref:</b>	365970 172053	<b>Ward:</b>	Parkwall
<b>Application Category:</b>	Householder	<b>Target Date:</b>	19th July 2016



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## **REASONS FOR REPORTING TO CIRCULATED SCHEDULE**

The application has been subject to representations contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under circulated schedule as a result.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the erection of a single storey side and rear extension at 3 Sassoon Court, Barrs Court. The extension will provide additional living accommodation.
- 1.2 The subject property is a late-20th Century semi-detached dwelling with brick elevations, gabled tiled roof and a detached garage adjoining the neighbouring garage. To the front is a single storey porch. Boundaries are predominately 1.6 metre timber fences.
- 1.3 The application site is situated within the built up residential area of Barrs Court.

### **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)  
T12 Transportation  
H4 Development within Existing Residential Curtilages  
  
South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design  
CS4a Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Environment and Heritage
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) August 2007  
Residential Parking Standards SPD (Adopted) December 2013

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

- 3.1 3.1 PK08/2119/F – Approval – 18/08/2008 – Erection of rear conservatory.
- 3.2 K1124/10 – Approval – 20/07/1977 – Comprehensive development of approx. 353.8 acres of land for residential and educational purposes, public open space, employment and local centre.

- 3.3 L1124/10AP3 – Approval – 02/01/1980 – Erection of 81 dwelling houses, garages and parking spaces. Construction of estate road, footpaths and associated site works. Approx 3.5 hectares in accordance with the revised plans received by the DPA on 9th September 1979.

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

- 4.1 Oldham Parish Council  
Objection – Inadequate parking provision.

- 4.2 Other Consultees

Transport Officer

Requested a revised site plan identifying the two required spaces. This was provided and there is no objection from the transport department.

#### **Other Representations**

- 4.3 Local Residents  
One objection received in relation to parking provision. Neighbours sometimes park on the turning area making it difficult to manoeuvre on the close.

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

- 5.1 Principle of Development

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

- 5.2 Design

The proposal consists of a single storey side extension and rear extension to form additional living accommodation. There are a number of other side and rear extensions in the area. Consequently the proposal is considered to be in keeping with the subject property and the surrounding area.

- 5.3 The proposal has put forward materials of a similar appearance with regard to the elevations and roof. There is no objection to the proposal with regard to materials. The roof design is for a hipped lean-to which differs from the gabled dwelling however the proposed roof design is not considered unusual for the type of extension proposed and is therefore acceptable.

- 5.4 The proposal also seeks to demolish the existing garage to facilitate the erection of the extension. This adjoins the neighbouring properties garage. The existing structure is of a basic design and has a flat roof. There is no objection to its loss.
- 5.5 Overall, it is considered that the proposed extension would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.
- 5.6 Residential Amenity  
Policy H4 of the adopted Local Plan gives the Council's view on new development within exiting residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of host dwelling).
- 5.7 The subject property has no properties directly to the rear and properties in this direction are separated by Stephens Drive. The proposal is not thought to impact the amenity of dwellings in this direction. The adjacent property has a rear extension and has its rear elevation east of this structure. As a result the proposal will be appropriately screened and given the modest scale of the extension is not thought to result in a harmful impact on the amenity of this dwelling.
- 5.8 The dwelling is semi-detached and adjoins no.4 Sassoon Court. There are timber closed panel fences to the boundary and given the modest scale of the structure is not considered to result in an unacceptable impact on the amenity of this dwelling.
- 5.9 The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in an unacceptable detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.
- 5.10 Transport  
The subject property has a single garage and hardstanding suitable for parking 2 vehicles. The proposal will result in the loss of this space for the storage of a vehicle. The subject property is a 3 bedroom dwelling and would be required to provide 2 parking spaces in accordance with the Residential Parking Standards SPD. Objection has been received from neighbouring occupiers and the Parish Council in relation to this. The original site plan had not explicitly identified this provision, however a revised plan has been requested and provided which identifies the required spaces. The proposal would not require any additional parking spaces nor will it have a negative impact on highway safety or the retention of an acceptable level of parking provision, meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The council has no objection to the proposal in relation to highway safety or parking provision.

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

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

**Contact Officer: Hanni Osman**  
**Tel. No. 01454 863787**

## **CONDITIONS**

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

Reason

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

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

App No.: PK16/1710/F

Applicant: Mr Matthew  
ParkesSite: 6 Jubilee Road Kingswood Bristol  
South Gloucestershire BS15 4XG

Date Reg: 4th May 2016

Proposal: Erection of detached garage, garden  
store and workshop.

Parish: None

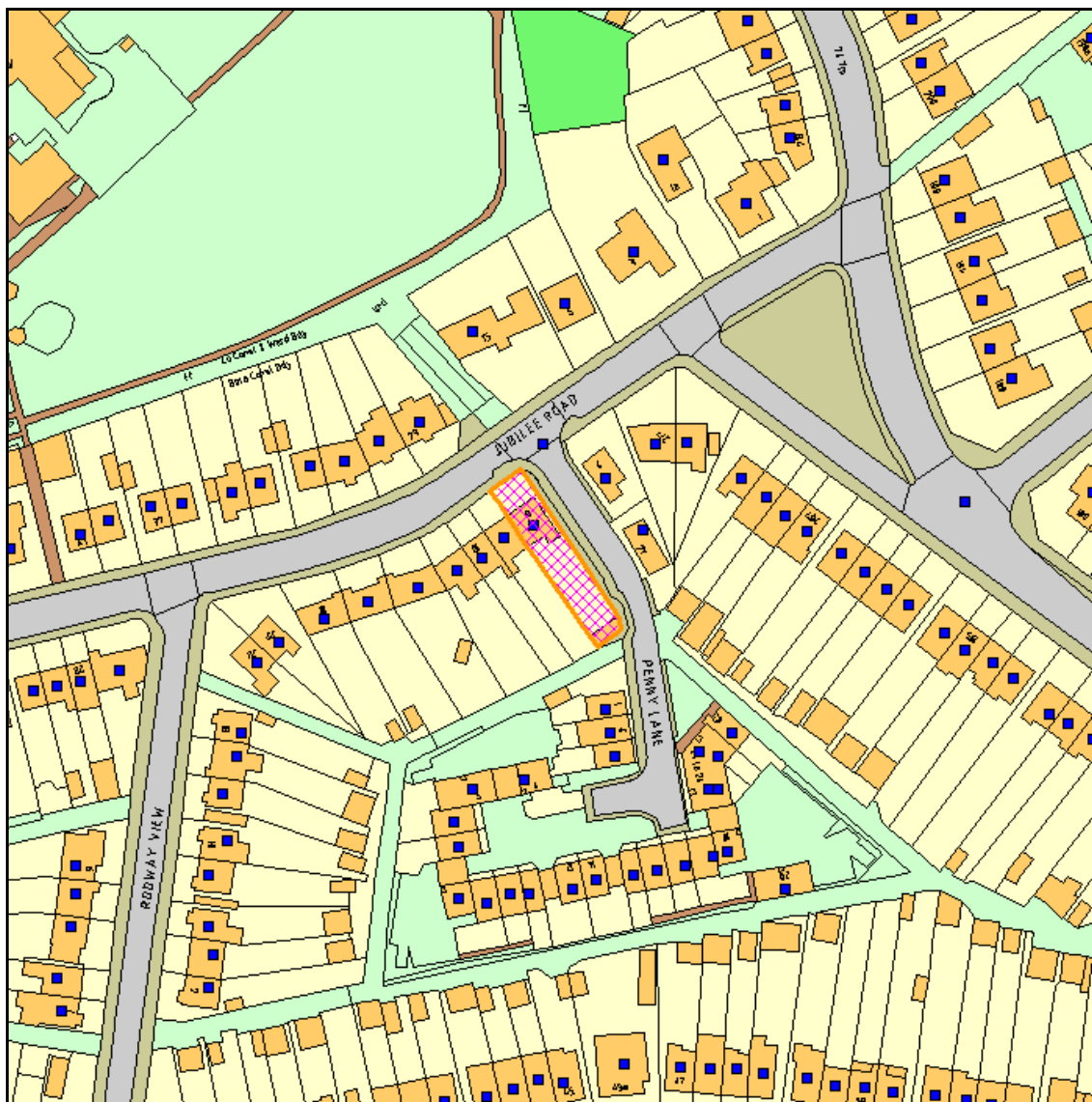
Map Ref: 365588 175437

Ward: Rodway

Application Category: Householder

Target Date: 28th June 2016

Date:



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PK16/1710/F

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

This application has been referred to the Circulated Schedule due to the receipt of an objection letter from a local resident.

## **THE PROPOSAL**

- 1.1 The application is for an erection of a detached garage, garden store and workshop at the rear of No. 6 Jubilee Road, Kingswood. The existing garage will be removed to make way for the proposed development.
- 1.2 The host property consists of a two-storey terraced dwelling, located within the residential area of Kingswood. The site is not situated within any land-use designation. The proposed garage will be accessed via Penny Lane, which also serves a number of garages on adjacent properties. During the course of the application, a revised proposal was submitted to change the roof design from a gable roof to a half hipped roof. The proposed garage would measure 7 metres by 6.5 metres and would be approximately 4.5 metres to its ridge. The proposed garden store / workshop would measure 2.5 metres by 7 metres and 2.5 metres to its ridge.

## **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Practice Guidance
- 2.2 Development Plans  
South Gloucestershire Local Plan Core Strategy Adopted December 2013  
CS1 High Quality Design  
CS4A Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS9 Managing the Environment & Heritage  
CS29 Communities of the East Fringe of Bristol Urban Area  
  
South Gloucestershire Local Plan (Adopted) January 2006 (Saved policies)  
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings  
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007.  
South Gloucestershire Residential Parking Standards SPD

## **3. RELEVANT PLANNING HISTORY**

- 3.1 None.

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

##### **4.1 Parish Council**

The site is not situated within a parished area.

##### **Sustainable Transportation**

No objection. A revised plan has been submitted which shows that the existing street bollard will need to be relocated to facilitate a widened vehicular access. The applicant will need to contact the Council's Development Implementations Team to obtain the necessary permission to move the bollard and make alterations to the existing dropped kerb. This permission and the proposed alterations will need to be implemented before commencement of any development on site. A suitable condition to this effect needs to be added to any planning permission. Subject to the above, there is no transportation objection to the proposed development.

##### **Other Representations**

##### **4.2 Local Residents**

One letter of objection has been received and the local resident raised the following concerns:

- The structure seems unusually large for residential purposes, in terms of its height and width
- Would it be residential use, business or industrial use?
- Penny Lane is quite narrow. Despite the 20mph speed restriction, residents from higher up Penny Lane do sometimes drive down towards Jubilee Road too fast

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

##### **5.1 Principle of Development**

Policy CS1 of the adopted Core Strategy and saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advise that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

##### **5.2 Design**

The proposed building would be located near the rear boundary of No. 6 Jubilee Road and there are a number of garages within the proximity of the proposed garage. Whilst officers consider the proposed wall and roof materials would be acceptable in context with the location and setting of the proposal, there was a concern regarding the scale of the proposal. The applicant submitted a revised proposal to amend the original gable roof to a half hipped roof. Regarding the floor area, the applicant has indicated that a smaller garage would not be large enough to accommodate two vehicles without getting them damaged or being able to access them safely. Whilst it is acknowledged that the proposed building would not be small in scale, it would

not cause significant adverse impact upon the character and appearance of the locality given that there are already different styles and scales garages in the locality.

### 5.3 Residential Amenity

The nearest residential dwellings to the proposed extension would be No. 1, 8 and 27 Penny Lane. The proposed building would be adjacent to the far end of the rear garden of No. 8 Penny Lane and would be approximately 9 metres from No. 27 Penny Lane. There is a rear access lane between the proposed building and No 1 Penny Lane. Given its siting of the proposed structure to these neighbouring properties and its single storey structure, it is considered that the proposal would not give rise to any additional significant or material overbearing impact on nearby properties. The applicant's garden is relatively long and is capable of containing the proposals within it, and there would be sufficient garden space remains to serve the property.

Officers acknowledged resident's concerns regarding the use of the proposed building. Given the scale of the proposed building, it would be necessary to impose a condition restricting its use to ensure that the proposed building will not be used for anything other than incidental to the residential use of the dwelling.

### Transportation

During the course of this application, the applicant submitted a scaled plan showing the location of the proposed garage including the location of the proposed bollard. The Council Highway Officer considered the submitted details and raised no objection subject to condition to ensure that the bollard will be relocated and existing kerb will be altered prior to the commencement of the development.

## 6. CONCLUSION

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

## 7. RECOMMENDATION

- 7.1 That planning permission is granted subject to the following condition.

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



## **CONDITIONS**

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

### **Reason**

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

2. The hours of working on site during the period of construction shall be restricted to 07.30 - 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 saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; and the provisions of the National Planning Policy Framework.

3. The materials to be used in the construction of the external surfaces of the garage, garden store / workshop hereby permitted shall match those used in the host dwelling.

### **Reason**

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

4. The proposed garage, garden store/workshop shown on the plan hereby approved shall not be used for anything other than incidental to the residential use of the dwelling.

### **Reason**

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

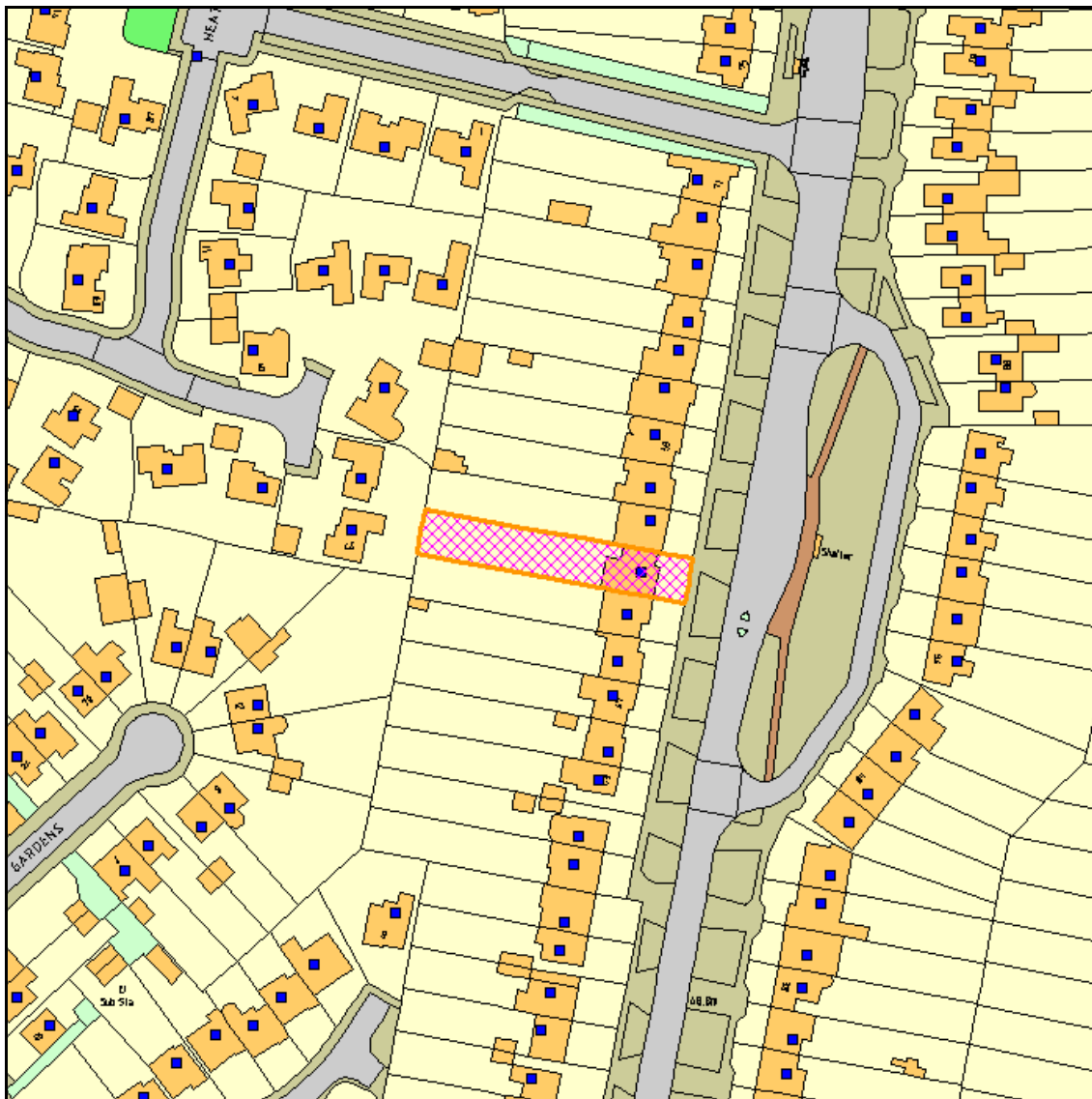
5. No development hereby permitted shall commence until the existing bollard has been relocated and the existing dropped kerb has been altered in accordance with the block plan received on 1st June 2016.

### **Reason**

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; saved Policy T12 of the South Gloucestershire Local Plan (Adopted January 2006); and the National Planning Policy Framework.

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PK16/1970/F	<b>Applicant:</b>	Mr M Gardener
<b>Site:</b>	53 Bromley Heath Road Downend South Gloucestershire BS16 6HY	<b>Date Reg:</b>	27th April 2016
<b>Proposal:</b>	Erection of single storey rear, two storey side extension and installation of rear dormer to facilitate loft conversion.	<b>Parish:</b>	Downend And Bromley Heath Parish Council
<b>Map Ref:</b>	364734 177535	<b>Ward:</b>	Downend
<b>Application Category:</b>	Householder	<b>Target Date:</b>	21st June 2016



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PK16/1970/F

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

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

### **1. THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the erection of a two-storey side extension, a single storey rear extension and the installation of a rear dormer to form additional living accommodation at No. 53 Bromley Heath Road, Downend. The proposed side extension would measure 2.8 metres by 7.5 metres and 8.3 metres to its ridge, and the proposed rear extension would measure 3.5 metres by 9.1 metres and 3.9 metres to its ridge.
- 1.2 The application site relates to a two-storey semi-detached hipped roof dwelling situated within the established residential area of Downend.
- 1.3 During the course of the application the applicant was asked to clarify the site boundary and to address the parking issues. A revised plan has been submitted and it shows the proposed extension would be slightly set back the site boundary and 3 no. off-street parking spaces would be provided within the site.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

National Planning Policy Framework March 2012  
National Planning Practice Guidance

#### **2.2 Development Plans**

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the environment and heritage
CS29	Communities of the East Fringe of Bristol Urban Area

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

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

#### **2.3 Supplementary Planning Guidance**

South Gloucestershire Design Checklist (Adopted 2007)  
South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

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

3.1 None.

### **4. CONSULTATION RESPONSES**

4.1 Downend and Bromley Heath Parish Council  
No objection.

4.2 Other Consultees

Sustainable Transport

No objection. A revised plan has been submitted which shows that the required level of vehicular parking can be provided within the site boundary. Also, part of the front boundary wall would be removed to facilitate the proposed parking.

#### **Other Representations**

4.3 Local Residents

One letter of objection has been received from a local resident and it is concerned if the proposal would interfere the neighbour's roof and guttering.

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

5.1 Principle of Development

The proposal stands to be assessed against the above listed policies and all material considerations. Of particular importance is the resulting impact on the appearance of the host property and the character of the area in general (CS1); the impact on the neighbouring properties (H4) and the impact on highways and on-street parking (T12, CS8, SPD: Residential Parking Standards).

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

5.2 Design and Visual Amenity

The application site is a two-storey semi-detached hipped roof dwelling. The existing garage will be demolished to make way for the proposal. In terms of its overall appearance the two-storey side extension would have a hipped roof thereby continuing the pattern of the properties in this area, it would also be stepped back from the front building line and stepped down from the main ridge. This is considered appropriate treatment for a two-storey side addition. Further, the external wall and roof materials for the proposed extensions would match those of the host dwelling. Openings would be in the front and rear elevations. Therefore, it is considered that the scale, form, massing and appearance of the proposed two-storey side extension is acceptable.

5.3 The proposed single storey rear extension would stretch across the entire width of the main house and the proposed two-storey. It would have windows and roof lights in the rear elevation. The extension would be very simple in design and subservient to the scale of the resulting property. Therefore the proposed extension is acceptable from design perspective.

- 5.4 The proposed dormer would be situated at the rear of the property. It should be noted that the proposed dormer itself could be constructed under permitted development. In this application, the proposed dormer would incorporate with the roof of the proposed two storey side extension. Although a flat roof dormer would not normally be supported, the proposed dormer would be not visible from the public dormer and would be subservient to the roof plane of the host dwelling, therefore, it would not adversely affect the character of this semi-detached hipped roof dwelling and the locality. In this instance, officers have no objection to the proposed dormer.
- 5.5 Residential Amenity  
Officers acknowledge concerns regarding the proximity to the neighbours' roof and guttering. Further plan has been submitted and it shows that the proposed extension would be slightly set back from the side boundary in order to avoid interference upon neighbouring properties. Officers would however advise that, in any cases, it would be the applicant's responsibility to ensure that the proposed extension will be constructed within the ownership boundary and it would also be a private civil matter between the applicant and the adjoining owner to resolve such matter.
- 5.6 The proposal comprises a two storey side extension, a single storey rear extension and a rear dormer. Given the siting and the scale of the proposed extensions, it is considered that there would not be any significant overbearing impact upon the neighbouring properties.
- 5.7 No window is proposed to the side elevation of extensions. Although there would be a Juliet balcony on the proposed rear dormer, it is not considered that it would cause a material adverse impact over and above the existing situation given that the site benefits a reasonable long rear garden and there are existing windows at the rear elevation.
- 5.8 With regard to the remaining amenity space, the proposal would still provide adequate amount of garden space for this property, therefore, the proposal is considered acceptable in these terms.
- 5.9 Sustainable Transport  
The application site has a hardstanding area to the front and an attached garage to the side. Although the existing garage would be removed to make way for the proposal, there would be 3 no. off-street parking spaces provided within the site, and these will meet the Council's Residential Parking Standards (SPD) 2013. However, an informative will be attached to the decision notice informing the applicant to contact the Council's Street Care department to ask permission for the drop kerb to the front of the property.

## **6. CONCLUSION**

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

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

## **7. RECOMMENDATION**

- 7.1 That the application is **APPROVED** subject to the following conditions.

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

### **CONDITIONS**

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

**Reason**

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

2. The 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 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; saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

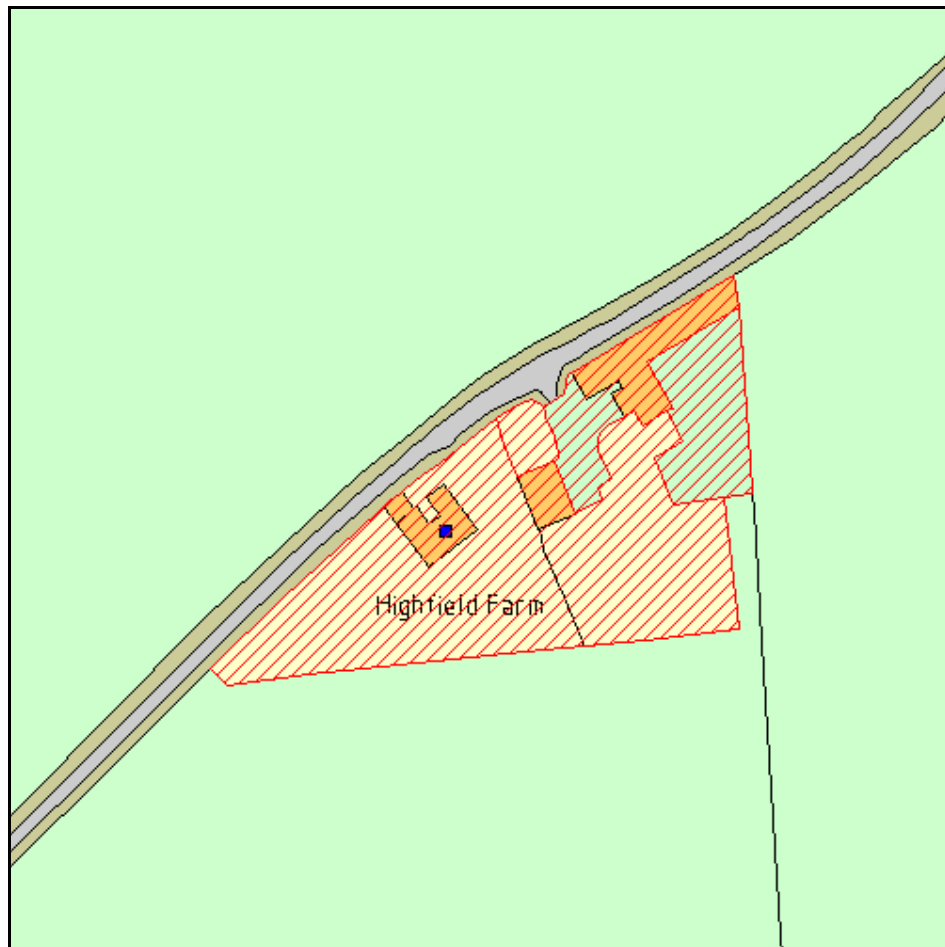
4. The extension shall not be occupied until three off-street parking areas have been provided as per the submitted revised proposal, namely Proposed Developed Page 1 which was received by the Local Planning Authority on 29 June 2016. These shall be retained and maintained for the use of the property hereafter.

#### 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. 27/16 – 8 JULY 2016

<b>App No.:</b>	PK16/2124/F	<b>Applicant:</b>	Mr And Mrs Oliver Latter
<b>Site:</b>	Highfield Farm Sandpits Lane Hawkesbury Upton Badminton South Gloucestershire GL9 1BG	<b>Date Reg:</b>	12th May 2016
<b>Proposal:</b>	Erection of two storey side and single storey rear extensions to form additional living accommodation.	<b>Parish:</b>	Hawkesbury Parish Council
<b>Map Ref:</b>	377568 185862	<b>Ward:</b>	Cotswold Edge
<b>Application Category:</b>	Householder	<b>Target Date:</b>	5th July 2016



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

This report appears on the Circulated Schedule following an objection from the Georgian Society.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the erection of a two storey side and single storey rear extension to form additional living accommodation. The application site relates to a two-storey detached grade II listed dwelling house situated outside a settlement boundary in open countryside on Sandpits Lane, Hawkesbury Upton. Highfield Farm
- 1.2 During the course of the application concern was expressed with regard to the scale of the proposed two-storey side extension and its adverse impact on the listed building. Revised plans were subsequently requested and received.
- 1.3 This application should be read in conjunction with application PK16/2128/LB.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework March 2012

- 2.2 Development Plans

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

CS1	High Quality Design
CS4a	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS23	Community Infrastructure and Cultural Activity
CS34	Rural Areas

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

H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12	Transportation Development Control
L1	Landscape
L2	AONB
L13	Listed Buildings

#### Emerging Policy

#### Policy Sites and Places Plan Draft Submission (June 2016)

PSP1	Local distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Development related transport impact management
PSP17	Heritage assets and the historic environment
PSP38	Development within existing residential curtilages
PSP43	Private amenity standards

### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

## 3. RELEVANT PLANNING HISTORY

- 3.1 PK16/2128/LB Internal and external refurbishment and repairs to include the replacement of 4no. sash windows. Erection of two storey side and single storey rear extensions to form additional living accommodation with landscaping and associated works

Pending consideration

- 3.2 PK16/2621/LB Conversion of outbuilding to ancillary residential accommodation

Pending consideration

## 4. CONSULTATION RESPONSES

- 4.1 Hawkesbury Upton Parish Council  
No objection

- 4.2 Other Consultees

Listed Building Officer

Objection: the scale of the extensions raises concern, are not subservient to the main house. Revisions requested.

*Updated comments:*

The amendments that have been made to the scheme have ensured the scale of the extensions can be regarded as being in keeping with the scale, massing and proportions of the host building. No objection subject to conditions regarding samples of facing stone work and rainwater goods.

Georgian Society

Objection: proposed extension too cumbersome for a building of this size and delicacy, the proposal should be reduced in size

### Other Representations

- 4.3 Local Residents  
None received

## 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 resulting overall appearance of the listed building following development (CS1; CS5; L12); its impact on amenity (H4) and its impact on highway safety and parking (T12; Residential parking standards).

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

### 5.2 Design, visual amenity and impact on the listed building

Highfield Farm is a modest farmhouse dating from the early nineteenth century (although the possibility that it is earlier has not been ruled out). It has an attractive principal elevation, a polite façade reliant on its symmetry and simplicity. The rear elevation is the most visible to the public as it front onto the main road. The proposal would be for a two-storey addition to the north east side and a single storey extension to the northwest.

5.3 During the course of the application given the objections received from the Listed Building Officer and the comments from the Georgian Society, revised plans were requested to reduce the overall size of the proposed two-storey side extension.

5.4 Amendments to the scheme were received and the height of the two-storey side extension has been reduced and the extension set back. In this way it can clearly be read as a new addition and subservient to the host property and this is considered to follow good design principles.

5.5 The proposed rear extension would add a further gable roofed wing to the existing two wings present at either end of the rear elevation. Although this is the more public elevation being adjacent to the road, the character of the rear is one of informality, arguably vernacular which contrasts to the polite formality inherent to the front elevation of the main part or original house. The rear extension would reflect the existing vernacular character and although there remains a degree of concern about the cumulative scale of the extension, it is difficult to consider the rear extension would be so harmful to the significance of the listed building that an objection could be sustained.

5.6 Although the proposals will result in the loss of historic fabric, this is not considered to be significant and would not affect the historic or architectural interest of the building. Subject to the conditions attached to the decision notice regarding samples of facing stone and details of rainwater goods, the proposed scheme is acceptable in terms of its impact on the listed building.

5.7 Comments from the Georgian Society are noted. The Council's Listed Building Officer is satisfied that the alterations would respect the host property but as the Georgian Society has not removed its objection this report appears on the circulated schedule.

5.8 Residential amenity

The application site benefits from a large residential garden and given its isolated position the proposed two-storey addition would not have a negative impact on amenity.

5.9 Sustainable Transport

The proposed development would create a four bedroom property. The Council's adopted residential parking standard state 2no. off-street parking spaces are required for a property of this size. Sufficient existing off-street parking and turning provision to meet this stipulation can be accommodated on site and as such no transportation issues are raised.

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. Prior to the commencement of relevant works, a representative sample panel of the facing stone for the elevations of the extension, 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 light of the above details not being submitted at determination stage for consideration and approval, a pre-commencement condition 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).

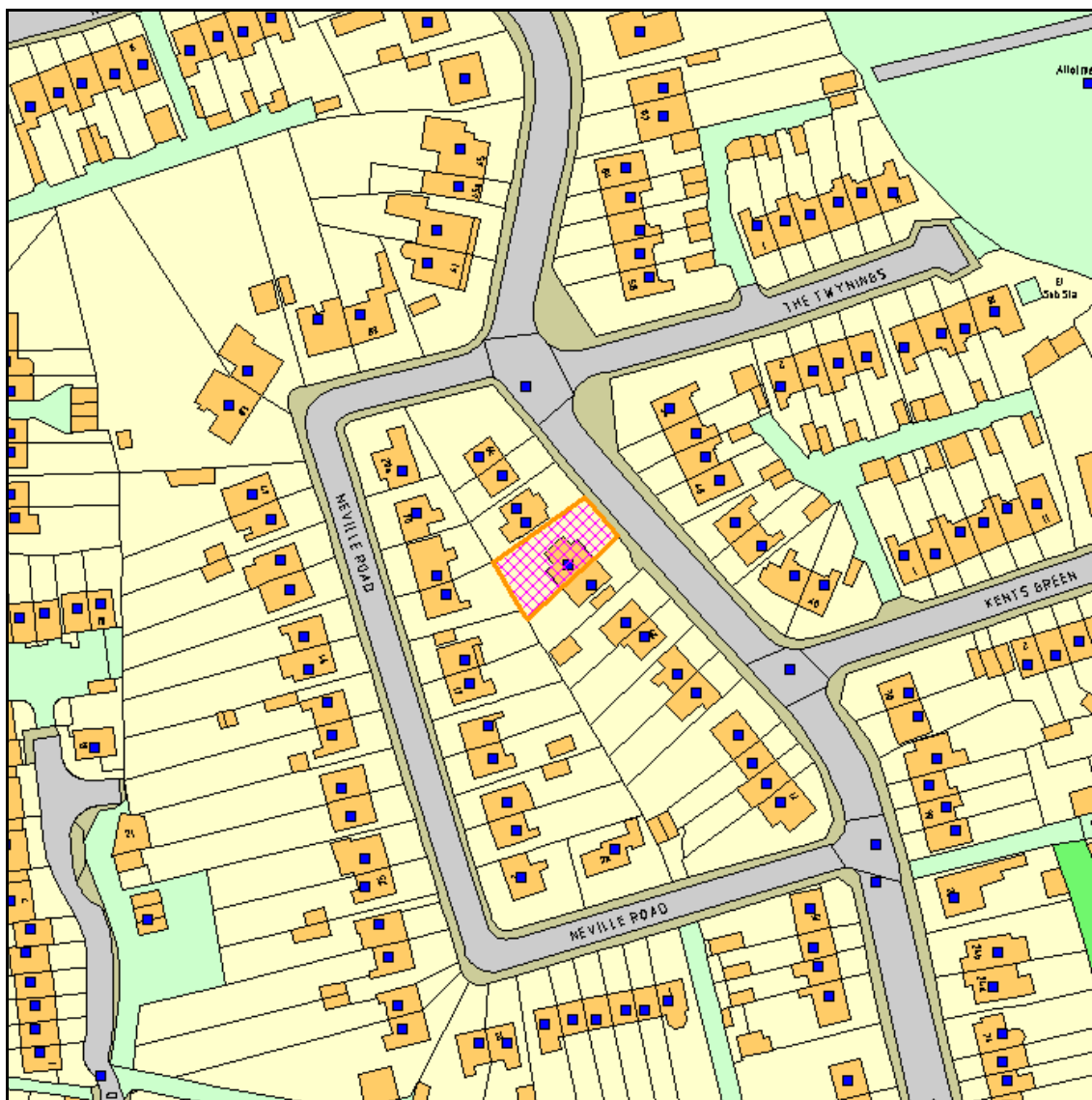
3. All new rainwater goods shall be of metal construction with a painted black finish or a substitute material which has been approved by the Local Planning Authority.

Reason

In order that the development serves to preserve the architectural and historic interest and setting of the listed building, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out in the NPPF.

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PK16/2591/F	<b>Applicant:</b>	Mr Pinnell
<b>Site:</b>	35 Spring Hill Kingswood Bristol South Gloucestershire BS15 1XT	<b>Date Reg:</b>	11th May 2016
<b>Proposal:</b>	Demolition of existing garage. Erection of 1 no attached dwelling with access, parking and associated works. (Re- submission of PK16/0824/F).	<b>Parish:</b>	None
<b>Map Ref:</b>	365202 174559	<b>Ward:</b>	Kings Chase
<b>Application</b>	Minor	<b>Target</b>	5th July 2016
<b>Category:</b>		<b>Date:</b>	



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PK16/2591/F

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

This application has been referred to the circulated schedule for determination as a number of objections to the proposal have been received. These are contrary to the officer recommendation for approval.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the erection of an extension to an existing semi-detached property to form a new dwelling. This would have the effect of turning the existing pair of semi-detached dwellings into a run of three terraced dwellings. The proposed new dwelling would continue the building line set by the existing form and would provide three bedrooms.
- 1.2 The application site is located within the east fringe of the urban area of Bristol. There are no further land use designations that cover the site. Minor amendments have been made to the proposal during the course of the application in improve the design of the proposal.

### **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  
CS9 Managing the Environment and Heritage  
CS15 Distribution of Housing  
CS16 Housing Density  
CS17 Housing Diversity  
CS29 Communities of the East Fringe of Bristol

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

L1 Landscape  
L5 Open Areas  
T7 Cycle Parking  
T12 Transportation  
H4 Development within Existing Residential Curtilages

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

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

- 3.1 PK16/0824/F Withdrawn 04/05/2016  
Demolition of existing garage and erection of 1no. dwelling and associated works

*In relation to the adjacent site:*

- 3.2 PK04/2493/F Approve with Conditions 11/11/2004  
Erection of 2 no. residential dwellings with access, 2 no. car parking spaces and boundary walls with a maximum height of 1.3m.
- 3.3 PK03/3593/O Withdrawn 09/12/2003  
Erection of 1no. detached dwelling with means of access and siting on 0.0387 hectares of land (Outline).
- 3.4 P86/4066 Refused (Appeal Dismissed) 14/04/1986  
Erection of detached dwelling with integral garage (Outline) (Previous ID: K3138/1)

### 4. **CONSULTATION RESPONSES**

- 4.1 Parish/Town Council  
This area is unparished
- 4.2 Highway Structures  
No comment
- 4.3 Lead Local Flood Authority  
No objection
- 4.4 Sustainable Transport  
No objection subject to the provision of parking spaces

#### **Other Representations**

- 4.5 Local Residents
- affect privacy of bedroom window
  - agent is commenting on consultation responses
  - all objections should be fully considered
  - amendments are not sufficient to overcome objections
  - applicant objected to other development proposals in area
  - application does not address construction site management of trade vehicles
  - application should not be described as a resubmission
  - area affected by coal mining
  - bin storage not fully considered
  - changes to boundaries are not clear
  - clarification over chimney required
  - cycle parking omitted for no.35



- detrimental impact to street scene
- development does not respect or enhance character or distinctiveness of area
- development will lead to a loss in property value of adjacent dwellings
- impact on health and wellbeing of nearby occupiers
- increase in noise
- increase in pollution
- loss of privacy
- manholes have been covered over preventing access to drains
- neighbours notified late of planning application
- no rear access to no.35 demonstrated
- objections to previous plans still stand
- overbearing due to height of building and land level
- overdevelopment of the site
- parking inadequate
- parking issues in locality
- proposal is the inappropriate building on residential gardens
- proposed house is not subservient to existing dwellings
- query whether parking is achievable given ground levels
- rear access lane would lead to issues of anti-social behaviour and enviro-crime
- reduce light entering flat in neighbouring property
- reduced access for emergency vehicles
- result in the loss of a pair of semi-detached dwellings and result in a terrace
- shared walkway to front is not a sustainable option
- sound proofing is not addressed

## 5. **ANALYSIS OF PROPOSAL**

5.1 This application seeks planning permission for the erection of an attached dwelling at a dwelling in Kingswood.

### 5.2 **Principle of Development**

The application site is located within the existing urban area of the east fringe of Bristol where, under policy CS5, the local planning authority's strategic planning policies would direct development. Therefore the proposed development is not contrary to the provisions of the development plan with regard to location and is acceptable in principle.

5.3 However, at present the local planning authority cannot demonstrate a 5-year supply of deliverable housing land and in accordance with paragraph 49 of the NPPF the policies in the development plan, insofar as they relate to residential development, are out of date. In such circumstances paragraph 14 of the NPPF states that applications for residential development should instead be considered against the presumption in favour of sustainable development. The presumption indicates that planning permission should be granted unless the adverse impacts of doing so *significantly and demonstrably* outweigh the benefits of the proposal or specific guidance in the NPPF (or extant policies in the development plan) indicate that the development should be resisted.

- 5.4 This application must therefore be assessed in light of the presumption in favour of sustainable development, as set out below.
- 5.5 Design  
This application is a resubmission of PK16/0824/F which was withdrawn. The application was withdrawn due to officer's concern over the design of the proposed dwelling; in particular its detached nature.
- 5.6 Under this application, it is proposed to extend the existing semi-detached dwelling to form a short terrace of 3 properties. The general appearance of the existing building will be continued into the proposed dwelling, with the use of a projecting two-storey bay window on the front elevation, a hipped roof, and a mix of brick and render as the external finishes. Although marginally smaller in width than each of the existing semi-detached properties, when considered as a terrace the small difference in width is not considered to have a significant impact on the overall appearance of the building.
- 5.7 In terms of layout, there is evidence of terraces within the vicinity of the site and therefore a terrace of properties is not considered to be harmful to the visual amenity or prevailing character of the area. The site itself is capable of accommodating a new dwelling whilst providing amenity space, parking and bin storage. As such, it is not considered that the proposal would amount to the overdevelopment of the site or that the proposal is unduly cramped in nature.
- 5.8 The design has been amended during the course of the application to ensure that the details of the proposal are in keeping with the character of the existing property. For example, the inclusion of a chimney and quoins has been negotiated into the design.
- 5.9 Overall, the proposal is considered to respect and have been informed by the character and appearance of the existing buildings on site and the wider character of the locality. The design is not considered to result in harm and therefore in light of the presumption in favour of sustainable development is given a neutral impact.
- 5.10 Residential Amenity  
Development should not be permitted that has a prejudicial impact on the residential amenities of nearby occupiers or which results in low living conditions for the future occupiers of the development. For the purposes of the presumption in favour of sustainable development, a prejudicial impact on residential amenity would be given a degree of harm and the level of harm would need to be balanced against the benefits of development.
- 5.11 Starting with the living conditions for the occupiers of the proposed development, the layout provides 69 square metres of amenity space. The proposed building stands approximately 7.9 metres from the rear boundary. This is considered to provide an acceptable level of outdoor amenity space and is therefore a neutral impact in terms of the presumption in favour of sustainable development.

- 5.12 As a result of the development, there would be a reduction in the amenity space provided for 35 Spring Hill. This property would retain 52 square metres of outdoor amenity space. Whilst this is under the guideline amenity space standards set out in policy PSP44 of the forthcoming *Policies, Sites and Places Plan*, which requires 60 square metres of amenity space for 3-bedroom dwellings there are two things to note. Firstly, this policy has yet to undergo an independent examination by the Planning Inspectorate and therefore holds only limited weight at this time and secondly the nature of this part of the district, which is of moderate density, means that a garden of the size proposed would not be uncharacteristically small. The difference between the guideline size in PSP44 and the proposed size is 8 square metres; whilst not insignificant it is not considered that the proposed garden is wildly disparate from the aims of the policy - which is to provide sufficient amenity space for occupiers. Whilst the undersized garden may not accord with the (yet to be adopted) policy, it is not considered that it would have a significant impact on the living conditions of 35 Spring Hill and the resulting 'harm' is given minimal weight.
- 5.13 Next, an assessment should be made of the impact of the development on the amenities of nearby occupiers. The property most likely to be impacted is 37A and 37B, to the north of the site. This building contains two flats; one at ground floor and the other at first floor. On the southern elevation of this building at ground floor is a window. This window serves the bedroom in the ground floor flat. There are no windows at first floor level. Therefore, the proposed development has the potential to cause harm to the amenity of the ground floor flat.
- 5.14 Plans approved when 37A/B was constructed indicated that the window in question would be obscure glazed. The obscure glazing of this window was not required by condition and normal glazing has been installed. The development of 37A/B has resulted in a poor relationship between the flats and the application site. The question in determining this application is therefore whether the proposal would be more harmful than the existing relationship and whether that harm was significantly and demonstrably worse than the existing relationship.
- 5.15 There would be a distance of approximately 3.2 metres between the flank wall of the proposed dwelling and the southern elevation of 37A/B. There is also, due to the topography of the area a drop in ground levels between the two sites. Although a condition restricts the height of any boundary treatment on 37A/B, no such condition applies to no.35. Therefore, as permitted development, the occupiers of 35 would be able to erect a fence of 2 metres in height along this boundary. This would have an impact on the outlook and light reaching the ground floor window in 37A/B.
- 5.16 It must therefore be accepted that the window already suffers from suboptimal outlook and light. Officers fully acknowledge that if permitted the proposed dwelling would have an impact on the outlook and light to this window; this is given moderate weight in terms of the presumption in favour of sustainable development. However, given the existing situation, the harm to amenity resulting from the development, the identified harm is not considered to amount to a significant or demonstrable harm.

- 5.17 Two windows are proposed in the side elevation of the dwelling. In order to reduce the impact of these windows on residential amenity, a condition could be used to ensure that the windows are obscure glazed only with limited openings.
- 5.18 To the rear, the properties range in distance from approximately 18 to 21 metres. The angular relationship between those properties on Neville Road and Spring Hill lessen the impact of the proposal and it is not considered that the proposal would have a significant impact on the amenities of these properties.
- 5.19 Whilst it is further acknowledged that there would be some impact on residential amenity during construction works, this can be limited through the use of a condition to control working hours. Any disruption would also be temporary in nature during building works. Therefore, any harm is not considered to be significant.
- 5.20 Transport and Parking  
With development of this nature, considerations of transport relate mainly to the provision of adequate off-street parking. Parking requirements are set out in the *Residential Parking Standard* SPD. The SPD states that 3- and 4-bedroom properties require two off-street parking spaces.
- 5.21 Plans have been submitted that parking to meet the requirements of the SPD can be accommodated within the site. As a result the proposal is not considered to result in additional on-street parking or a significant impact to the free flow of traffic or highway safety.
- 5.22 A cycle store for the proposed dwelling has also been indicated to encourage sustainable transport patterns. Given that 35 Spring Hill would become a mid-terraced property without rear access, it is noted that it would be difficult to provide cycle storage within that property's rear garden. On the balance of these factors, it is considered that the proposal is acceptable in terms of transport and parking and that there would be limited harm (in terms of the presumption in favour of sustainable development) should planning permission be granted.
- 5.23 The Presumption in Favour of Sustainable Development  
In accordance with the NPPF, the application must be determined in accordance with the presumption in favour of sustainable development. In essence, the presumption requires local planning authorities to weigh the benefits of the proposal against the identified harms. Only where the harm identified significantly and demonstrably outweighs the benefit should planning permission be refused.
- 5.24 The benefit of the proposal is the provision of one additional dwelling to the local planning authority's five year housing land supply. There is no obvious reason as to why the proposed dwelling could not be delivered within five years. Whilst the provision is limited to only one dwelling, it would still make a contribution. The contribution is a benefit and it is given moderate weight.

- 5.25 As set out in the above analysis, the proposal would result in a moderate harm to residential amenity - in particular to the ground floor window serving 37A/B.
- 5.26 The identified harm is acknowledged. However, the test in the presumption in favour of sustainable development is that the harm must significantly and demonstrably outweigh the benefits of the proposal. In this instance, the harm identified has been given moderate weight, as have the benefits. The harm does not therefore significantly and demonstrably outweigh the benefits and planning permission should therefore be granted.
- 5.27 Other Matters  
A number of matters raised in the consultation responses have not been addressed above; these will be addressed here.
- 5.28 Technical details required in the construction of the property are controlled by other legislation, such as the requirement to comply with building regulations and the necessary consents from bodies such as Wessex Water. As such, soundproofing and access to manholes do not carry much weight in determining the planning application.
- 5.29 Whilst development finances can be a material planning consideration, the planning system works in the public interest and therefore the impact of development on individual property values is given little weight in determining this application.
- 5.30 The objections received against this application have been considered in accordance with the council's procedures including a referral to the circulated schedule. Whilst unusual, any interest party including the agent may submit comments in relation to the planning application. The same applies for all applications, past or previous received by the local planning authority. However, for each application new representations must be made; comments from previous applications will not be considered against the current application. Neighbours affected by this proposal have been consulted in accordance with the Statement for Community Involvement.
- 5.31 As the proposal seeks the erection of 1 dwelling, although the plans have changed the site remains the same. It is not therefore considered misleading to describe the application as a resubmission.
- 5.32 The locality is affected by the legacy of coal mining in the area. The site falls close to but not within the coal referral area and past mining activity is not considered as a constraint to development.
- 5.33 Any changes to boundaries which have not been indicated on the proposed plans would only require planning permission where they failed to accord with the regulations contained in the Town and Country Planning (General Permitted Development) Order 2015.
- 5.34 Health, wellbeing, and anti-social behaviour are material planning considerations but are not considered to be sufficient reason to resist this development.

- 5.35 Conditions will be imposed to, as far as possible, manage construction traffic. However, any on-street parking that occurs during the building of the proposed development would need to accord with the relevant road traffic legislation. As such, the proposal is not considered to prevent access by emergency vehicles in its own right.

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

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

**Contact Officer: Griff Bunce**  
**Tel. No. 01454 863438**

## **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason  
To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. The materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall match those used in the existing building known as 35 Spring Hill.  
  
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. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side (north) elevation of the property.

Reason

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

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

Reason

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

5. The off-street parking facilities (for all vehicles, including cycles) shown on plan 16009\_P1(B) hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

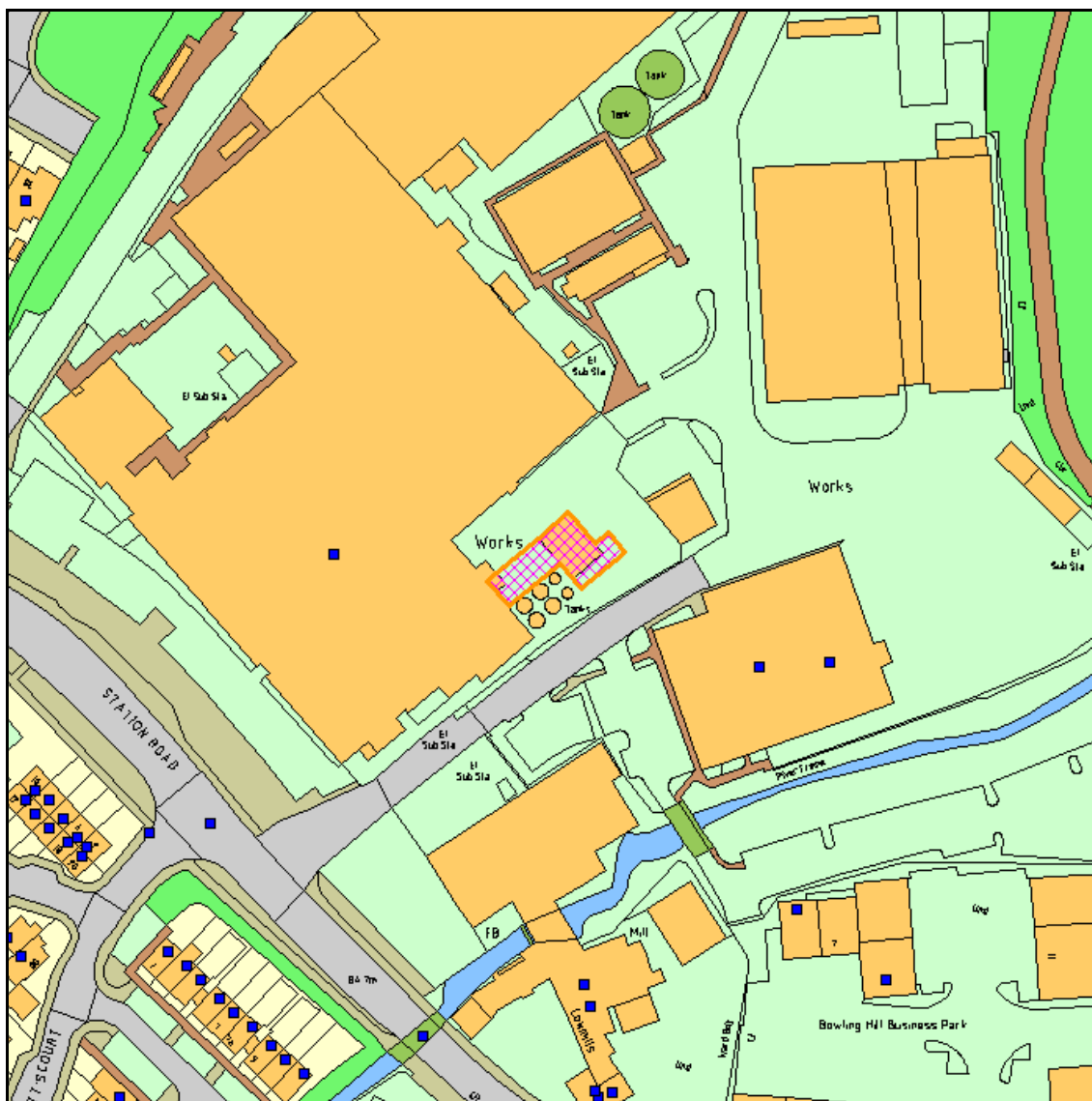
6. The hours of working on site during the period of construction shall be restricted to 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To minimise disturbance to nearby occupiers during construction works and to accord with policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PK16/2809/F	<b>Applicant:</b>	Sharpak Ltd
<b>Site:</b>	Sharp Interpack Limited Highway Yate South Gloucestershire BS37 7AA	<b>Date Reg:</b>	3rd June 2016
<b>Proposal:</b>	Demolition of existing canopy to facilitate erection of 6 no. 100t silos to provide additional storage. Erection of replacement canopy.	<b>Parish:</b>	Sodbury Town Council
<b>Map Ref:</b>	372150 182419	<b>Ward:</b>	Yate Central
<b>Application</b>	Minor	<b>Target</b>	27th July 2016
<b>Category:</b>		<b>Date:</b>	



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PK16/2809/F



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

This application is referred to the circulated schedule for determination to take into account comments received during the public consultation which are contrary to the officer's recommendation for approval.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the installation of 6 additional storage silos at a plastic foodstuffs industrial unit in Yate. The silos would each provide 100 tons of additional storage of plastic pellets and would measure 16.9 metres in height with a circumference of 4.2 metres. The proposed silos would be located adjacent to the existing 6 silos on the site.
- 1.2 The application site is located within the Bowling Hill, Chipping Sodbury safeguarded area for economic development under policy CS12(30). The site is within the defined settlement of Yate and Chipping Sodbury. To the north, east, and west of the site stand industrial uses. Across Station Road to the south of the site is Bennetts Court, a residential area. The site is not within but is in close proximity of the Chipping Sodbury Conservation Area. The site falls with flood zones 2 and 3.
- 1.3 The local planning authority has issued a screening opinion in relation to the proposed development. The proposal does not trigger the need for an Environmental Statement in connection with the EIA Regulations.
- 1.4 It is noted that the local planning authority has recently made a recommendation for approval for the erection of 4 silos on the same site (PK16/1502/F). This application has the same site area as the application for 4 silos. Therefore (whilst each should be assessed on its own merits) this application should be considered as an alternative development to the 4 silos. Given the site area, it would not be possible for the applicant to implement both proposals; however, the applicant could install the 4 silos and then whilst any permission granted under this application is still extant, replace them with 6 silos.

### **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

CS12 Safeguarded Areas for Economic Development

CS30 Yate and Chipping Sodbury

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

- L1 Landscape
- L12 Conservation Areas
- EP2 Flood Risk and Development
- T12 Transportation
- E3 Proposals for Employment Development

2.3 Supplementary Planning Guidance

- Design Checklist SPD (Adopted) August 2007
- Chipping Sodbury Conservation Area SPD (Adopted) February 2009
- Landscape Character Assessment SPD (Adopted) November 2014

**3. RELEVANT PLANNING HISTORY**

- 3.1 PK16/1502/F *Pending Decision*  
Demolition of existing canopy to facilitate erection of 4 no. 50t silos to provide additional storage. Erection of replacement canopy.
- N.B. The above application has the same site area as the application being discussed in this report. The proposed 6 silos would include/replace the 4 silos considered under the above application.*
- 3.2 PK15/035/SCR EIA Not Required 08/01/2016  
Erection of 6no. 100t Silos
- 3.3 PK15/034/SCR EIA Not Required 08/01/2016  
Erection of 4no. 50t Silos
- 3.4 PK02/3011/F Approve with Conditions 27/01/2003  
Erection of extensions and alterations to various buildings
- 3.5 P95/2130 Approve with Conditions 27/07/1995  
Erection of 2 Number silos (each 17.5 metres high plus pipework and safety rails 2.1 metres by 2.4 metres wide)
- 3.6 P94/2324 Approve with Conditions 16/02/1995  
Erection of 2 No. silos (each 17.5 metres high X 2.4 metres in diameter) in rear yard
- 3.7 P87/1327 Approve with Conditions 07/05/1987  
Erection of building of 4,098 sq. metres for storage of materials for use in connection with the manufacture of plastic containers for the food industry
- 3.8 P86/1915 Approve with Conditions 16/07/1986  
Erection of two silos for storage of plastic grains 16 m (52' 6") high x 3 m (10') in diameter
- 3.9 P85/2683 Approve with Conditions 29/01/1986  
Erection of two silos for storage of plastic grains - 14 m (46 ft) high x 3.5 m (11FT 6IN) in diameter

- 3.10 N1261/11 Approve with Conditions 27/11/1979  
Erection of 48,000 sq.ft. (4,460 sq.m.) building for plastics production and construction of new access road, internal roads, parking areas and landscaped areas

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

- 4.1 Yate Town Council  
Objection: demolition should be controlled; measures should be taken to protect nearby houses; objection to silos.
- 4.2 Sodbury Town Council (Parish Adjoining)  
Objection: support the residents of Bennetts Court with a recommendation that screening is positioned
- 4.3 Ecology Officer  
No objection; informative about breeding birds should be attached to decision notice
- 4.4 Economic Development  
Supports the development as increases the viability and sustainability of the existing business.
- 4.5 Environmental Protection  
No objection; suggests working hours informative
- 4.6 Highway Structures  
No comment
- 4.7 Lead Local Flood Authority  
No objection
- 4.8 Sustainable Transport  
No objection; proposal will not raise any highways and transport issues

#### **Other Representations**

- 4.9 Local Residents  
None received

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

- 5.1 This application seeks planning permission for the erection of 6 silos at an existing manufacturing plant in Yate.
- 5.2 Principle of Development  
The application site is located within the existing urban area of Yate and Chipping Sodbury and within an area safeguarded for economic development. Policy CS5 directs development to the existing urban areas and defined settlements and policy CS12 protects employment uses on existing sites.

Although becoming dated in nature, policy E3 is supportive of proposals for economic development subject to an assessment of the impacts of development. Therefore the proposal is acceptable in principle but should be determined against the analysis set out below.

5.3 Design and Appearance

The proposed silos have an industrial appearance; they are cylindrical in nature and constructed from aluminium. There are existing silos on the site that have a similar industrial appearance. Given the nature and purpose of the silos, there is little scope for changes to their appearance.

5.4 It is noted that the existing silos on the site are visible from Station Road as you approach and pass the site from Yate. The views of the silos on the approach from Chipping Sodbury are less prominent.

5.5 In terms of layout, the existing silos sit close to the site boundary. The proposed silos would be located adjacent to the existing silos but within the site. This keeps the mass created by the silos in a small area. Indeed given this arrangement, the impact on views of the silos when travelling along Station Road from Yate would be minimal. The proposed silos would 'block' views of the existing silos and therefore there would be limited difference.

5.6 Concern has been raised by the Town Council in regard to the height of the proposed silos. The silos would have a height of just under 17 metres. This is lower than the tallest of the existing silos (at approximately 17.5 metres). It is therefore not considered that the proposal would become any more prominent on the skyline than the existing silos.

5.7 Turning to the impact on the character of the area, apart from the residential properties on Bennetts Close, the area has a predominantly industrial character. The residential properties on Bennetts Close are set sufficiently far from the proposal that the impact on the visual amenity of the area is also limited. It is noted that there is a request for additional screening. Given the height of the proposal and the location of the silos within the site, there is little scope for the provision of landscaping or other means of screening. Indeed, the landscape impact has also been demonstrated to be low. As it is not considered that the development would result in a significant change in the character, appearance, or visual amenity of the locality, it is not considered necessary that additional screening is provided. It is also considered that screening by means of the application of colour to the silos would be of limited success and therefore not necessary.

5.8 Located close to the Chipping Sodbury Conservation Area, an assessment should be made on the impact of the development on the historic character of the area. During consultation connected with the screening opinion, the advice of the council's conservation section was that, given the location within a complex of modern industrial buildings and the distance to the closest heritage assets there may be an impact but that the impact was unlikely to be significant.

As the silos are set further away from the conservation area (behind the existing silos) it is not considered that the proposal would result in any additional harm over and above the existing situation. For that reason, no objection is raised on the grounds of heritage.

- 5.9 In order to facilitate the installation of the silos, an existing open fronted storage building made of a steel frame and fibre panel roof needs to be taken down and re-erected elsewhere on the site. In terms of design, the building would retain its appearance and is therefore acceptable. In terms of layout, the re-sited building would not be highly visible from the public realm and therefore would not have an adverse impact on visual amenity.
- 5.10 Residential Amenity  
Development should not be permitted that has a prejudicial impact on the residential amenities of nearby occupiers. The nearest residential properties are located to the south of the application site on Bennetts Court.
- 5.11 The proposed silos are required in connection with the existing operations on the site. They do not, in their own right, suggest that there would be an increase in the operation of the site over and above that which the site is already capable of accommodating.
- 5.12 Officers accept that the increase storage capacity may result in additional vehicular movements. However, it is not considered that any increase would be so significant as to cause a demonstrable harm to the residential amenities of the occupiers of nearby residential properties.
- 5.13 As with vehicular movements, it is noted that there may be a small increase in noise, particularly during deliveries to and filling of the silos. The potential for any noise increase to be detrimental to amenity is considered to be low, particularly given the location of the additional silos within the site where there is greater built form between the silos and the residential dwellings. It is not considered that any increase in noise would be prejudicial to residential amenity.
- 5.14 Located to the north of the residential properties, it is not considered that the silos would be overbearing or lead to a loss of light. The proposed storage building would also not have an impact on residential amenity. It is therefore concluded that the proposal would not have a prejudicial impact on residential amenity and no objection is raised in this regard.
- 5.15 Control over the construction hours has not been included in the recommendation for PK16/1502/F. Whilst it is acknowledged that this development is slightly larger in scale, it is not considered to be significantly greater in scale as to warrant control over the hours of construction. Therefore, an informative is suggested as a means by which to limit the impact of construction work on nearby occupiers.

5.16 Transport

No changes are proposed to the existing site access. The proposal to increase storage of plastic pellets is not considered to have a significant impact on the movements of HGVs to and from the site. The silos would be unlikely to generate any significant additional vehicular movements in other forms of transport.

- 5.17 Given that any increase in movements to and from the site are minimal and the highway conditions in the vicinity of the site meet an acceptable standard, it is not considered that the proposal would amount to a severe impact (in terms of paragraph 32 of the NPPF). Therefore no transport objection is raised to this development.

5.18 Environmental Effects

Policy E3 requires an assessment of environmental effects. The silos would be used as part of the existing site operations and would not in themselves have a significant environmental impact.

- 5.19 The ecologist has requested an informative be attached to the decision notice with regard to nesting birds and the obligations of environmental legislation.

- 5.20 It is not considered that the proposal would have a significant environmental impact and therefore no objection to the proposal is raised in this regard.

5.21 Economic Considerations

The proposed development is associated with an existing economic operation. The current occupier of the site is one of the major employers in the district. It is stated in the supporting documents to the planning application that the proposed silos are required to improve the resilience of the site against late deliveries.

- 5.22 It is therefore considered that the proposal has economic benefits. These should be given considerable weight in determining the planning application. Whilst there has been limited harm identified in the above analysis, the positive contribution the proposal makes to the economic sustainability of the business is a factor that acts in favour of permitting 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 It is recommended that planning permission is GRANTED subject to the conditions listed below.

**Contact Officer: Griff Bunce**  
**Tel. No. 01454 863438**

### **CONDITIONS**

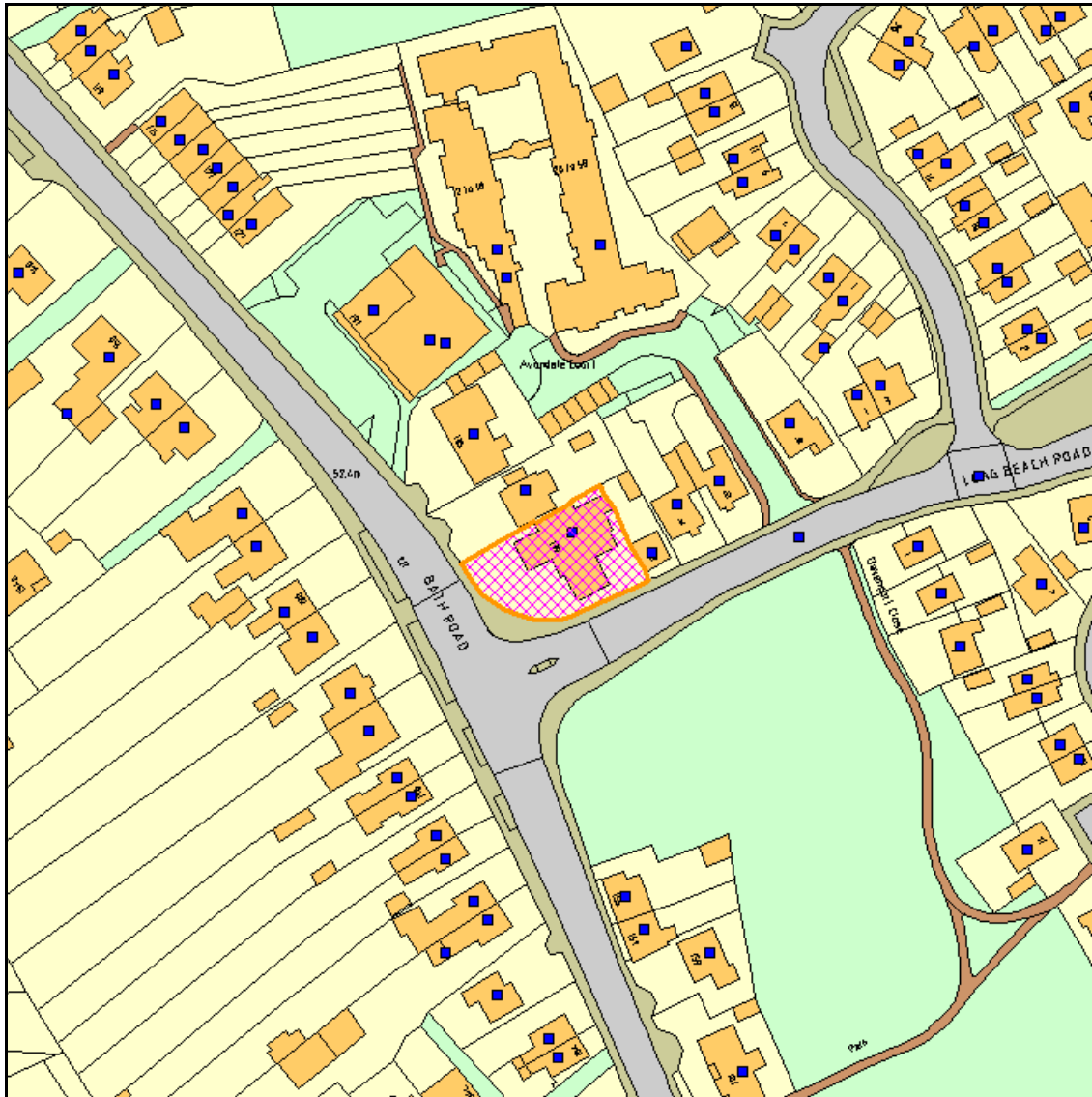
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PK16/2955/F	<b>Applicant:</b>	Mr And Mrs Taylor
<b>Site:</b>	139 Bath Road Longwell Green Bristol South Gloucestershire BS30 9DD	<b>Date Reg:</b>	19th May 2016
<b>Proposal:</b>	Erection of single storey garden room on front elevation	<b>Parish:</b>	Oldland Parish Council
<b>Map Ref:</b>	365979 170930	<b>Ward:</b>	Longwell Green
<b>Application Category:</b>	Householder	<b>Target Date:</b>	13th July 2016



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PK16/2955/F



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

The planning application has been referred to the Council's Circulated Schedule procedure due to objections received from Oldland Parish Council.

### **1. THE PROPOSAL**

- 1.1 The application seeks planning permission for the erection of a single storey garden room on the front elevation on no. 139 Bath Road Longwell Green.
- 1.2 The host dwelling is a detached 1.5 storey property within the settlement boundary of Longwell Green. The dwelling is situated on the corner of Bath Road and Long Beach Road.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

National Planning Policy Framework March 2012  
National Planning Policy Guidance 2014

#### **2.2 Development Plans**

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

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

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4A Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

#### **2.3 Supplementary Planning Guidance**

Design Checklist Supplementary Planning Document (adopted) August 2007

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

- 3.1 PK14/0029/F Demolition of existing garage to facilitate the erection of 1no. detached dwelling with associated works. Creation of new access. (Resubmission of PK13/3780/F).  
Approved with Conditions 26.03.2014.
- 3.2 PK13/3780/F Demolition of existing garage to facilitate the erection of 1no. detached dwelling with associated works. Creation of new access.  
Refused 06.12.2013
- 3.3 PK13/3719/F Erection of steel and glass balcony railing at first floor level to form enclosed roof terrace. (Retrospective).  
Approved 27.11.2013
- 3.4 PK10/3178/F Erection of single storey front extension to provide additional living accommodation.

Approved with Conditions 21.12.2010

- 3.5 PK07/2455/F Erection of single storey side extension to provide ancillary granny annexe. Erection of 1.8m high entrance gate.  
Approved with Conditions 12.10.2007
- 3.6 PK07/1251/F Alterations and single storey extension to existing garage to facilitate the conversion to a dependant relative annexe.  
Refused 25.05.2007
- 3.7 PK06/3033/F Erection of single storey rear extension to provide additional living accommodation.  
Approved with Conditions 04.12.2006
- 3.8 PK06/0800/F Erection of single storey rear extension to form additional living accommodation.  
Approved with Conditions 18.04.2006
- 3.9 PK05/0343/F Installation of side dormer to facilitate loft conversion.  
Approved with Conditions 23.03.2005
- 3.10 PK03/2382/F Erection of a detached garage.  
Approved with Conditions 13.10.2003
- 3.11 K1417 Erection of garage (Previous ID: K1417)  
Withdrawn 29.06.1976

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

- 4.1 Oldland Parish Council  
The Parish Council object to the proposal on the grounds of over-development of the site.
- 4.2 Hanham Parish Council  
No comments received.
- 4.3 Planning Enforcement  
No comments received.

#### **Other Representations**

- 4.4 Local Residents  
No comments received.

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

- 5.1 Principle of Development  
Policies CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) are both supportive in principle. Saved Policy H4 is supportive providing development is within the curtilage of existing dwellings, the design is

acceptable with relation to policy CS1 of the Core Strategy, that there is safe and adequate parking, and also providing the development has no negative effects on transport.

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

## 5.2 Design and Visual Amenity

The application site is a detached dwelling in Longwell Green. The property was once situated on a modest plot of land on the corner of Bath Road and Long Beach Road. There is an area of hardstanding to the front of the dwelling.

The application seeks planning permission for the erection of a single storey front extension to provide additional living accommodation. The building line has previously been disrupted following the addition of a single storey front extension which was granted full planning permission in 2010. Whilst front extensions are normally avoided because of their prominence it is considered the proposed extension will be masked by the existing single storey front extension.

The proposed single storey front extension will extend beyond the front elevation by 2.9 metres, have a width of 4.4 metres and have a total height of 3.7 metres. The roof style will be hipped and the proposed front extension will be subordinate to the original dwellinghouse and existing front extension.

The proposed materials will match those used in the existing dwelling with pebble dash render elevations and pvc doors and windows.

The proposal respects the character of the site and the wider context as well as being of an appropriate scale and proportion with the original dwelling and surrounding properties. Thus, the proposal satisfies policy CS1 of the adopted Core Strategy.

## 5.3 Residential Amenity

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

The applicant site is a detached property with boundary treatments at the site consisting of 2 metre walls and fences. The proposed single storey front extension will be masked by the existing single storey front extension limiting the detrimental impacts relating to residential amenity on neighbouring dwellings.

An objection comment has been received from Oldland Parish Council regarding this proposal being over development of the site. It is assumed the Parish are concerned at the amount of cumulative development at the site, which is material. However, whilst the dwelling has been extended a number of times it is considered to be situated on a large plot of land, and the small scale nature of this proposal precludes it from amounting to overdevelopment even taking into account previous extensions.

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

5.4 Highways

There is a large area of hardstanding to the front suitable for four vehicles. The proposed development would have no impact on any parking provision and would not create an increase in vehicular movements to the site. Thus the proposal is in accordance with saved policy T12 of the Local Plan (adopted) 2006.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 That the application is **APPROVED** with the following conditions.

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

**CONDITIONS**

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

Reason

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

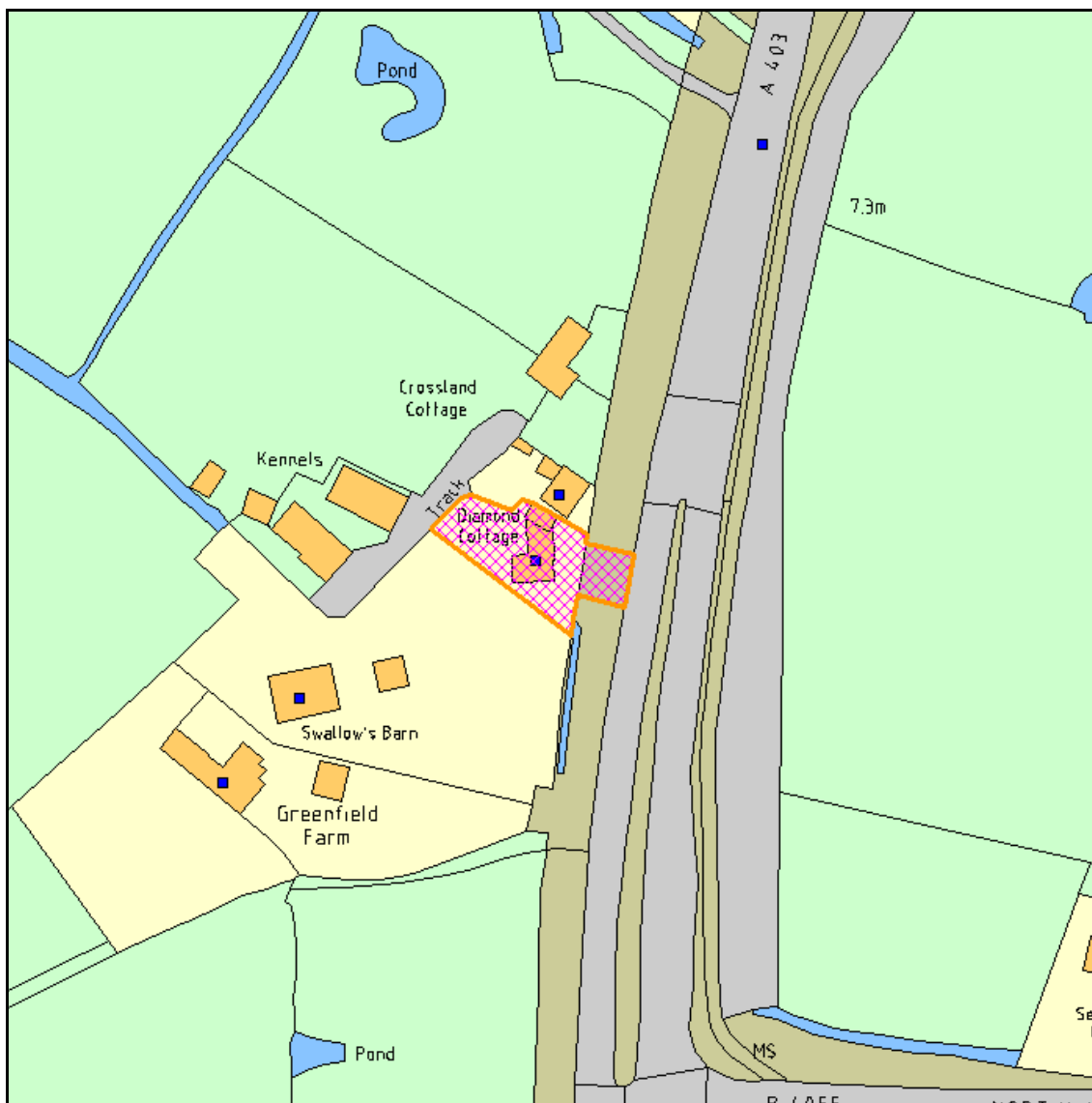
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PT16/1304/F	<b>Applicant:</b>	Mr Robert Hilton
<b>Site:</b>	Diamond Cottage Severn Road Pilning South Gloucestershire BS35 4HW	<b>Date Reg:</b>	12th April 2016
<b>Proposal:</b>	Change of use of land to provide additional car parking spaces and turning area (sui generis).	<b>Parish:</b>	Pilning And Severn Beach Parish Council
<b>Map Ref:</b>	355661 186908	<b>Ward:</b>	Pilning And Severn Beach
<b>Application Category:</b>	Minor	<b>Target Date:</b>	3rd June 2016



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PT16/1304/F

## **REASON FOR REFERRING TO CIRCULATED SCHEDULE**

This application has been referred to the Circulated Schedule following the receipt of an objection from Pilning and Severn Beach Parish Council; the concerns raised being contrary to the officer recommendation. The proposed change of use of land within the Green Belt also represents a departure from Development Plan policy.

### **1. THE PROPOSAL**

- 1.1 The application relates to Diamond Cottage which is one of a small group of dwellings located adjacent to and west of the A403 Severn Road. The site lies within the open countryside and Bristol & Bath Green Belt.
- 1.2 There is a local authority owned grassed verge to the front of the properties, which is interspersed with crossing points and parking areas; Diamond Cottage is currently served by a 2.4m x 4.8m parking space located within a tarmacked crossover to the front, with a 5.6m wide dropped kerb to the A403. The existing parking space is orientated perpendicular to the A403. The parking space is not considered to be part of the residential curtilage of Diamond Cottage as it is physically divorced and in separate ownership.
- 1.3 The proposal is to change the use of a section of the grass verge to the south of the existing parking area, to create two new parking spaces 2.4m x 4.8m set parallel to the A403. The existing tarmac area would be slightly extended to the north and tarmacked to create an enlarged turning area and an area for refuse/re-cycling collection.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

National Planning Policy Framework March 2012  
The National Planning Practice Guidance 2014

#### **2.2 Development Plans**

The South Gloucestershire Local Plan (Adopted) 6<sup>th</sup> January 2006 (saved policies)

L1 - Trees and landscape

EP2 - Flood Risk and Development

T12 - Transportation Development Control Policy for New Development

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

CS8 - Improving Accessibility

CS9 - Managing the Environment and Heritage

CS34 - Rural Areas

## 2.3 Emerging Plan

Proposed Submission Policies, Sites & Places Development Plan Document  
June 2016

PSP1 - Local Distinctiveness

PSP2 - Landscape

PSP7 - Development in the Green Belt

PSP9 - Residential Amenity

PSP21 - Flood Risk, Surface Water and Watercourses

PSP41 - Residential Development in the Countryside

## 2.4 Supplementary Planning Guidance

SG Landscape Character Assessment as adopted Nov 2014

Development in the Green Belt SPD Adopted June 2007

Waste Collection: guidance for new developments SPD (Adopted) Jan. 2015

## 3. **RELEVANT PLANNING HISTORY**

- 3.1 P90/2262 - Change of use of agricultural land to use as domestic garden.  
Refused 4 Oct 1990
- 3.2 P91/2254 - Change of use of agricultural land to use as domestic garden.  
Refused 13 Nov 1991
- 3.3 P92/2177 - Change of use of agricultural land to domestic curtilage; erection of two-storey extension to cottage to form living room and dining room with two bedrooms over.  
Approved 10 Feb. 1993

## 4. **CONSULTATION RESPONSES**

### 4.1 Pilning and Severn Beach Parish Council

Pilning & Severn Beach parish council object to this application for the following reasons-

- 1) The increased number of cars will increase the danger to other drivers on the A403.
- 2) The view for drivers coming out of Diamond Cottage is limited due to the width of the access point.
- 3) Additional car parking spaces will increase the use of the land outside on an ad hoc basis further increasing danger to vehicles using the A403.
- 4) No provision has been made for wheelie bin storage.

Should this application be approved, a condition should be placed on the application that no built structure can be built here especially as this planning application is in part not owned by the applicant.

### 4.2 Other Consultees

#### Community Enterprise

No response

Lead Local Flood Authority

No objection

Transportation D.C.

No objection subject to a condition to ensure that the parking spaces would be set back a minimum distance of 2m from the carriageway edge.

**Other Representations**

4.3 Local Residents

No responses

**5. ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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. Para. 14 of the NPPF states that decision takers should approve development proposals that accord with the development plan without delay; where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted.

5.2 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 such para. 14 is therefore engaged.

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

5.4 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.

5.5 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.



- 5.6 Local Plan Policy H3 generally resists new residential development outside the existing urban areas and settlement boundaries. The Council's principal objectives in this context are two fold: firstly to protect the open countryside for its own sake and as a resource for biodiversity, recreation, amenity, agriculture and forestry; and secondly, not to encourage the use of private cars. The main thrust of the policy however relates to the erection of new dwellings.
- 5.7 In this case the application does not relate to the erection of a new dwelling but to an existing dwelling with an existing curtilage located within a line of similar dwellings. There are therefore no sustainability issues and only very minor issues in terms of encroachment into the open countryside. Furthermore the area of land proposed to be changed is small with very limited potential as a resource for biodiversity, recreation, amenity, agriculture and forestry. Officers therefore raise no in- principle objection to the proposal which is considered to accord with Policy H3.

#### Green Belt Issues

- 5.8 The change of use of part of the verge to provide a residential parking area must be considered in Green Belt terms. At para. 89 the NPPF lists those types of development that are not considered to be inappropriate but this does not include change of use of land. Inappropriate development is by definition harmful to the openness of the Green Belt. Paragraph 90 of the NPPF states that other forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt; these are listed at para.90 but do not include changes of use of land.
- 5.9 In order therefore to overcome the harm to the openness of the Green Belt by reason of inappropriateness or any other harm, the onus is on the applicant to provide the very special circumstances required to demonstrate that the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 5.10 In this case, it is acknowledged that the existing vehicular access arrangements to/from Diamond Cottage to/from the A403 are dangerous, especially given the speed of traffic along the road and the proximity of the HGV's which frequently use the road. On-street parking is not an option here. There is therefore a very special requirement to overcome this problem and given the existing layout at Diamond Cottage the proposed change of use of the verge is considered to be the only realistic option. Officers are satisfied that this represents the very special circumstances required to allow a departure from Green Belt Policy and to overcome any harm by reason of inappropriateness or any other harm.

#### Landscape Issues

- 5.11 In general landscape terms, the proposed change of use would have little visual impact. Only insignificant amounts of vegetation would be lost and the area to be changed to tarmac hard-standing would be relatively small. There is an existing parking area and crossover to the front of Diamond Cottage so the character of the area would change little. The other properties along this part of the A403 have similar crossovers and parking areas to the front.

Impact on Residential Amenity

- 5.12 There would be little or no additional impact on neighbouring dwellings. The extended parking/turning area would enhance the amenity for occupiers of Diamond Cottage.

Transportation Issues

- 5.13 The proposal is to provide two car parking spaces on the highway verge for use by residents of Diamond Cottage. Due to the confined configuration of the front garden to Diamond Cottage turning is not possible within this area and at present the manoeuvring to/from the existing parking space on the highway verge is also constrained to the detriment of highway safety. There is no increase in the size of Diamond Cottage and as such no increase in the travel and parking demand associated with the site. The proposal would provide a significantly safer parking arrangement than currently exists with forward access to/from the highway. Subject to a minimum 2m set back from the edge of the carriageway to the edge of the parking spaces, which can be secured by condition, officers recommend no transport objections.

Environmental Issues

- 5.14 The site lies in flood zones 2 and 3 but officers are satisfied that the proposal could not realistically be located in an area with a lower probability of flooding. The development would have no implications for increased flooding risk for its users or increased flood risk elsewhere.
- 5.15 A new soak-away would be introduced, the details of which have been submitted. The soak-away would be located between the house and the highway but set 5m back from the highway. The soak-away would be located at the lowest existing level and constructed of loadbearing, free draining material that would allow a tarmac finish and car parking over. Surface water would be routed to the soak-away via gully pots and/or aco channels at low points. This arrangement is considered to be a significant improvement on the current system and would enhance the drainage of the site. The Council's Drainage Engineer raises no objection to the proposal.
- 5.16 The applicant's agent has confirmed that the refuse/recycling collection area shown on the plans to the north of the enlarged turning area, involves no structure, it is merely an area of hard-standing where bins would be placed for ease of collection. Any future structure would require planning permission in its own right. The land does not form part of the residential curtilage of Diamond Cottage and the proposed use is considered to be *sui generis* so residential permitted development rights would not apply. The condition suggested by the Parish Council would not therefore meet the tests of the NPPF as it would not be necessary.
- 5.17 The proposal is relatively minor in nature but the works would significantly improve the drainage arrangements to the front of the cottage. The enhanced parking and manoeuvring areas would make a significant contribution to highway safety which is a wider community benefit. As such, officers consider that the proposal passes the sequential test and the exception test outlined in the NPPF and Core Strategy Policy CS5 are met.

#### CIL Matters

- 5.18 The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. CIL charging commenced on 1st August 2015. This development, if approved, would not however be liable to CIL charging.

### **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 The application be advertised as a departure from the Development Plan.
- 7.2 That planning permission be GRANTED subject to the conditions listed on the Decision Notice, once the period of advertising the application as a departure from the Development Plan has expired.

**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).

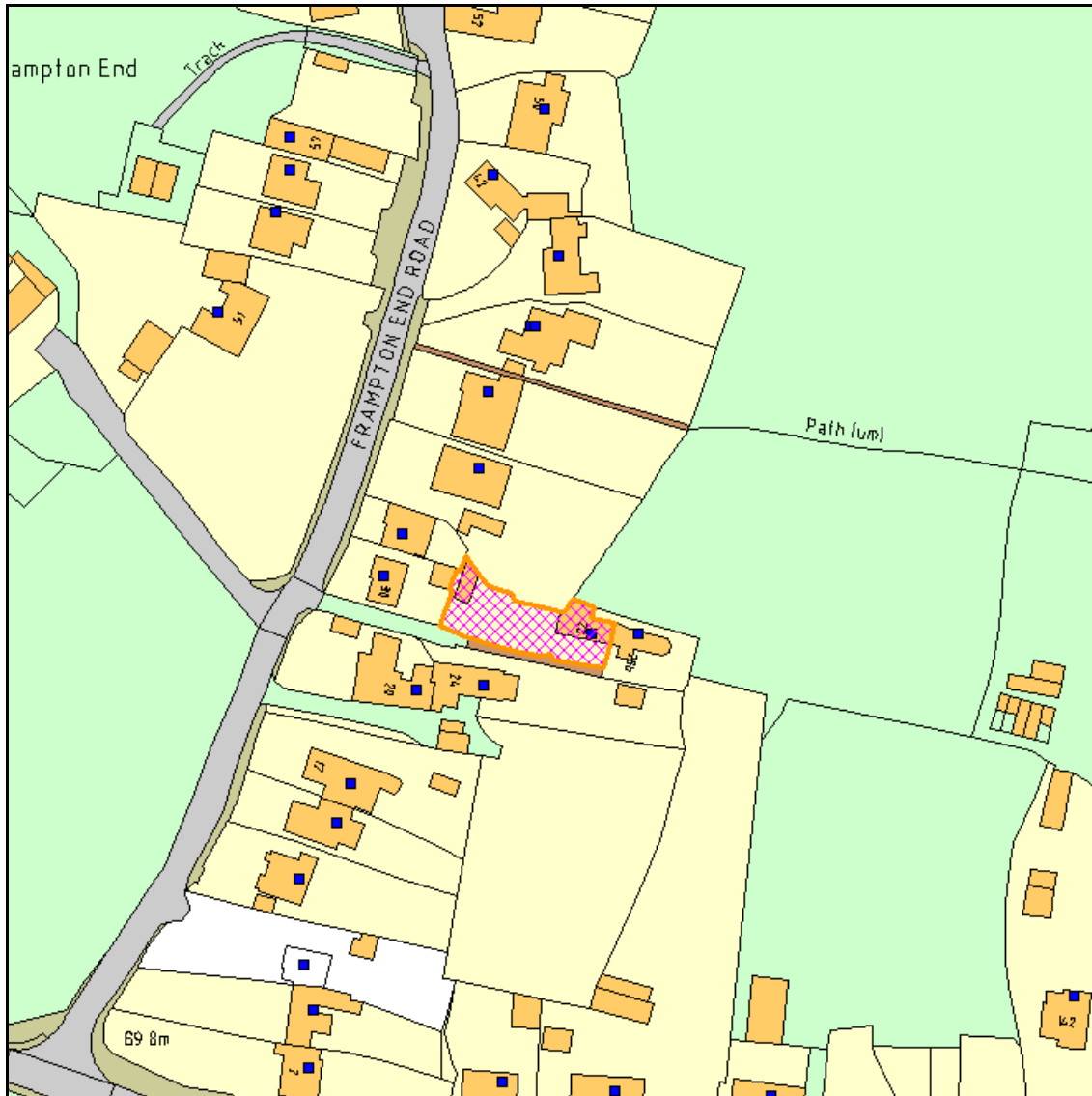
2. Notwithstanding the details shown on the plans hereby approved, the parking spaces hereby approved shall be located a minimum distance of 2m from the edge of the carriageway.

#### Reason

In the interests of highway safety and to accord with Policy T12 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PT16/1700/F	<b>Applicant:</b>	Mr Robert Warren
<b>Site:</b>	26 Frampton End Road Frampton Cotterell Bristol South Gloucestershire BS36 2JZ	<b>Date Reg:</b>	11th May 2016
<b>Proposal:</b>	Extension to existing garage to form store and garden room (retrospective)	<b>Parish:</b>	Frampton Cotterell Parish Council
<b>Map Ref:</b>	367414 181768	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Householder	<b>Target Date:</b>	6th July 2016



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PT16/1700/F

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

This application appears on the Circulated Schedule following a comment from the Parish Council.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the erection of a single storey side extension to an existing detached garage to form a store and garden room. The application site relates to a two-storey traditional cottage style dwellinghouse, accessed from a lane situated outside an established settlement boundary and within the Bristol/Bath Green Belt. As the development has all, but been completed the application is regarded as part retrospective.
- 1.2 During the course of the application, it was noted that the west elevation has been incorrectly duplicated on the plans. The drawings were amended.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

T12 Transportation Development Control  
H4 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance

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

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

- 3.1 PT12/3914/F                      Approved with Conditions                      21/01/2013  
Demolition of utility and side room to facilitate erection of two storey rear extension

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

##### **4.1 Frampton Cotterell Parish Council**

No Objection subject to the windows overlooking the neighbouring property being blocked in.

##### **4.2 Other Consultees**

###### Archaeologist

No Objection

###### Highway Engineer

No Objection

###### Enforcement Officer

No response received

##### **Other Representations**

##### **4.3 Local Residents**

One neutral letter has been received by the Council raising the point that the elevations should be rendered and painted white to be in-keeping with the existing cottages in the lane.

#### **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 location of the site within the Green Belt where development is restricted. National planning policy is supportive of additions to existing buildings providing the result is not disproportionate to the original dwelling and does not impact on the openness of the Green Belt. The overall appearance will be carefully considered so that it does not adversely impact on the character of the house or the area in general. Similarly, the proposal must not have a negative effect on neighbours or on highways.

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

##### **5.2 Green Belt**

The NPPF (2012) does not specify what would be a disproportionate addition and so the South Gloucestershire SPD: Green Belt (Adopted) 2007 is a good guide. This states that additions of up to a 30% increase in volume are acceptable, those between 30% and 50% need to be assessed carefully and those of over 50% are unacceptable and would be refused. In this instance, the main dwelling already benefits from a number of extensions.

- 5.3 The existing property (255m<sup>3</sup>) benefits from a two storey extension (180m<sup>3</sup>) to the side and rear and a single storey garage (57m<sup>3</sup>) to the west. Although no specific details of volume, Officers have calculated the proposed new built form (13m<sup>3</sup>) would be a 5% volume increase. It is acknowledged that the property has already benefited from large additions which amount to over a 50% increase in volume. However, given the size of the house, the latest propose addition when viewed against those previous elements, would not appear visually out of property and can on this basis be supported. It is however, important to note that the property has probably been extended to its maximum and any future development would be strongly resisted.
- 5.4 With regards to impact on openness, the development would be within the residential curtilage of No. 26 Frampton End Road and furthermore, attached to the existing garage. As such, it is considered that there would be no unacceptable impact on the openness of the Green Belt and in this respect the scheme is acceptable.
- 5.5 Design and Visual Amenity  
The garage has a quadrilateral footprint and the extension would be to the eastern side. It would measure approximately 4.1 metres at its longest and 1.7 metres at its widest. It would have eaves to about 1.6 metres and achieve a maximum height of 2.6 metres. The extension would continue the garage's pitched roof and openings would be in the form of a single casement window and a double set of doors to the east. Externally, the extension will be finished in timber cladding and concrete tiles. Comment has been made that cladding the extension would not complement the existing white rendered dwellinghouse and area in general. However, this material is considered acceptable given the lack of visibility in the streetscene. The proposal is considered to accord with policy and can be recommended for approval.
- 5.6 Residential Amenity  
The garage and extension are adjacent to a boundary shared with No. 34 Frampton End Road. The neighbouring property is some distance away and would not be impact upon by the new single storey addition. On the other side of the lane separated by a dry stone wall about 1 metre high and their respective driveway is No. 24 Frampton End Road. A doorway is to be replaced by a small window in the south elevation. Comment has be made that this window will overlook the occupiers of No. 24. However, given these neighbours are 10+ metres away from the proposed addition, it is therefore considered that they would not be adversely impacted upon by the new opening. Sufficient garden space would remain to serve the host property. The development is therefore considered to accord with policy and can be supported.
- 5.7 Sustainable Transport  
The proposed development would not increase the number of bedrooms and it is furthermore noted that there is sufficient room to park two vehicles on the existing driveway. It is considered this number accords with adopted parking standards and there are no objections to the scheme.

## 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**

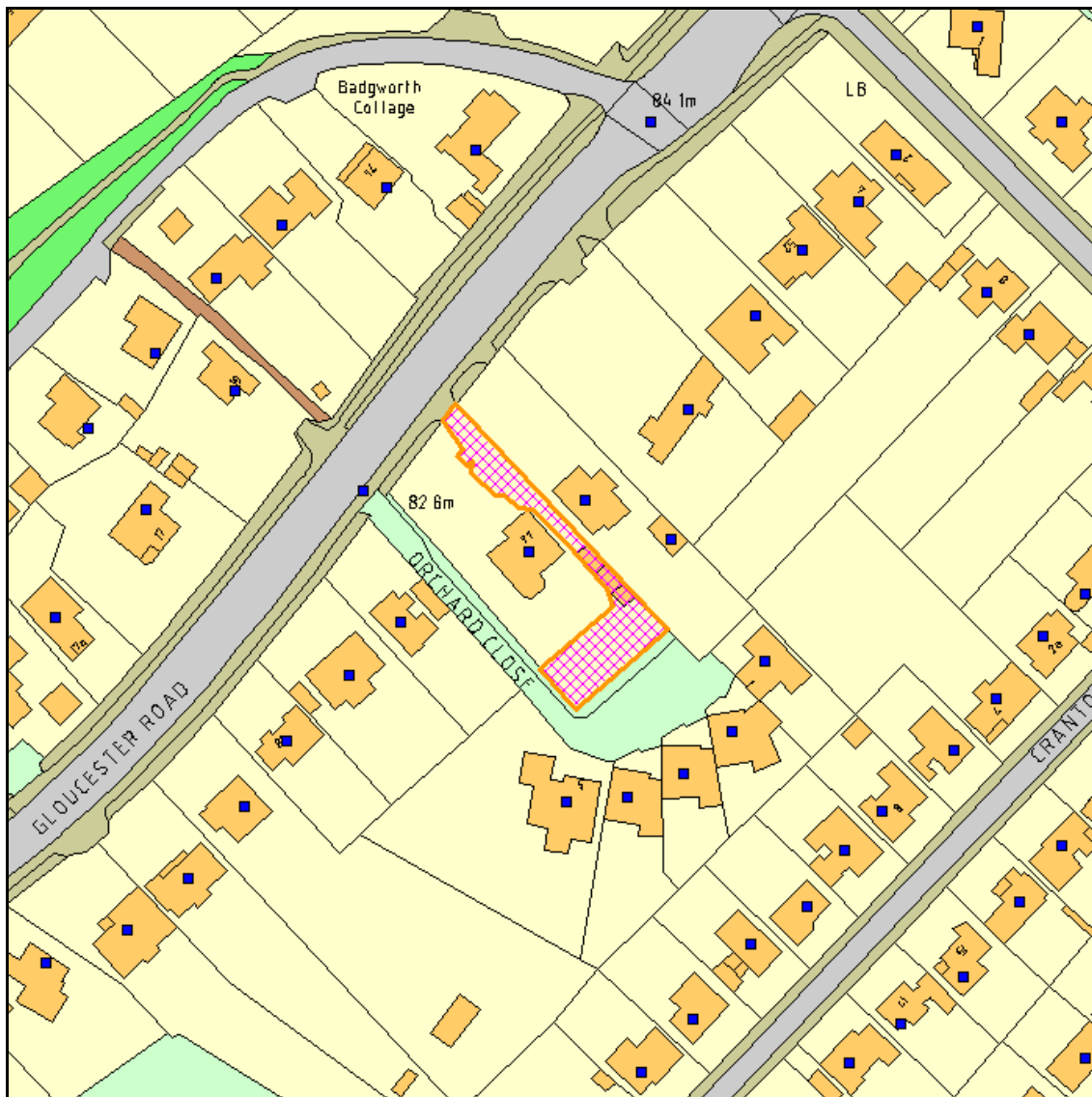
- 7.1 That the application be **APPROVED**. (As the application is retrospective in nature no conditions are suggested).

**Contact Officer: Helen Braine**  
**Tel. No. 01454 863133**



## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PT16/2418/F	<b>Applicant:</b>	Mr Dave Manning
<b>Site:</b>	Farndale 44 Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4HB	<b>Date Reg:</b>	11th May 2016
<b>Proposal:</b>	Erection of 1 no. detached dwelling and associated works (Re submission of PT16/0984/F)	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	360913 184226	<b>Ward:</b>	Almondsbury
<b>Application Category:</b>	Minor	<b>Target Date:</b>	5th July 2016



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PT16/2418/F

## 1. **THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the erection of 1no. detached dwelling. This follows the granting of outline planning permission under reference PT15/4576/O which approved access and layout.
- 1.2 The application site relates to a piece of land in the washed over green belt settlement boundary of Almondsbury. The piece of land is to the rear of no. 44 Gloucester Road with access coming off the main Gloucester Road and going between no. 44 and no. 46 Gloucester Road.
- 1.3 The application site is a modest plot which was previously part of the garden belonging to No.44.

## 2. **POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework March 2012

- 2.2 Development Plans

### South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

CS1	High Quality Design
CS5	Location of Development
CS8	Improving accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing

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

H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
L1	Landscape
T7	Cycle parking
T12	Transportation Development Control

### South Gloucestershire Draft Policies Sites and Places Development Plan Document June 2016

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007  
South Gloucestershire Residential Parking Standards (Adopted) 2013  
South Gloucestershire Development in the Green Belt SPD (Adopted) 2007  
South Gloucestershire Council Waste SPD (Adopted) 2015

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

- 3.1 PT00/1684/F Erection of two storey side/rear extension. Approve with Conditions 26.07.2000
- 3.2 PT06/2697/O Erection of two no. dwellings and relocation of existing garage. Approve with Conditions 27.11.2006
- 3.3 PT08/0873/RM Erection of 2 no. dwellings (approval of reserved matters to be read in conjunction with PT06/2697/O)
- 3.4 PT15/4576/O Erection of 1no. detached dwelling (Outline) with access and layout to be determined. All other matters reserved. Approved 15.12.2015 with access and siting approved.
- 3.5 PT16/0984/F Erection of 1 dwelling and associated works. Withdrawn.

### **4. CONSULTATION RESPONSES**

#### **4.1 Almondsbury Parish Council**

Object - the site is very small for this size of application, concern about the size, bulk and massing of the proposed development, concern about the exit onto the A38.

#### **4.2 Other Consultees**

##### Lead Local Flood Authority

No objection but informative recommended relating to Wessex Water facilities.

##### Sustainable Transport

No transport objection is raised subject to a condition regarding the access, car and cycle parking arrangements being in place before occupation.

##### Highways Structures

No comment

##### Archaeologist

No objection

##### Landscape officer

From aerial photos the access driveway to the proposed new dwelling appears to be very tight against no. 44 and the neighbouring property. A landscape condition is recommended that fulfils SGC planning policies for protection and enhancement and high quality design.

#### **Other Representations**

#### **4.3 Local Residents**

Neighbour Objection/concerns received from 5 households in respect of the following matters;

- Concern about contractor's vehicles and private vehicles parking on the grass verge on the A38 and the safety implications. It should be made clear to contractors that they should not park their vehicles in that area or anywhere else that may compromise road safety.
- Concern that they will lose all lot of their back garden
- Concern that the close of houses behind the site may become muddled by machinery etc and who would pay for damage or clear up.
- Concern that building in the back gardens of this roads not in the interests of the community or local transport.

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Policy CS1 of the South Gloucestershire Core Strategy (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.

The site is in the Green Belt but within a washed over village boundary where policy CS5 allows small scale infill development. The proposal is considered to be small scale infill which would not be harmful to the green belt, provided that the scale and appearance of the building are not excessive. As such the principle of a house at this location is appropriate in the Bristol/Bath Green Belt and this was agreed in the recent outline application which showed a very similar footprint and access drive.

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of development to or within the curtilage of a dwelling, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity.

In addition Policy T12 seeks to ensure that development will have no adverse impact on highway safety and residential parking standards have been revised under supplementary planning guidance adopted 2013.

It is important to highlight that 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 explain 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. In June 2015 an Inspector (appeal ref. APP/P0119/1/14/2220291) found that the Council could not demonstrate a five year housing land supply, meaning paragraph 49 of the NPPF is engaged. Paragraph 14 states a presumption in favour of sustainable development, and states 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.

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

## 5.2 Visual Amenity

The street scene is characterised by large, detached two-storey properties that are set in large plots along the Gloucester Road. Five large three storey properties were built to the rear on Orchard Close in 2010 (PT08/2089/O and PT10/0468/RM). The site is located within the rear garden of no. 44 near to the residential cul-de-sac of Orchards Close. The rear end of the garden to 44 Gloucester Road is enclosed by maintained, high, conifer hedging which the applicant proposes to maintain. This forms a significant boundary treatment and in dealing with the application your officer understands that the neighbour at 46 would also like to see the hedge maintained rather than replaced. There is no other area, given the conifer hedge boundary within the red lined site area to facilitate additional planting which would benefit the public realm and there is, as such no justification to request a new landscaping condition. As such whilst a landscape scheme is requested by the landscape officer it is considered that the retention of the hedge as proposed on the site plan is prable. Whilst the hedge would obscure much of the new house from the neighbouring gardens its upper floor and roof would likely remain visible to the rby houses. The house would however not have a significant impact on views in from the A38 the proposed house is not considered to be injurious to visual amenity and the principle of a house located as submitted has been agreed in outline form. The proposed planning application demonstrates that this four bedroom detached house can be located some 12m from the closest part of the original dwelling and would not be injurious to neighbouring properties. As such the house would not harm the character or appearance of the area, nor impact on the openness of the green belt at this washed over settlement location and as such, is considered acceptable in terms of visual amenity.

## 5.3 Residential Amenity

The proposed new dwelling would face north-east and the front and rear elevations are shown to accommodate all of the windows which safeguards a sufficient level of privacy for no.44, 46 and 1-5 Orchard Close. The side elevation of the proposed dwelling would be 12 metres to the conservatory part of the existing dwelling and 15.2m to the original house elevation, approximately 21 metres from the bungalow at no.5 Orchard Close and roughly 20 metres separates the three storey properties of 1-4 Orchard Close to the rear. The high conifer hedge to the rear of the garden will be retained on the boundary between the new property and the properties on Orchards Close which will also retain levels of privacy for these dwellings and the proposed dwelling. It is however noteworthy that the front elevations of houses which face onto roads/accesses such as 1 to 5 Orchard Close are not generally protected from views from the other side of the access as they can be considered the 'public' face of the property. The distances between the proposal and the neighbouring houses is therefore considered sufficient to prevent material harm to the living conditions or privacy of the neighbours.

Sufficient amenity space would remain to serve the host dwelling. The emerging Policies, Sites and Places Development Plan Document (PSP DPD) sets out guidance for private amenity space standards at PSP43. The guidance explains that for a four-bedroom property 70 sqm of private amenity space should be provided. The property would have approximately this figure in the back garden and ancillary space around and in front of the house which accommodates the bike and bin stores. Notwithstanding this very limited weight should be given to the PSP DPD as it is not yet subject to consultation.

It is proposed to use the existing access from Gloucester Road. Recent cutting back of boarder plants/hedges in the front garden and laying of surfacing materials has formed a drive right up into the site from the A38. This requires modification in order to comply with the proposed plans but is not considered to materially affect the neighbouring property by reason of noise or disturbance of the one household being created. Moreover this access has already been agreed under the approved outline consent. Timber fencing is located along the boundary and would be likely to be retained or replaced. This could be achieved under a landscape plan to be agreed by condition.

Given the above it is considered that the proposal would not impact adversely on the residential amenity for the proposed dwelling or the existing residential amenity for the surrounding dwellings, and is considered acceptable in terms of residential amenity.

#### 5.4 Sustainable Transport

The proposal shows two car parking spaces and a turning head within the site. These are accessed off a drive which would initially be shared with the original house and this is sufficiently wide so as to facilitate passing space within the site and a bin storage area is also provided close to the A38. The Council expects that two secure covered cycle spaces would be provided for the proposed house and an area is indicated for this at the end of the drive. Details of the structure need to be agreed and the structure erected prior to occupation. The original house, 44 Gloucester Road is not in the same ownership as the site and as such cycle storage provision and car parking conditions can only relate to the new property within the red line of the application form. However the original house has more than enough space to adequately park three cars and provide a bike store without injuring visual or residential amenity. A condition was placed on the outline application PT15/4576/O regarding delivery times and it is considered appropriate to attach a similar condition here in respect of the network peak hours on the A38. This would prohibit deliveries during the construction of the dwelling to or from the site in the morning and evening network peak hours ie between the hours of 7 – 8:30 am and 4:30 – 6pm.

Neighbours have raised concerns about contractors already parking on the public verge. Such parking cannot be controlled by the planning acts and is a matter of road safety which would be dealt with by the Police or the landowner of the verge. This is not a matter which should hold up the grant of planning permission but an informative is attached which reads *'The developer is advised that parking on the public verge can cause a hazard to vehicles using*

*the public highway - it is recommended that all vehicles visiting the site during and after the building works are contained within the site boundary.'*

5.5 Archaeology

Policies CS9 and L11 seek to ensure that development does not have a significant effect on archaeology and as this application site is immediately adjacent to a Roman Road and directly within the boundaries of a known historic settlement that may have medieval origins, special care is required. However the archaeology team have concluded that the small scale of the proposal and the likelihood that ground disturbance has already occurred, in association with the original construction of the dwellings here, makes it unlikely that archaeology would survive. Accordingly it would not be reasonable to insist that a watching brief was required by condition even though this had been put forward at outline stage.

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 NPPF states in paragraph 14 that where the relevant policies are out-of-date the Council should then grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. As the Council cannot demonstrate a five year land supply this means that the relevant policies are out-of-date, which means that Paragraph 14 of the NPPF comes into practice. Whilst the creation of one dwellinghouse in this location will be a very modest contribution to housing supply, it is also considered that the proposed dwelling will add to the mixture of dwelling types. The area is characterised by very high quality design and it is considered that this application is unlikely to reach a similar quality of design. However, the impacts in terms of design and residential amenity are unlikely to lead to any significant and demonstrable adverse impacts that outweigh the benefits. In addition, a previous planning permission was granted in December 2015 under reference PT15/4576/O in the same position and of similar dimensions to the proposed dwelling.
- 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 That the application be **APPROVED** subject to the conditions attached to the decision notice.

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

### **CONDITIONS**

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

**Reason**

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

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

**Reason**

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

3. The dwelling shall not be occupied until two covered and secure cycle parking spaces have been provided for the dwelling hereby approved in accordance with the details to be submitted to and approved in writing by the Local Planning Authority beforehand, and shall be thereafter maintained as such.

**Reason**

To encourage means of transportation other than the private car, to accord with Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

**Reason**

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

5. No deliveries during construction of the dwelling shall be taken to or despatched from the site during the network peak hours of 07.00-08.30 hours and 16.30-18.00 hours.

**Reason**

In the interests of the free flow of the highway network, protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006; and the provisions of the National Planning Policy Framework.



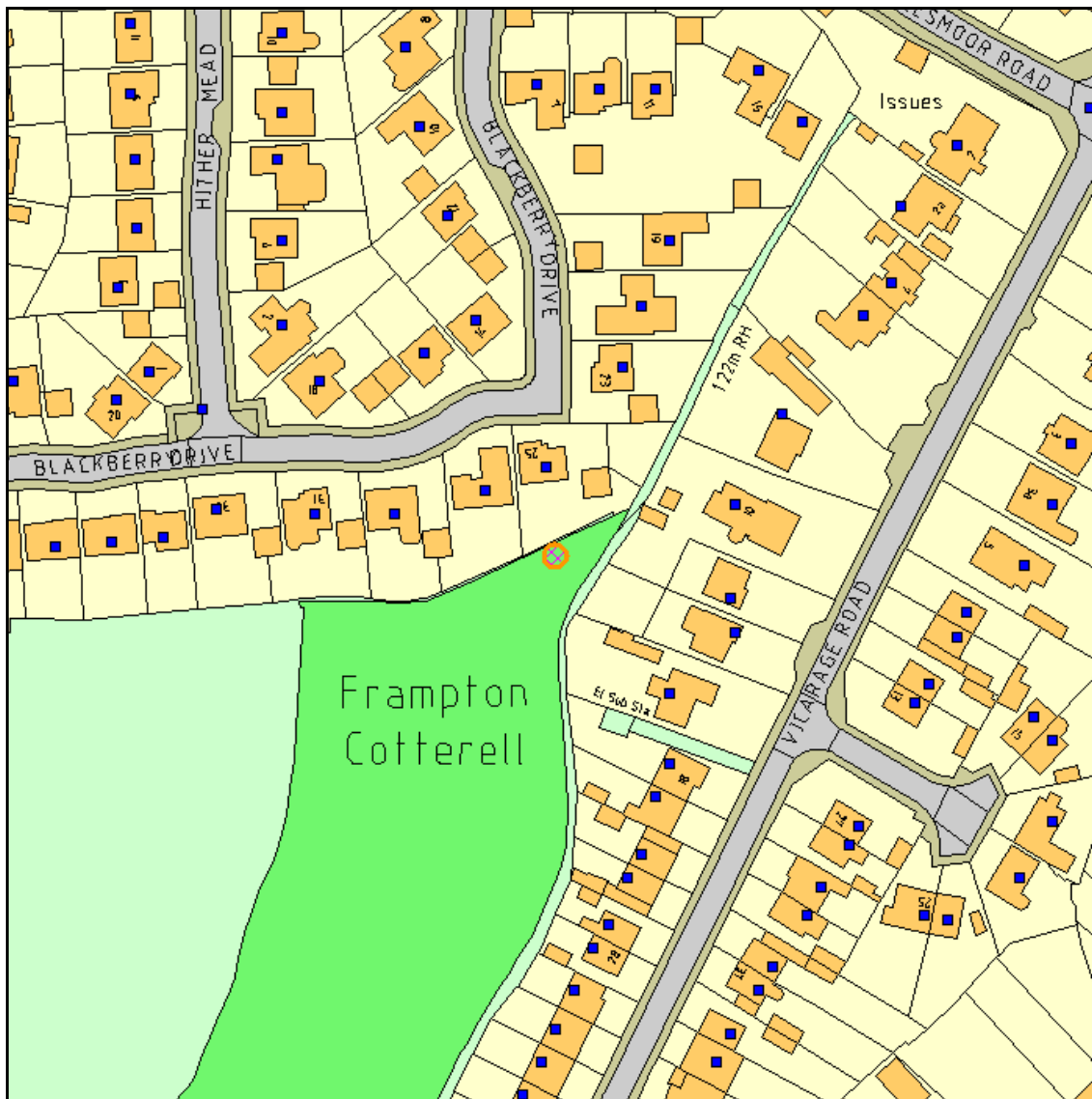
6. This decision relates only to the plans identified below:  
Location plan received 11/5/2016  
Existing site plan  
Proposed site plan  
Proposed floor plans  
Proposed elevations all received 5/5/2016

Reason

In the interests of clarity.

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PT16/2660/TRE	<b>Applicant:</b>	Mr Vejay
<b>Site:</b>	25 Blackberry Drive Frampton Cotterell Bristol South Gloucestershire BS36 2SL	<b>Date Reg:</b>	3rd June 2016
<b>Proposal:</b>	Works to crown reduce 1no Ash tree to leave a height of 10m and radial spread of 8m tree covered by SGTPO 19/11 dated 24th April 2012	<b>Parish:</b>	Frampton Cotterell Parish Council
<b>Map Ref:</b>	367053 180638	<b>Ward:</b>	Frampton Cotterell
<b>Application</b>	Works to trees	<b>Target</b>	27th July 2016
<b>Category:</b>		<b>Date:</b>	



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

Comments of objection have been received which are contrary to the officer's recommendations.

### **1. THE PROPOSAL**

- 1.1 Works to crown reduce 1no Ash tree to leave a height of 10m and radial spread of 8m tree covered by SGTPO 19/11 dated 24th April 2012

### **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 No relevant planning history

### **4. CONSULTATION RESPONSES**

- 4.1 Frampton Cotterell Parish Council  
No objections

### **Other Representations**

- 4.2 Local Resident  
An objection has been received. The points are summarised below:

- The tree is outside the bounds of the property and I would therefore question the applicant's right to request any work on the tree without the permission of the owner.
- The application states how the tree would be reduced but does not give a reason for the work.
- The applicant has neglected to complete section 8 of the application giving no details of the condition of the tree nor any alleged damage to property.
- Given the relatively few number trees in the vicinity of the property and the scale of the recent property development, the crown reduction of this tree is going to have a high impact on its visual amenity value and on the wildlife in that area, such as a nesting and feeding site for birds.
- Bats are also seen in this area in summer and I suspect that the trees in that small wooded corridor are being used as a roost and source of food for these bats. I think at the very least this should be confirmed by expert opinion. If they are used as bat roosts, the tree in question should not be reduced.

- The proposed work to the tree could potentially have a detrimental effect on the health of the tree, exposing it to disease at the points where the tree is cut. No amount of care in undertaking the work can protect against this.
- The proposed work would impact the visual amenity of the area and would be contrary to The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

## **5. ANALYSIS OF PROPOSAL**

- 5.1 Works to crown reduce 1no Ash tree to leave a height of 10m and radial spread of 8m tree covered by SGTPO 19/11 dated 24th April 2012
- 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  
The ash tree stands on land to the rear of 25 Blackberry Drive and overhangs the subject property. Branches are encroaching onto the garage.
- 5.4 The tree stands within a row of established ash which have all previously been reduced.
- 5.5 The proposed crown reduction is minor (leaving a remaining height of 10m and radial spread of 8m) and will abate future structural issues with the garage. However, it should be noted that regrowth will be more vigorous and so re-reductions will be required periodically.
- 5.6 The proposed works are not considered detrimental to the health of the tree nor the amenity it provides.
- 5.7 With regards to the objector's comments regarding nesting birds, bats and tree ownership, these are covered under other legislation and are not necessary for consideration of this application.
- 5.8 The objector also points out that section 8 of the application was not completed. As no alleged damage or disease has been stated by the applicant then it is accepted that no further details are required to assess the application.

## **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

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.

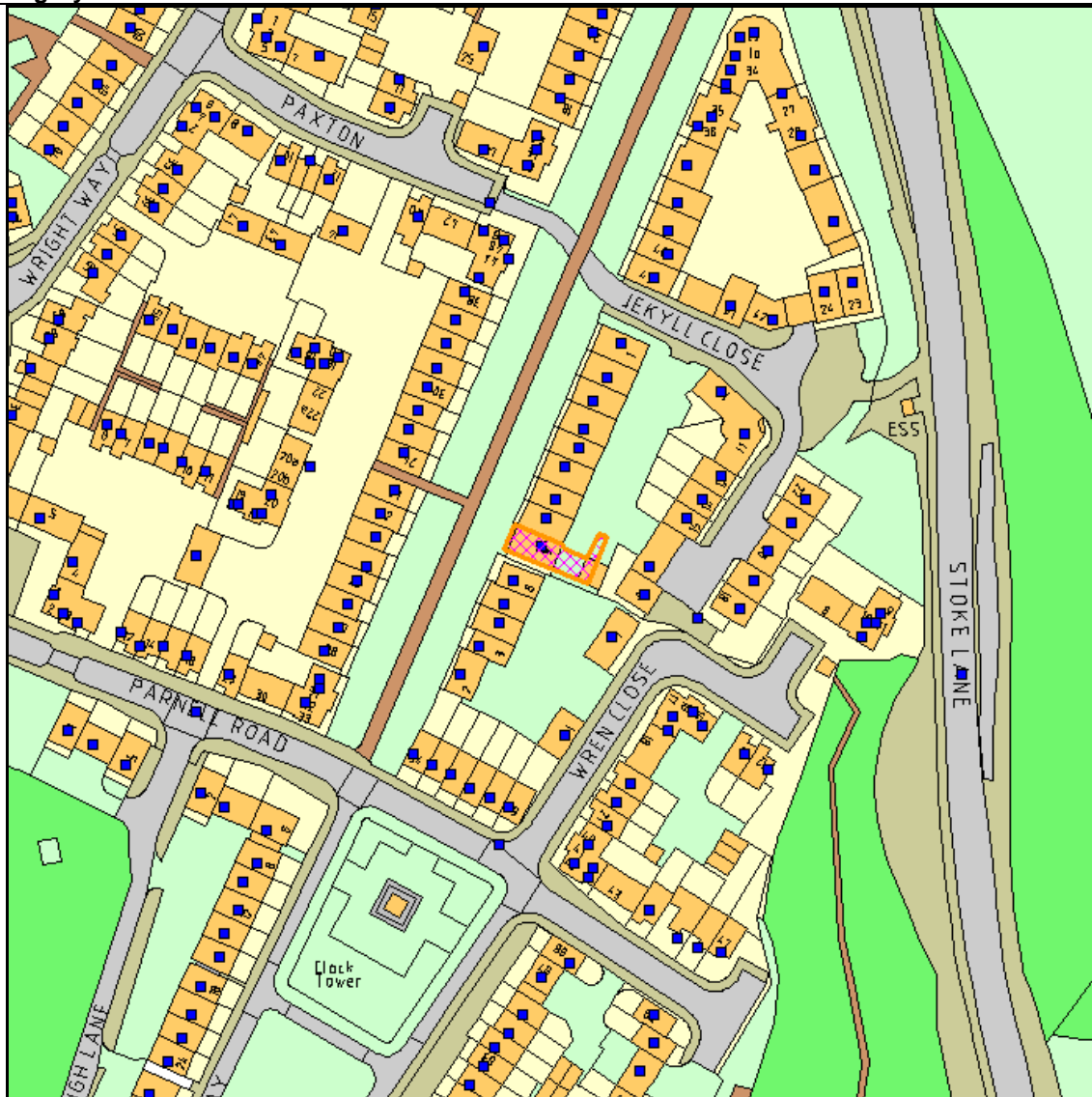
2. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

### 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(s), and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

## CIRCULATED SCHEDULE NO. 27/16 – 8 JULY 2016

<b>App No.:</b>	PT16/2817/F	<b>Applicant:</b>	Mr Peter Thomas
<b>Site:</b>	9 Jekyll Close Stoke Gifford Bristol South Gloucestershire BS16 1UX	<b>Date Reg:</b>	24th May 2016
<b>Proposal:</b>	Change of use from a 6no. HMO (Class C4) to an 8no. HMO (Sui Generis) as defined in the Town and Country Planning (Use Classes) order 1987 (as amended) and erection of bike storage shed to front garden.	<b>Parish:</b>	Stoke Gifford Parish Council
<b>Map Ref:</b>	362349 177483	<b>Ward:</b>	Frenchay And Stoke Park
<b>Application Category:</b>	Minor	<b>Target Date:</b>	18th July 2016



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 100023410, 2008. N.T.S. PT16/2817/F

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

This application has been referred to the circulated schedule for determination as the Parish Council has raised an objection to the development. The officer recommendation is for approval.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the change of use of no.9 Jekyll Close *from* a 6-bedroom House in Multiple Occupation ("HMO") (Class C4 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)) *to* an 8-bedroom HMO (Sui Generis). A planning application is required as the proposed change of use does not benefit from permitted development rights.
- 1.2 The application site is an end-of-terrace, 3 storey dwelling, situated at the end of a small cul-de-sac forming part of Jekyll Close. The property was built in the early 2000s as part of the Stoke Park development. Stoke Park is a high-density housing development on a former hospital site. It is adjacent to the main Frenchay campus of UWE. The application site is located within the existing urban area of the North Fringe of Bristol.
- 1.3 In order to facilitate the change of use, the two existing bedrooms on the first floor would be subdivided, each into two rooms. The larger room on the second floor to the rear of the building would also be subdivided into two rooms. The room on the ground floor currently indicated as a bedroom would change use to be a living room. No external alterations are required; however, it is noted from the submitted plans that the proposed dividing wall would intersect a window. Subject to there being no alterations to the fenestration, it is not considered that this would amount to a material change in the external appearance of the building, for which planning permission would be required

### **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  
CS17 Housing Diversity  
CS25 Communities of the North Fringe of Bristol

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

T7 Cycle Parking  
T12 Transportation

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

2.3 Supplementary Planning Guidance

- i. Residential Parking Standard SPD (Adopted) December 2013
- ii. Waste Collection SPD (Adopted) January 2015

**3. RELEVANT PLANNING HISTORY**

- 3.1 PT03/3107/RM Approve with Conditions 17/12/2003  
Erection of 42 dwellings and associated works, resubmission of PT02/3703/RM. (approval of reserved matters associated with PT00/1897/O).
- 3.2 PT00/1987/O Approved subject to S106 11/12/2002  
Residential development (Outline).

**4. CONSULTATION RESPONSES**

4.1 Stoke Gifford Parish Council

Objection: application would further distort the population mix across Stoke Park and Jekyll Close, where the majority of residents are now students. Additional cycle storage will make the outside communal area even smaller. There is a need for extra refuse bin capacity. Rubbish affects visual amenity of area. In the event of an approval, the Waste Management Team should consider a comprehensive awareness raising campaign for students ensuring that landlords accept and address their responsibilities; this should be reinforced at regular intervals, throughout the year.

4.2 Sustainable Transport

No objection: change of use would generate demand for 1 additional car parking space. The submitted on-street parking survey (from May 2016) indicates parking is available on the local highway network in accordance with the TRO in the area. The site is in an accessible area and has good public transport links. Eight cycle parking spaces are required.

**Other Representations**

4.3 Local Residents

None received

**5. ANALYSIS OF PROPOSAL**

- 5.1 Planning permission is sought for the change of use of an existing House in Multiple Occupation ("HMO") in order to increase the number of bedrooms in the property.
- 5.2 Principle of Development  
Policy H5 of the Local Plan specifically addresses HMOs and is therefore the starting point for determining this application. This policy is supportive of HMOs subject to an assessment of the impact on the character of the area, residential amenity, and off-street parking.



- 5.3 Parking provision should be assessed against policy T12 (with regard to highway safety) and the Residential Parking Standard SPD (with regard to the number of spaces provided). In addition to the above, consideration must also be given to the provision of adequate bicycle storage to encourage sustainable and non-car based modes of transport. The forthcoming Policies, Sites and Places Plan is a material planning consideration but carries little weight at this time.
- 5.4 The proposed bicycle store is required to meet the highest possible standards of site planning and design in order to accord with policy CS1.

#### *Housing Supply*

- 5.5 Before progressing to look at the proposal in more detail, it is worth addressing the position with regard to housing land supply. At present, the local planning authority is unable to demonstrate a 5-year housing land supply. Turning to how housing numbers are measured, if permitted this application would lead to the loss of 1 housing unit (Class C3/C4) and the gain of 1 house in multiple occupation (Sui Generis). Therefore, in terms of housing supply, this application would have a neutral impact and the current housing supply shortage is given little weight in the determination of this application.
- 5.6 Residential Amenity and the Impact on the Locality  
Policy H5 indicates that proposals should consider the character of the area and the amenities of nearby occupiers. Proposals should also demonstrate that occupiers have access to adequate amenity space.
- 5.7 The site is a relatively dense residential estate in close proximity to a number of large employers and institutions. The occupation of properties within the estate as HMOs (Class C4) is lawful as permitted development. The difficulty comes in determining the level of harm that comes from a change of use to a Sui Generis larger HMO. The property is currently lawfully occupied as a HMO under Class C4 and this proposal would seek to increase the number of occupants by two.
- 5.8 No external changes are proposed to the building itself; the additional bedrooms would be created through internal alterations only (however, it is noted that one of the proposed internal walls would intersect an existing window). The property has access to two small areas of amenity space, one to the front – which is the larger of the two – and one to the rear, which is limited to a small terrace. A bicycle storage building is proposed in the front garden; however, it is considered that this area would still be able to provide an amenity function when the bicycle store is included.
- 5.9 To the rear, the site abuts a green corridor which runs from Stoke Lane to the Dower House and from there onwards into Stoke Park parkland. At present the council does not have a minimum private amenity space standard; although one is proposed in the forthcoming Policies, Sites and Places Plan (PSP44). This policy states that proposals for the change of use must ensure that the minimum amenity space standard is met.

In this instance that would be the provision of 70 square metres of amenity space. It would not be possible to provide this level of private amenity space at this location due to the existing layout and built form of the Stoke Park development. However, the proposed policy goes on to state that where developments in town centre locations are not able to provide amenity space on site, it should be demonstrated that suitable alternatives exist. Whilst Stoke Park is not a town centre location, the high density land use does prevent the formation of larger gardens. The proximity and convenience of open space, such as the green corridor and the Stoke Park parkland, is considered by Officers to mitigate against the low on-site provision and is likely to be sufficient to meet the needs of the occupiers of the property.

- 5.10 Whilst it is recognised that a HMO may generate higher levels of noise than a property in use as a single dwelling, excessive noise would be a nuisance under environmental protection legislation. As such, it is not considered that this matter can be a constraint in determining planning permission.
- 5.11 Overall and on balance of the factors discussed above, it is considered that the site would be able to be occupied as a Larger HMO without prejudicial harm to the residential amenities of nearby occupiers or a significant impact on the character of the area.
- 5.12 Transport and Parking  
Policy H5 states that an 'acceptable' level of off-street parking should be provided. The council has produced the Residential Parking Standard SPD to provide greater detail on expected parking provision. The SPD requires residential properties with 5 or more bedrooms to provide a minimum of 3 off-street parking spaces; however, there is no particular policy or guidance with regard to HMOs as the SPD states that each would be assessed on its own merits. This situation may change in the near future. Within the Policies, Sites and Places Plan currently under preparation, policy PSP16 requires the provision of 0.5 parking spaces per bedroom in a HMO. This policy is yet to undergo an examination in public and therefore holds little weight at this time.
- 5.13 The proposed development generates the demand for one additional parking space in addition to that provided on site (in the form of one space on the driveway and one space in the garage). There is limited scope to provide additional parking on site and therefore the applicant has submitted a parking survey, compiled between 1 and 7 May 2016 to indicate that the local highway network can accommodate additional on-street parking. The survey indicates that there are available on-street parking spaces nearby. The area is subject to a Traffic Regulation Order ("TRO") which is regularly enforced.
- 5.14 Officers therefore conclude that the local highway network can accommodate the parking generated by the proposal not provided for within the site itself without a severe impact to highway safety.
- 5.15 The site has good access to sustainable travel options. It is walking distance to a number of major destinations for employment and education. It is also well served by bus routes which would include the Metrobus when it starts

operations. However, in order to encourage cycling as an alternative sustainable means of transport, 8 cycle parking spaces should be provided.

- 5.16 Plans have been indicated that demonstrate a building can be erected to provide cycle storage. This is, in principle, acceptable; however, the design of the cycle store is discussed in more detail below.

5.17 Design and External Appearance

No external alterations to the existing building are proposed. Whilst the new dividing wall would intersect the window, it is not considered that this would amount to a material change in the external appearance of the property.

- 5.18 Whilst there are no changes to the external appearance of the building itself, in order to provide sufficient undercover and secure bicycle parking the applicant proposes to erect a cycle store. The submitted details suggest that the store would be constructed from a steel framed building clad in vinyl plastic. It is not considered that a store of such a description would meet an acceptable standard of design. There are no other examples of such buildings near the site and officers consider that a more appropriate solution should be identified. The suggestion is that a wooden store would be more appropriate in this location. Therefore, whilst the principle of the cycle store is acceptable, details of the appearance of the store should be sought by condition.

## 6. CONCLUSION

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

## 7. RECOMMENDATION

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

**Contact Officer: Griff Bunce**  
**Tel. No. 01454 863438**

## CONDITIONS

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

Reason

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

2. Notwithstanding the submitted details, prior to the first occupation of the building as a HMO (Sui Generis) details of the external appearance of the cycle store shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall be erected in accordance with the approved details within 3 months of the date of decision and thereafter retained for the purpose of cycle parking.

Reason

To ensure a satisfactory standard of external appearance and the provision of adequate cycle parking and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy T7 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

3. The off-street parking facilities (in the form of the garage and driveway) as indicated within the red line shown on plan D01 shall be made available to the occupants of the property and thereafter retained for the purposes of car parking provision.

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.