



**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. 33/16

Date to Members: 19/08/2016

Member's Deadline: 25/08/2016 (5.00 pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

Dates and Deadlines for Circulated Schedule
During August Bank Holiday Period 2016

Schedule Number	Date to Members 9am on	Members Deadline 4.30pm on
No.35/16	Friday 26 August	Friday 02 September

Above are details of the schedules that will be affected by date changes due to August Bank Holiday.

CIRCULATED SCHEDULE - 19 AUGUST 2016

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK16/2875/F	Approve with Conditions	Green Gates Dyrham Road Dyrham South Gloucestershire	Boyd Valley	Dyrham And Hinton Parish Council
2	PK16/3240/F	Approve with Conditions	8 Stokes Court Barrs Court South Gloucestershire BS30 7AD	Longwell Green	Oldland Parish Council
3	PK16/3896/CLP	Approve with Conditions	6 Cleeve Hill Downend South Gloucestershire BS16 6HN	Downend	Downend And Bromley Heath Parish Council
4	PK16/4015/F	Approve with Conditions	17 Castle Road Oldland Common South Gloucestershire BS30 9SZ	Oldland	Bitton Parish Council
5	PK16/4239/CLP	Approve with Conditions	24 Rockland Road Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
6	PK16/4379/CLP	Approve with Conditions	20 Chestnut Way Kingswood South Gloucestershire	Rodway	None
7	PT16/2913/F	Approve with Conditions	Bert's Burger Bar Severn Beach South Gloucestershire BS35 4PQ	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
8	PT16/3941/F	Approve with Conditions	290 Park Lane Frampton Cotterell South Gloucestershire BS36 2BL	Frampton Cotterell	Frampton Cotterell Parish Council
9	PT16/4002/F	Approve with Conditions	5 Cerimon Gate Stoke Gifford South Gloucestershire BS34 8UN	Stoke Gifford	Stoke Gifford Parish Council
10	PT16/4003/RVC	Approve with Conditions	Land Adjacent To New Cottages Townwell Cromhall Wotton Under Edge South Gloucestershire GL12 8AH	Charfield	Cromhall Parish Council

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PK16/2875/F	Applicant:	Mr Roland Amos
Site:	Green Gates Dyrham Road Dyrham South Gloucestershire SN14 8HE	Date Reg:	18th May 2016
Proposal:	Demolition of existing building and erection of 1no. dwelling with access and associated works (resubmission of PK15/5472/F)	Parish:	Dyrham And Hinton Parish Council
Map Ref:	373064 176461	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	12th July 2016



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK16/2875/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is circulated as a result of the concerns of the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks planning permission to demolish an existing dwelling and erect new build dwelling. The location of the access would not change.
- 1.2 The site is located in the Green belt and just outside the AONB in an open countryside location.
- 1.3 The proposal is to replace the existing dwelling with a dwelling which is more energy efficient. The access will be upgraded providing a re-surfaced driveway and a drop kerb to the edge of the road. The scheme proposes that a minimum of 2 off-street car parking spaces can be provided.
- 1.4 The materials used to construct the dwelling around a steel frame would be:
 - Natural stone walls and natural stone cladding to the metal frame cladding with dark brown aluminium triple glazed doors to the lounge openings/walls.
 - Dark grey raised seam roof covering
 - Stained hardwood doors in reconstructed Ashlar surrounds
 - Stained hardwood double glazed windows in reconstructed Ashlar surrounds with mullions.
 - Double glazed glass dome and raised metal cupola

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
 - L1 Landscape protection and enhancement
 - L9 Protected Species
 - H3 Residential Development in the Countryside
 - H11 Replacement Dwellings in the Countryside
 - T7 Cycle Parking
 - T12 Transportation
 - LC12 Major recreational route
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
 - CS15 Distribution of Housing
 - CS16 Housing Density

CS17 Housing Diversity
CS34 Rural Areas

- 2.3 Supplementary Planning Guidance
Residential Parking Standards SPD (Adopted) December 2013
South Gloucestershire Design Checklist SPD (Adopted) August 2007
Development in the Green Belt SPD (Adopted) June 2007
SG Landscape Character Assessment as adopted Aug 2005:- LCA 6:
Pucklechurch Ridge and Boyd Valley

3. RELEVANT PLANNING HISTORY

- 3.1 In May 2014 Prior Approval was granted (Ref: PK14/0333/PNC) for the change of use from offices to a dwelling house. This development has subsequently implemented. A mobile home is now also sited at the site in the expectation that this application is successful.
- 3.2 PK15/5472/F Demolition of existing building and erection of 1no. dwelling with access and associated works. Withdrawn 25.04.2016

4. CONSULTATION RESPONSES

- 4.1 Dyrham and Hinton Parish Council
Object as a result of concerns about flooding and not being in keeping with local or neighbouring properties. The Parish would like a more traditional style of house.
- 4.2 Other Consultees
Lead Local Flood Authority (LLFA)
The site is in Flood zone 1 and the drainage operations team do not know of previous issues at the site. No objection
- 4.3 Highways
The site is in the open countryside remote from local facilities where future occupants would be reliant on a private motor vehicle and as such general residential development would be contrary to Core Strategy Policy CS8. However provided that the proposal accords with Local and National planning policy for redevelopment of this site there would be no transport objection on grounds of accessibility. Vehicle movements generated by the proposal would be lower than the existing commercial use of the land and as such there would be no detriment to highway safety. The access has restricted visibility to the right, however it is an existing access serving a commercial use and therefore no objection is raised on highway safety grounds. If officers are minded to grant consent then the following condition should be applied: The development shall not be occupied until the parking and turning arrangements have been completed in accordance with the submitted details.
- 4.4 Highway Structures
If the application includes a boundary wall alongside the public highway or open space land then the responsibility for maintenance for this structure will fall to the property owner.

4.5 Landscape officer

The style of the building is not in keeping with the rural character of the area and prior to determining the application issues need to be clarified. If it can be demonstrated that it's low ridge height in relation to the surrounding area and walls and planting on the boundaries will minimise views of the dwelling it would be concluded that the proposed development could not have a detrimental impact on the landscape character of the area. For this conclusion to be robust it would have to be demonstrated that sinking the building by 1m will not cause flooding issues for the dwelling.

Other Representations

4.3 Local Residents

Two comments of support received on the following grounds;

- Residential use is better than the previous commercial use
- Applicant has tried to satisfy visual impacts by reduction to a mere 2.8m height which means the buildings will be almost entirely hidden from view from all directions
- Proposal introduces as such light as possible and traditional cottage designs can be very dark, necessitating increased lighting and power usage
- Proposal is designed to reduce their carbon footprint.
- Architecturally interesting
- Supportive of tidying up the site which the writer claims was a local swamp, and has long been a local eyesore.
- Disappointed the first application was not supported by officers and offers comment on the findings of the Administrative Court in the Feather v. Cheshire East [2010] EWHC 250.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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.

5.2 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.

- 5.3 The site is in the Green Belt and is a replacement dwelling such that paragraph 89 of the NPPF advises that a replacement building is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.. As such the principle of a replacement dwelling at this location is appropriate in the Bristol/Bath Green Belt.
- 5.4 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.
- 5.5 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.
- 5.6 Policy H11 of the adopted Local Plan has a number of criteria that a replacement dwelling must conform to. The first is satisfied as the use has not been abandoned as it is a relatively recent change to a dwelling under the Government's permitted development scheme and the property was occupied at the time of the officer visit. In addition Policy H11 also requires that the existing dwelling must be incapable of retention in its current state. The applicant submitted a Structural Report which explains the extremely poor design fabric of the current building and whilst is not incapable of retention (ie it is not falling down) *the building, as it stands does not satisfy the current building regulations. To satisfactorily bring the existing structure up to compliance would require a rebuild of the structure as a whole. It is considered by officers that the replacement building would be preferable to the poor quality form of the existing building. Finally policy H11 seeks the replacement dwelling is of a similar size and scale to the replaced dwelling. This is shown to be the case below and as such it is considered that overall the application is acceptable under policy H11.*
- 5.7 At the time of writing this report 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. However in this case the proposal is for a replacement dwelling not a new dwelling and as such the proposal does not rely of paragraph 49.
- 5.8 It is considered that the proposal accords with the principle of development and this is discussed in more detail below.
- 5.9 Green Belt
The NPPF advises that a replacement building is not inappropriate provided the new building is in the same use and is not materially larger than the one it

replaces. Accordingly it is correct to compare the existing mass of the building against the proposal mass of the building. The Councils Green Belt SPD also states that if a volume increase is considered to be over 50% it is likely to be considered disproportionate, however each scheme needs to be assessed on its merits. In this case the existing building is considered to have a mass of 295 cubic metres and the proposal to have a mass of around 321 cubic metres. As such an increase in volume of around 25 cubic metres is proposed and equates to a volume increase of less than ten percent. This is not considered to be materially larger than the one it replaces.

- 5.10 The NPPF also states that when considering any planning application, local authorities should ensure that substantial weight is given to any harm to the green belt. Accordingly it is necessary to consider whether the modestly increased size of building affects openness, visual amenity or whether other harms would occur to the Green Belt from the proposal.
- 5.11 The existing buildings measure 3.5m high and stands very close the roadside edge on made up ground. The proposal seeks to remove some of this made up ground by digging down to a metres below current levels at one point of the site and creating a level site on which to construct the new dwelling. The proposed dwelling is proposed to be 3.4m high to the top of the substantive roof. A feature central glass dome then adds a further 0.5m to the overall form. This would therefore overall be lower than the existing dwelling. The impact on visual amenity is considered further below but given the very modest increase in volume and the overall height of the proposal being similar to that of the original building there is no harm found here to the Green Belt.
- 5.12 Landscape
The existing agricultural building has deemed planning permission for the conversion to a residential dwelling (PK14/0333/PNC). It is proposed to demolish this building and erect a new dwelling. The site is located within the Green Belt and any increase in volume needs to be in accordance with the NPPF's Green Belt Policy. It is proposed to lower the ground level around the house by 1m.
- 5.13 The site is just outside the boundary of the AONB which is to the east. It will not be highly visible in views from the wider landscape due to intervening topography and a good network of vegetation. It will be visible for a short stretch of the public footpath on higher land to the north east which is located just within the AONB. Any glimpses from the AONB will be filtered by vegetation and will be at a distance where, if it is designed sensitively, it should not have a detrimental visual impact. The amended scheme will be significantly less visible in views from any vantage points within the AONB than the previous two storey scheme.
- 5.14 The new dwelling will possibly be visible in views along the country lane between Dyrham and the Ring O Bells Farm traveling in both directions. This lane has an intact rural character which is enhanced by the use of Cotswold stone in the boundary walls and dwellings further along the lane to the south-east. Within the AONB the style and detailing of the dwelling would be more appropriate if it were to match the vernacular of the smaller properties in the

village. However the proposal is not within the AONB and limited views of it from the AONB exist.

- 5.15 The proposal reduces the ground level of the site to facilitate a flat pad onto which the dwelling will be sited. This is one meter below ground level at one point and due to the fall of the land the cut out would be less at the lower end of the site. Overall it is considered that the proposed building will be no taller than the existing structure.
- 5.16 It is clear that the applicant intends to plant a laurel hedge along the field side boundary and whilst this is not native this would be in addition to the copse already planted by the neighbouring landowner on the north side of the site and the hedge which the applicant has already had laid along his northern boundary.
- 5.17 There is a mixed native hedge along the boundary with the road which the applicant seeks to maintain and is important to the streetscene. Fencing is already in place on the inside of the site which adequately defines the development site and notation on the site plan indicated the retention and reinforcement of the hedge. There is a concern that the excavations to lower the floor level of the building could result in damage to the roots of the hedge but it is considered that provided no excavations are within 1.5m of the centre line of the hedge, the hedge would be adequately protected. The agent has supplied details of a retaining wall relative to the relevant hedge and this is considered to adequately overcome landscape concerns. Accordingly it is subject of a condition.
- 5.18 The hedge is on the far side of the lap board fence and there is a concern that it could become overgrown through lack of maintenance. It is suggested by the landscape officer that a twenty year maintenance schedule for this hedge and all boundary planting on the site should be attached to any approval but this is considered disproportionate in this instance and the site plan adequately covers the retention of the hedge during works.
- 5.19 The building has a ridge height of 3.5m, which would result in it being 2.5m above the surrounding ground level. This is little different from the height of the existing building and as the building is located further from the road the proposal is not considered to impact materially on the streetscene. The existing fence and gate at the entrance screens views into the site. The proposed wall and gate is 2m high which could effectively help to screen views into the site. . In line with officer request the height of the wall and gates has been lowered and simplified.
- 5.19 Transportation
The application is a replacement dwelling on the site of an old commercial premise, using the existing access point. The resurfacing and installation of a proper dropper curb cause no highway concern and overall there is no material change to the transport issues at the site.

5.20 Drainage and flood risk

Reference is made by consultees to flooding at or near the site but the LLFA have no evidence to suggest that there is problem with drainage and the applicant has submitted a report, as result of the comments, that no drainage problems are foreseen. As such there is no objection to the application in regard to drainage and the final drainage matters of the dwelling will be subject to building regulations.

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 As such taking an overall view of the altered built mass on site the proposal would be negligibly larger than the existing building such that it is appropriate under paragraph 89 and the proposal would not affect the openness of the green belt. The landscaping of the site is secured and as such the replacement dwelling is acceptable.

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 planning permission is granted subject to the conditions set out below.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

2. Prior to commencement of the relevant works 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 protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. All hard and soft landscape works, together with protective measures, shall be carried out in accordance with the approved details shown on site plan 01/PC received 17/8/16. The works shall be carried out prior to the occupation of any part of the development and any planting shall be carried out, at the latest, in the planting season immediately following the occupation of the building.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. The development shall not be occupied until the parking and turning arrangements have been completed in accordance with the submitted details.

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.

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

Location plan

3733/202 Site plan

3733/203 Combined plans of existing building received 17 May 2016

02/P Proposed elevations and floor plan received 17 May 2016

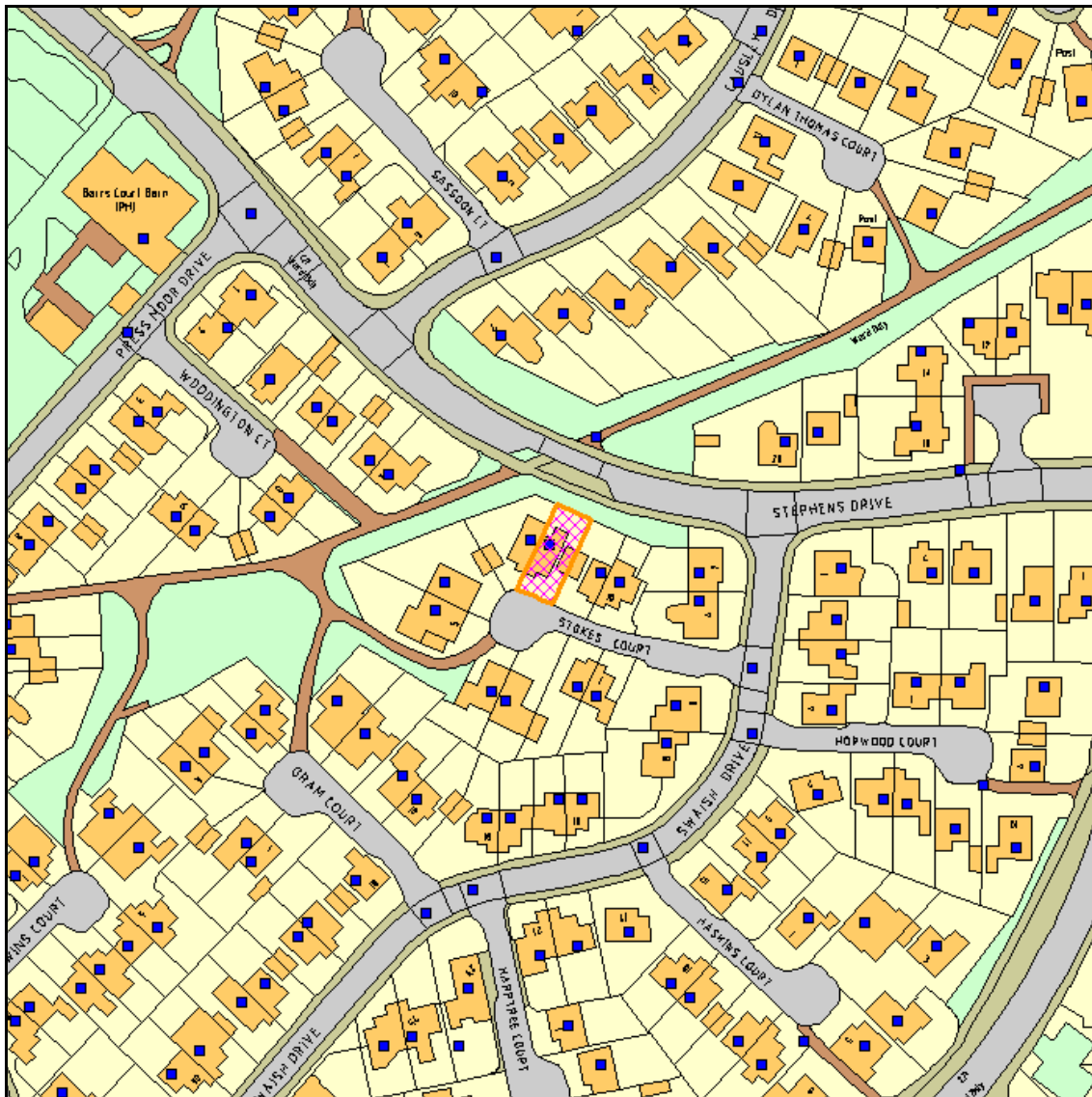
SK01 REV A retaining wall /distance from hedge received 13/7/2016

01/PC Site plan and gate detail received 17/8/2016

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PK16/3240/F	Applicant:	Mr D Easton
Site:	8 Stokes Court Barrs Court Bristol South Gloucestershire BS30 7AD	Date Reg:	1st June 2016
Proposal:	Demolition of existing garage and the erection of two storey side and rear extension to provide additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366026 171961	Ward:	Longwell Green
Application Category:	Householder	Target Date:	22nd July 2016



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK16/3240/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following comments from the Parish Council and a local resident.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of an existing garage and the erection of a two-storey side and rear extension to provide additional living accommodation.
- 1.2 The application site relates to a two-storey semi-detached property part of a modern estate in Barrs Court.
- 1.3 During the course of the application, revised plans were requested to step down and back the proposed side extension to make it a subservient addition and to confirm the parking arrangements for the site.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Planning Policy Guidance 2016

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

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

H4	Residential Development within Existing Residential Curtilages
T12	Transportation Development Control Policy for New Development

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|----------|----------|------------|
| 3.1 | K1124/10 | Approved | 20/07/1977 |
|-----|----------|----------|------------|

COMPREHENSIVE DEVELOPMENT OF APPROX 353.8 ACRES OF LAND FOR RESIDENTIAL AND EDUCATIONAL PURPOSES, PUBLIC OPEN SPACE, EMPLOYMENT AND LOCAL CENTRE. (Previous ID: K1124/10)

- 3.2 K1124/9 Refused 15/04/1976
RESIDENTIAL DEVELOPMENT AND EDUCATIONAL DEVELOPMENT, LOCAL CENTRE AND EMPLOYMENT CENTRE. CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS. (Previous ID: K1124/9)
- 3.3 K1124/6 Refused 15/04/1976
DEVELOPMENT FOR RESIDENTIAL AND EDUCATIONAL PURPOSES. CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS (Previous ID: K1124/6)
- 3.4 K1124/2 Refused 15/04/1976
DEVELOPMENT FOR RESIDENTIAL AND EDUCATIONAL PURPOSES. CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS (Previous ID: K1124/2)
- 3.5 K1124/10AP1 Approved 06/06/1978
Erection of 189 dwellings houses with associated garages. Construction of roads, footpaths and siteworks. In accordance with revised plans received by the District Planning Authority on 22.5.78

4. **CONSULTATION RESPONSES**

- 4.1 Oldland Parish Council
The Parish Council objects to this application on grounds of over development and concerns regarding adequate provision for off-street car parking.

4.2 Other Consultees

Sustainable Transport

Planning permission is sought to demolish an existing garage to facilitate the erection of a side extension. After development the bedrooms within the dwelling will increase to three.

The Council's residential parking standards state that a minimum of two parking spaces would be required for the size of the proposed dwelling. Each parking space must measure at least 2.4m wide by 5m deep and be provided within the site boundary.

Before further comment can be made a revised, to scale, block plan which shows the proposed parking arrangements after development needs to be provided.

Updated comments

A revised plan has now been submitted showing two parking spaces to the frontage of the site. I have queries on the accuracy of the plans submitted as although the measurements are stated as 2.4m by 4.8m they do not actually measure this on the plans. As a result the parking as shown does not comply with the Council's residential parking standards.

In its current form, I would raise a transportation objection to this planning application as it would remove vehicular parking from the site boundary without providing adequate alternative parking which complies with the Council's parking standards. Without adequate parking this development would likely lead to additional on-street parking which would cause obstruction and hazards for other road users. This is detrimental to highway safety and contrary to the South Gloucestershire Council Residential Parking Standards SPD adopted December 2013.

Updated comments

A revised plan has now been submitted which shows that a garage will now be provided within the side extension. A parking space will also be provided to the front of the proposed garage. This level of parking complies with the Council's residential parking standards.

In light of the above, there is no transportation objection to the proposed development.

Other Representations

4.3 Local Residents

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

- The garages have a concrete slab of which half will need to be removed to allow for the new extension foundations and footings. Cutting through the concrete and reinforcement mesh could lead to cracking and movement of the remaining garage.
- The garages have a flat bitumen roof which will also have to be cut in half. No notes attached about repair, replacement or otherwise and how it will be integrated into the new proposed extension.
- The garage roof also shares a gutter system with the down pipe on No. 8's side which leads to an escape drain/soakaway. With this now removed, what happens to the rain water drainage on the remaining garage? No provision for soakaway drain or other or where.
- Garage also shares common roof supports: lintel above up and over doors and middle rafter supports which are attached to the lintel rafter supports. No notes or comments on drawings as to how they will be repaired or replaced or otherwise recreating these supports.
- Garages have an outside wall including a damp proof course. To divide the garages into two, there is an internal party wall with no damp proof course. When the garage is demolished, the inside wall becomes an outside wall. The exposed party wall will need to have a damp proof course added or similar. The walls also need to be attached to the new proposed extension. No details included how.
- No notes or comments about the provision to repair or replace damage to No. 9 during construction.
- Block plans shows the right hand out-side wall which would include the footings close or even over the boundary line. Please review and revise accordingly to remain on the inside of the boundary line.

Updated comments

- The revised application shows a kitchen extension which is now longer in projection from the original back of the existing house. The plot of land has a slight taper so the revised wall profile is now even closer to the mutual boundary and this does not even include the footings required to support the structure which would protrude into No. 9's garden.

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, No. 8 Stokes Court, is a two-storey semi-detached property in a small cul-de-sac serving 10no. houses. The scheme proposes the demolition of an existing detached garage to the southeast side and its replacement with a two-storey extension. The Parish Council have objected to the scheme on grounds of overdevelopment of the site. Regard must be given to current planning policy where extensions within existing residential curtilages are supported by both national and local planning policy. During the course of the application, the two-storey element was stepped down and back at first floor level to give a subservient appearance to the front elevation. However, to accommodate and retain a larger ground floor, a single storey projection is proposed. These are significant aspects of the assessment of this scheme. Overall the revisions have resulted in a reduction in the bulk and massing and this is considered an improvement over the original scheme.

- 5.3 The single storey element would measure approximately 10.4 metres long, 3.2 metres wide, have eaves of 2.1 metres and a maximum height of 3 metres. The two storey element would be stepped back 1.7 metres from the front elevation, 3 metres from the rear, with eaves to match the main house and a stepped down ridge height of 6.5 metres. Openings would be located in the southwest front comprising a garage door and first floor window, ground floor and first floor windows in the northeast rear elevation and a small ground floor window in the northwest side. Good quality materials including interlocking clay tiles and facing brickwork to match the existing house is proposed. In terms of design, scale, and massing the proposal is considered acceptable and can be recommended for approval.

5.4 Residential Amenity

As mentioned above, the neighbouring dwelling at No. 9 has a single storey garage in its curtilage to the northwest. This garage is stepped back from the front building line by approximately 2.2 metres, but will be attached to the proposed extension.

The neighbouring house matches the front building line of the host dwelling, but will be about 3.5 metres away from the proposed two storey element. Following the end of the garage is a 1.8 metre high boundary fence. It is acknowledged that the single storey element would only be adjacent the mutual boundary, but the extension would only be about 2.5 metres deep. Given the degree of separation at first floor, the single storey nature of the extension and the intervening features, it is considered that there would be no adverse impact on the residential amenity of this neighbour.

5.5 The majority of openings are proposed in the front and rear elevations. Closest properties to the southwest would be about 20+ metres away and property faces Stephens Drive to the northeast. It is considered that although there would be changes, on balance, the proposal would not have an adverse effect on neighbours opposite.

5.6 The application site is currently bound by fencing of approximately 1.8 metres in height. Attached neighbours to the northwest at No. 7 benefit from their own rear conservatory. A single ground floor window is to be introduced in the northwest elevation, but given neighbours are separated by boundary treatment, it is considered the proposal would not be to the detriment of these neighbours. Although small, the amount of resulting residential amenity space remaining to serve the existing dwelling would be acceptable.

5.7 Sustainable Transport

Planning permission is sought to extend the existing dwelling to provide additional living accommodation. After development, the bedrooms on the first floor will increase to three. Revised plans requested as part of the application show that the property will benefit from an integral single garage with a single off-street parking space to the front of it. The proposal therefore accords with the adopted parking standards. Subject to a condition ensuring the parking is provided and retained, there are no objections in highway terms.

5.8 Other Matters

A neighbour has raised a number of issues regarding any future building work involved to extend the host dwelling. The issues highlighted are not planning matters, but can be successfully dealt with under Building Regulations.

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: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

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

Reason

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

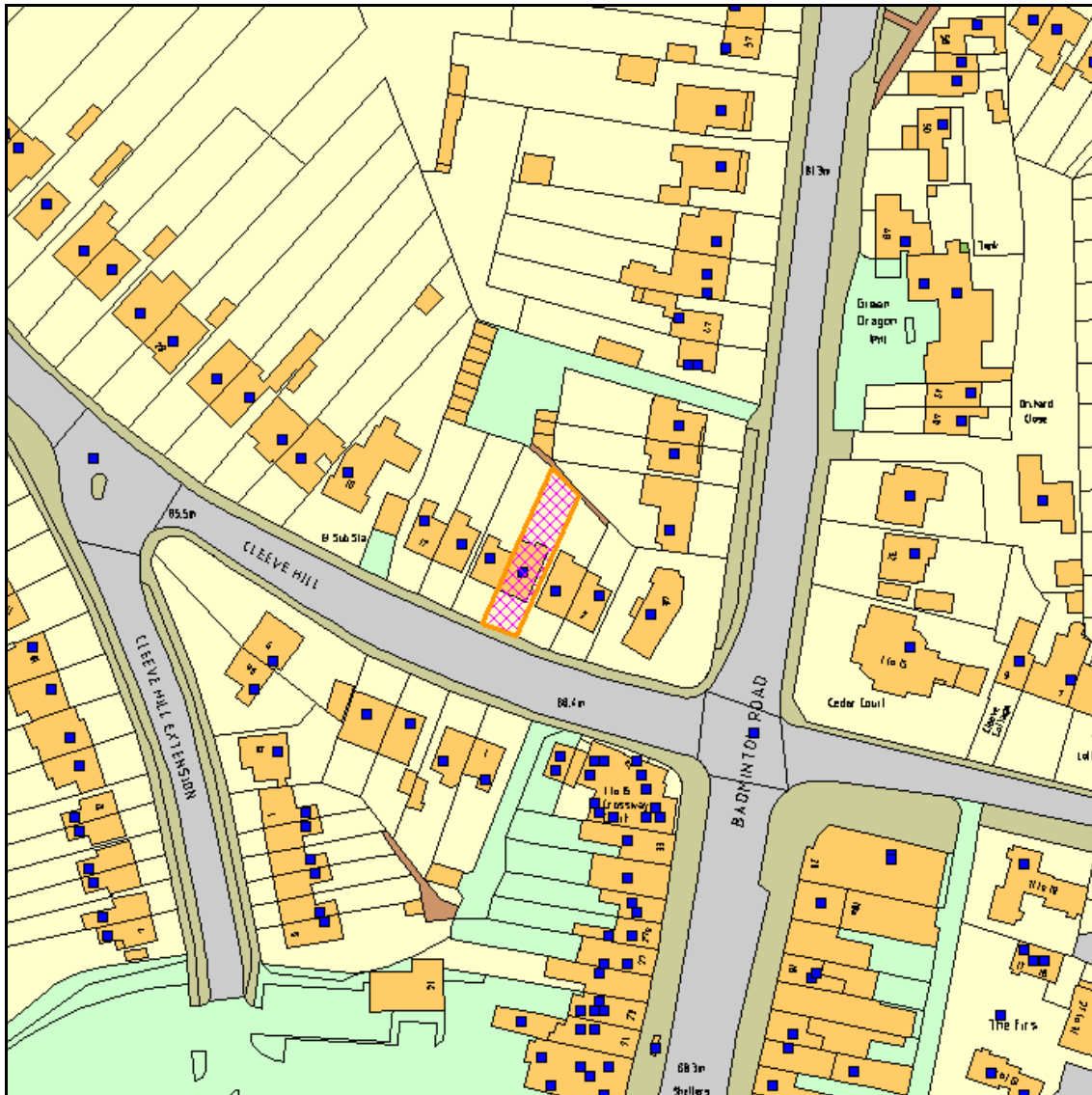
3. The off-street parking facilities (for all vehicles, including cycles) shown on the plan Combined Plans (W103-16-201; received by the Council on 10/08/2016) hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

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.

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PK16/3896/CLP	Applicant:	Mr M Walsh
Site:	6 Cleeve Hill Downend Bristol South Gloucestershire BS16 6HN	Date Reg:	12th July 2016
Proposal:	Certificate of Lawfulness Proposed for the installation of rear and side dormer to facilitate loft conversion.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365122 176882	Ward:	Downend
Application Category:	Certificate of Lawfulness	Target Date:	2nd September 2016



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK16/3896/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed installation of a rear and side dormer window at no. 6 Cleeve Hill, Downend, would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.
- 1.3 After reviewing the property's planning history for the site, it is clear that the relevant householder permitted development rights are intact and are therefore exercisable.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning Act 1990 (As Amended) 1990 section 192 Country Planning (General Permitted Development) (England) Order 2015 (GPDO) Schedule 2, Part 1, Class B.

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

No objection as application is for rear side dormer, not for loft installation complete.

4.2 Other Consultees

Councillor

No comment received

Sustainable Transport

No comment

Other Representations

- 4.3 Local Residents
None received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Additional Information, Site Location Plan – received on 23/06/2016.
Existing and Proposed Elevations (0516) – received on 16/08/2016.

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit, the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

- 6.2 The key issue in this instance is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class B of the GPDO 2015.

- 6.3 The proposed development consists of the installation of a rear and side dormer window. This development would fall within Schedule 2, Part 1, Class B, which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, provided it meets the criteria as detailed below:

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

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

The use of the building as a dwellinghouse was not granted by virtue of Class M, N, P or Q of Part 3 of this Schedule.

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

The proposed dormer would match the ridge of the existing roofline and, therefore, does not exceed the height of the highest part of the roof.

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

The principal elevation of no. 6 Cleeve Hill is the elevation that faces the Cleeve Hill highway. However, the proposed dormer window extends from the side roof elevation which does not form a principal elevation and does not front a highway.

(d) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than-

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

(ii) 50 cubic metres in any other case;

The house is semi-detached and the cubic content of the resulting roof space would not exceed 50 cubic metres. The cubic content of the proposed dormer window would be approximately 48 cubic metres.

(e) It would consist of or include-

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

The proposal does not include the construction of any of the above.

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

The proposal does not include any alterations to the chimney, or the installation of a flue or soil and vent pipe.

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

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

Conditions

B.2 Development is permitted by Class B subject to the following conditions

(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The proposed dormer will be constructed from materials similar in appearance to the materials used on the existing dwellinghouse.

(b) The enlargement must be constructed so that –

a. Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension-

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

The proposed dormer would leave the original eaves of the dwellinghouse unaffected.

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

The edge of the proposed dormer closest to the eaves is set back by 0.5 metres from the existing eaves.

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

The proposed dormer does not extend beyond the outside face of any external wall of the original dwellinghouse.

(c) Any window inserted on a wall or roof slope forming the side elevation of a dwellinghouse shall be-

(i) Obscure glazed; and

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

A window is proposed to be installed in the side dormer. However, the proposed plans indicate that the window be obscure glazed and non-openable. This condition is, therefore, satisfied.

7. RECOMMENDATION

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

Evidence has been provided to demonstrate that the proposed rear and side dormer would be allowed as it is considered to fall within the permitted rights afforded to householders under Schedule 2, Part 1, Class B of the Town and Country Planning General Permitted Development Order 2015.

Contact Officer: Helen Braine
Tel. No. 01454 863133

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.: PK16/4015/F

Applicant: Mr And Mrs Woolley

Site: 17 Castle Road Oldland Common South Gloucestershire BS30 9SZ

Date Reg: 6th July 2016

Proposal: Alterations to roof line and installation of 3no front dormers and 1no rear dormer to facilitate first floor extension.

Parish: Bitton Parish Council

Map Ref: 367477 171284

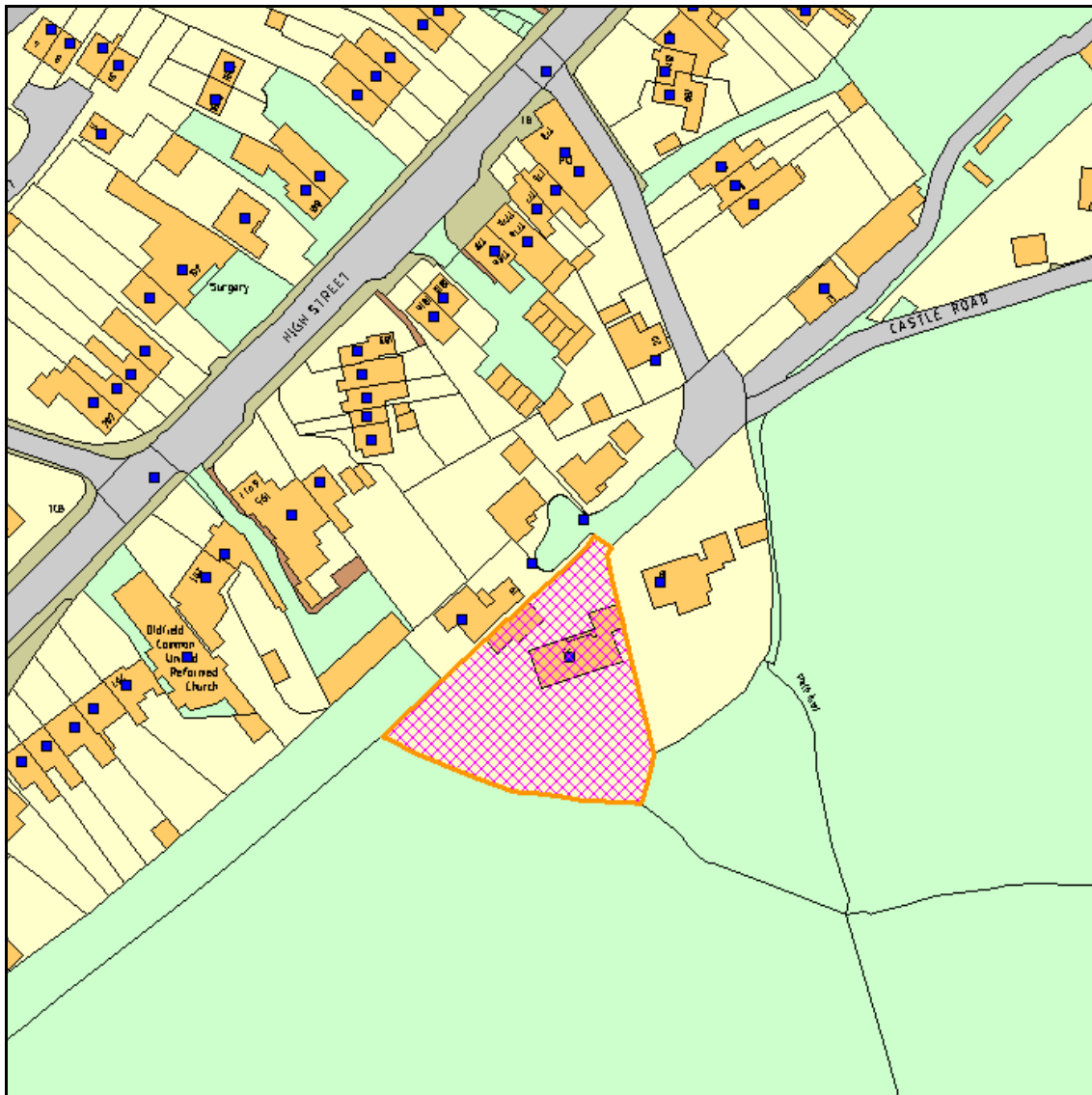
Ward: Oldland Common

Application Category: Householder

Target Date: 30th August 2016

Category:

Date:



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008. N.T.S. PK16/4015/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The planning application has been referred to the Council's Circulated Schedule procedure due to an objection received from Bitton Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the alterations to the roof line and installation of 3no front dormers and 1no. rear dormer to facilitate a first floor extension at 17 Castle Road in Oldland Common.
- 1.2 The host dwelling consists of two elements a detached bungalow and a two-storey out building which is linked to the bungalow. The dwelling is finished in a mixture of stone and render; concrete roof tiles and UPVC windows and doors.
- 1.3 The dwelling is located outside of a defined settlement boundary and within the Bristol/ Bath Green Belt.

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
CS9 Managing the Environment and Heritage
CS34 Rural Areas

2.3 Supplementary Planning Guidance

Design Checklist Supplementary Planning Document (adopted) August 2007
Residential Parking Standards Supplementary Planning Document (adopted) December 2013
Development in the Green Belt Supplementary Planning Document (adopted) June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/0433/F Erection of single storey side extension and alteration to roofline from a flat roof to pitched roof.
Approved with Conditions 09.03.2006

- 3.2 P99/4099 Conversion of office to living accommodation. Creation of new pitched roof with dormer extension.
Approval Full Planning 06.05.1999
- 3.3 K6547/1 Change of use of office to residential (Previous ID: K6547/1)
Approval Full Planning 23.08.1991
- 3.4 K6547 Retention of existing office (Previous ID: K6547)
Approved 12.03.1990

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Objection, the proposal is over-intensification of development at the site. Furthermore, the roofline will not be subordinate to the original roof, nor will the extension. Overall it is felt that the proposals would be out of keeping with the surroundings.
- 4.2 Sustainable Transport
No objection, following the development the number of bedrooms within the dwelling will increase from five to six. The existing vehicular access and parking is unaffected by the development and the level of parking complies with the Council's Residential Parking Standard.

Other Representations

- 4.3 Local Residents
Two comments of support have been received from neighbouring residents. Within these comments it is highlighted that:
- Whilst there are some impacts the proposal will improve the overall look of the property.

5. ANALYSIS OF PROPOSAL

- 5.1 The application seeks permission for the installation of 3no front dormer windows and 1no rear dormer to facilitate a first floor extension.
- 5.2 Principle of Development
The principle of the proposed development will be assessed against Sections 9 (Green Belt) of the National Planning Policy Framework; as well as policy CS5 of the Core Strategy (adopted December 2013). Because of the site's location the Green Belt the Development in the Green Belt Supplementary Planning Document (adopted June 2007) will also be a material consideration.
- 5.3 Additionally it will be important to consider the principle of development against 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, providing 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.

5.4 Green Belt

The application site is situated within the Bristol/Bath Green Belt. The Green Belt is of great importance to the Government, the aim of Green Belt policy is to keep land permanently open. When assessing the proposal it should be considered whether the proposed development is an inappropriate development for the Green Belt in relation to the NPPF, whether the development causes any other harm and whether the development requires special circumstances necessary to justify development. Furthermore as stated within the Development in the Green Belt Supplementary Planning Document (adopted June 2007) additions to existing dwellings should only be considered acceptable if the proposal is not disproportionate; the proposed development compliments the existing character and it does not harm the openness of the Green Belt. Disproportionality is assessed on a case-by-case basis, but ideally house extensions should not exceed 30%, generally an addition resulting in a volume increase in excess of 50% is considered to be a disproportionate additions.

5.5 Within the South Gloucestershire Council Development in the Green Belt Supplementary Planning Document (adopted June 2007) there is a disproportionate test which consists of three components: the volume increase of the original dwelling, the appearance of the proposal and the existing extensions and outbuildings.

5.6 The first component involves volume calculations. From the information accessible to the Local Planning Authority it is clear that the dwelling has been extended. The original volume of the dwelling has been calculated to be approximately 471.05m³. The previous works have approximately resulted in a cumulative 25% volume increase. The proposed development will result in a cumulative volume increase of 54%, whilst this is beyond what is generally considered a 'limited extension' it is marginal and it is considered that the proposal should be considered further with relation to the disproportionate test.

5.7 The second part of the disproportionate test relates to the appearance of the proposal- *the proposal should not be out of proportion with the scale and character of the original dwelling*. Cumulatively the previous extensions are minimal, the previous installation of a single storey side extension, installation of a dormer window and alterations to the roofline were in character with the original dwelling; as are the proposed works forming part of this application. Whilst the proposed works will not be subordinate it is considered that the proposal will result in the dwelling being appropriately proportioned and the existing single storey side extension being subordinate to the original dwelling. The appearance and design of the proposal will be discussed more below.

- 5.8 The third component of the test takes into account the existing extensions and outbuildings within the curtilage, to the north-east of the dwellinghouse there is an existing outbuilding used as a garage which is counted as original, this has not been considered within the volume calculations. Officers note that the proposed works will not increase the footprint of the existing dwelling, and as such are not considered to cause substantial harm to the openness of the Bristol/ Bath Green Belt.
- 5.9 Following an assessment of the design and visual amenity of the proposal with relation to the Development in the Green Belt SPD alongside National Policy and Local Development Plans conclusions about the impact on the Bristol/ Bath Green Belt shall be drawn. However, it is not considered that the proposal would conflict with the purposes of the Green Belt, Paragraph 79 of the NPPF highlights the fundamental aim as being '*to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*'. The proposal is not considered to result in a greater impact on the openness of the Green Belt than the existing dwelling.
- 5.10 Design and Visual Amenity
The application site is a detached bungalow in Oldland Common. The dwelling has a pitched roof with gable ends. The application seeks approval for the alterations to the roof line and the installation of 3no. front dormers and 1no. rear dormer.
- 5.11 The area surrounding the host dwelling is relatively modern with three two-storey detached properties located to the north of the site. The proposed works will increase the roofline above the existing by 2 metres resulting in a total height of 6.6 metres. Bitton Parish Council raise an objection to the proposal because the alterations to the roof line result in it not being subordinate. It is highlighted within the Development in the Green Belt SPD that extensions should be subordinate to the main dwelling and appropriately proportioned. Whilst the proposal will not be subordinate to the main dwelling it is considered to be appropriately proportioned with relation to the character of the area. Furthermore, the proposed works will result in the existing single store side extension being subordinate to the main dwelling. Overall the scale of the proposal is considered to be acceptable.
- 5.12 The proposed alterations will be visible within the private estate of The Piggeries on Castle Road, however the works are considered to be in keeping with the host dwelling and surrounding area with materials to match the existing dwelling. The materials include render for the elevations and tiles on the dormer cheeks to match the existing and white UPVC for doors and windows.
- 5.13 Overall, it is considered that the design and materials are appropriate and would be in-keeping with the character of the existing dwelling and would respect the character of the site and its 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 and complies with criteria set out within the Development in the Green Belt SPD.

- 5.14 With regards to the Green Belt and design the proposal is considered to be sympathetic to the existing dwelling. Whilst it is noted that the scale of the proposal will not be subordinate to the main dwelling the works will result in the previous additions being subordinate to the main dwelling. In general it is considered that the proposal results in a minimal increase above what is defined as a 'limited extension'. In addition the proposed works will not increase the foot print of the property. Overall the proposal is not considered to have a detrimental effect on the openness of the Bristol/ Bath Green Belt and in this case the proposal is considered to be acceptable.
- 5.15 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.
- 5.16 The applicant site is a detached single storey bungalow which sits on a modest plot of land. To the south of the dwelling is open countryside with fields, as such it is not considered that the proposed rear dormer window will be adversely overlooking. The dwelling itself is set back from no.16 at an angle and as such the potential overbearing impacts of the rear dormer window are reduced.
- 5.17 The overbearing impacts of the proposed roof alteration are considered to be minimal this is because the dwelling is situated on a modest plot of land. The proposed front dormer windows are not considered to be detrimentally overlooking as they will look out on the front garden areas and driveway of the surrounding properties rather than the private amenity spaces.
- 5.18 The proposed extensions are unlikely to affect the private amenity space of the existing residents or any future residents as there is a large rear garden available and the proposed development will not impact upon this.
- 5.19 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.
- 5.20 Highways
The proposed works will not alter the number of bedrooms within the dwelling. There is an area of hardstanding at the front of the dwelling which will be unaffected by the works. It is considered that the level of parking available at the site complies with the Council's Residential Parking Standard and as such, there are no transportation objections to the proposed works.

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).

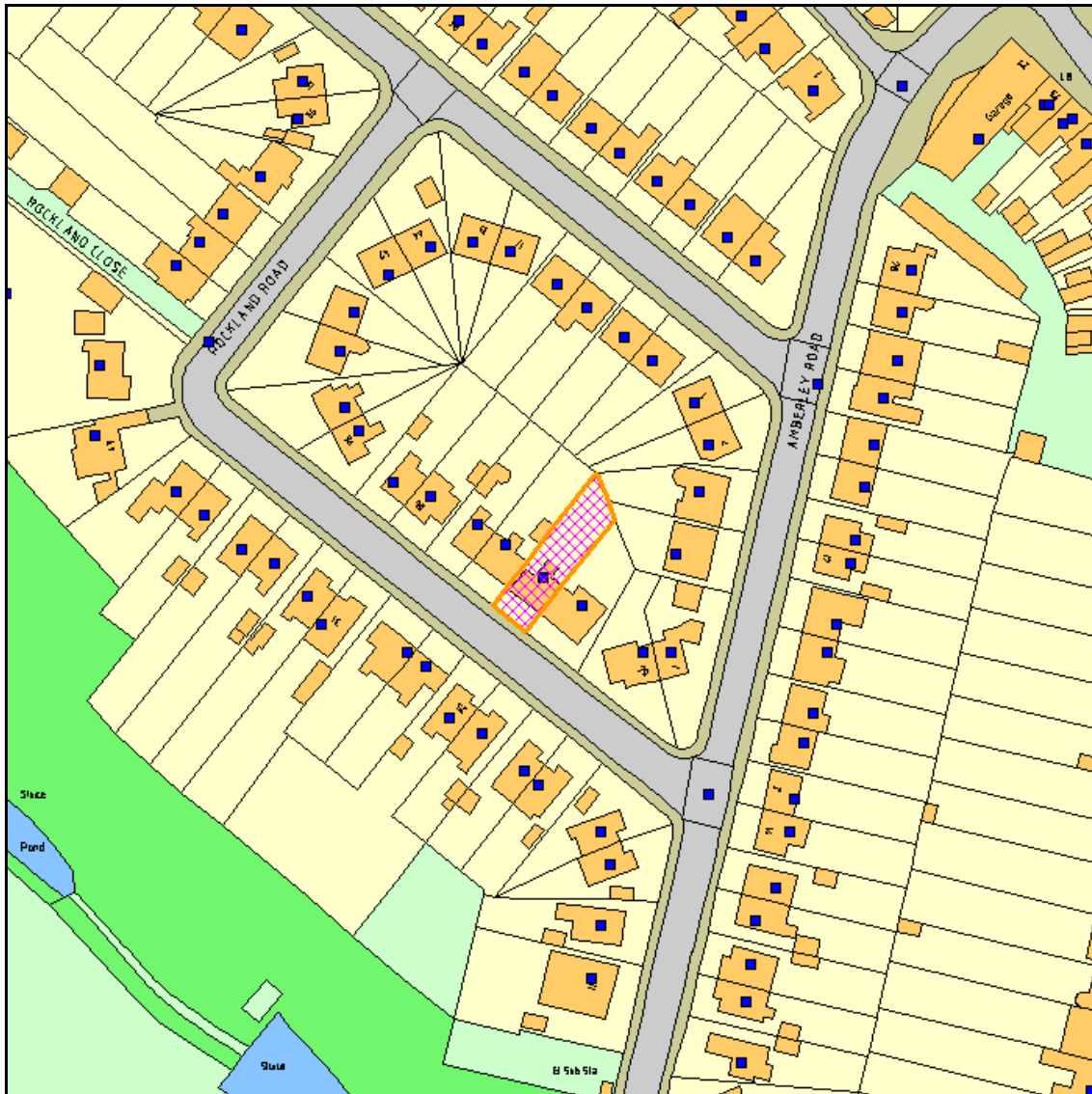
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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. 33/16 – 19 AUGUST 2016

App No.:	PK16/4239/CLP	Applicant:	Mr And Mrs Richard Lewis
Site:	24 Rockland Road Downend Bristol South Gloucestershire BS16 2SW	Date Reg:	15th July 2016
Proposal:	A Certificate of Lawfulness application for the proposed erection of a single storey rear extension.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364530 177201	Ward:	Downend
Application Category:	Certificate of Lawfulness	Target Date:	6th September 2016



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK16/4239/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed erection of a single storey rear extension at No. 24 Rockland Road, Downend would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning Act 1990 (As Amended) 1990 section 192 Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) Schedule 2, Part 1, Class A

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No Objection

Other Representations

- 4.2 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Site Location and Block Plan
Existing and Proposed Plans
Existing and Proposed Elevations and Section

Plans received 12th July 2016

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit, the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1 of the GPDO 2015.

6.3 The proposed development consists of a single storey rear extension. This development would fall within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, which permits the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria as detailed below:

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

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

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

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

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

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

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

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

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

- (e) **The enlarged part of the dwellinghouse would extend beyond a wall which—**
- (i) **forms the principal elevation of the original dwellinghouse;**
 - or**
 - (ii) **fronts a highway and forms a side elevation of the original dwellinghouse;**

The extension would not extend beyond a wall which forms the principal elevation of the original dwellinghouse. The development therefore meets this criteria.

- (f) **Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—**
- (i) **extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or**
 - (ii) **exceed 4 metres in height;**

The application relates to a detached dwellinghouse. The proposed extension would extend 2.1 metres beyond the rear wall. The development is 3.5 metres in height. The development therefore meets this criteria.

- (g) **Until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—**
- (i) **extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or**
 - (ii) **exceed 4 metres in height;**

Not applicable as the applicant is not applying for an extended householder extension through the prior approval procedure.

- (h) **The enlarged part of the dwellinghouse would have more than a single storey and—**
- (i) **extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or**
 - (ii) **be within 7 metres of any boundary of the curtilage the dwellinghouse opposite the rear wall of the dwellinghouse;**

The rear extension would be single storey.

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

The height of the eaves does not exceed 3 metres. The development therefore meets this criteria.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—**
 - (i) exceed 4 metres in height,**
 - (ii) have more than a single storey, or**
 - (iii) have a width greater than half the width of the original dwellinghouse; or**

The proposed extension would extend from a side elevation and meets the criteria above.

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

The development would not include any of the above.

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

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

The application site does not fall on article 2(3) land.

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

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

As per the Existing and Proposed Elevations and Section (BR02 OF 3) submitted 12/07/2016, the materials used in the exterior work will match the existing.

- (b) **any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—**
 - (i) **obscure-glazed, and**
 - (ii) **non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and**

Not applicable.

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

Not applicable.

7. RECOMMENDATION

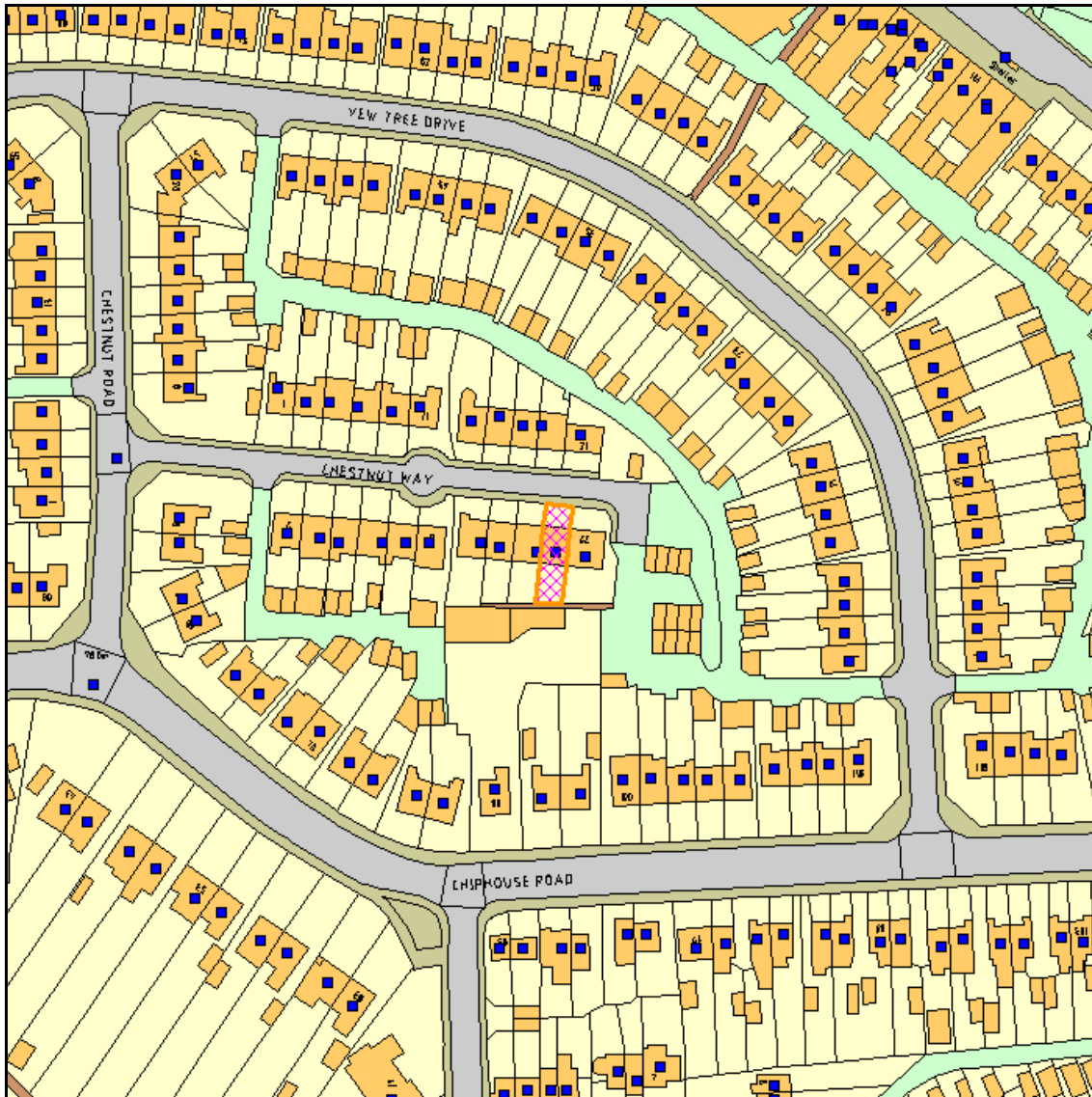
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

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

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PK16/4379/CLP	Applicant:	Mr M Perry
Site:	20 Chestnut Way Kingswood Bristol South Gloucestershire BS15 4TU	Date Reg:	26th July 2016
Proposal:	Application for a certificate of lawfulness for the proposed installation of a rear dormer.	Parish:	None
Map Ref:	365782 175105	Ward:	Rodway
Application Category:	Certificate of Lawfulness	Target Date:	15th September 2016



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK16/4379/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed installation of a rear dormer window at No. 20 Chestnut Way, Kingswood would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning Act 1990 (As Amended) 1990 section 192 Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) Schedule 2, Part 1, Class B

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history

4. CONSULTATION RESPONSES

4.1 Ward Councillor

'I have not, as yet, been made aware of any objections by residents'

Other Representations

4.2 Local Residents

None received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Combined Proposed Plans
Site Location Plan

Plans received by the Council on 21st July 2016

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit, the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1 of the GPDO 2015.

6.3 The proposed development consists of a dormer window to the rear and side of a semi-detached house. This development would fall within Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. This allows dormer additions subject to the following:

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

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

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

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

The proposed dormer windows would not exceed the highest part of the roof, and therefore meets this criterion.

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

The proposal will be situated at the rear elevation and would not front a highway.

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

- (i) 40 cubic metres in the case of a terrace house, or**
- (ii) 50 cubic metres in any other case'**

The property is a terraced house and the proposal would result in an additional volume of less than 40 cubic meters (Approximately 23.1 cubic meters).

- (e) It would consist of or include –**
 - (i) the construction or provision of a verandah, balcony or raised platform, or**
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or**

The proposal introduces a Juliet balcony. The Permitted Development for Householders Technical Guidance (April 2016) sets out that Juliet Balconies will normally be considered permitted development where there is no platform. It is not proposed that the Juliet Balcony would have a platform and therefore would meet this criterion.

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

The host dwelling is not on article 2(3) land.

B.2 Development is permitted by Class B subject to the following conditions—

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

As per the Compined Proposed Plans which were submitted 21st July 2016, the materials used in the exterior work will be of similar appearance to existing materials.

- (b) the enlargement must be constructed so that –**
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or site extension –**
 - (aa) the eaves of the original roof are maintained or reinstated' and**
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge or the eaves; and**
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and**

The proposal would be greater than 0.2 metres from the outside edge of the eaves of the original roof and does not protrude beyond the outside face of any external wall of the original dwellinghouse.

- (c) **any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –**
- (i) **obscure-glazed, and**
 - (ii) **non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.**

The proposal does not introduce any windows to a side elevation of the dwelling.

7. RECOMMENDATION

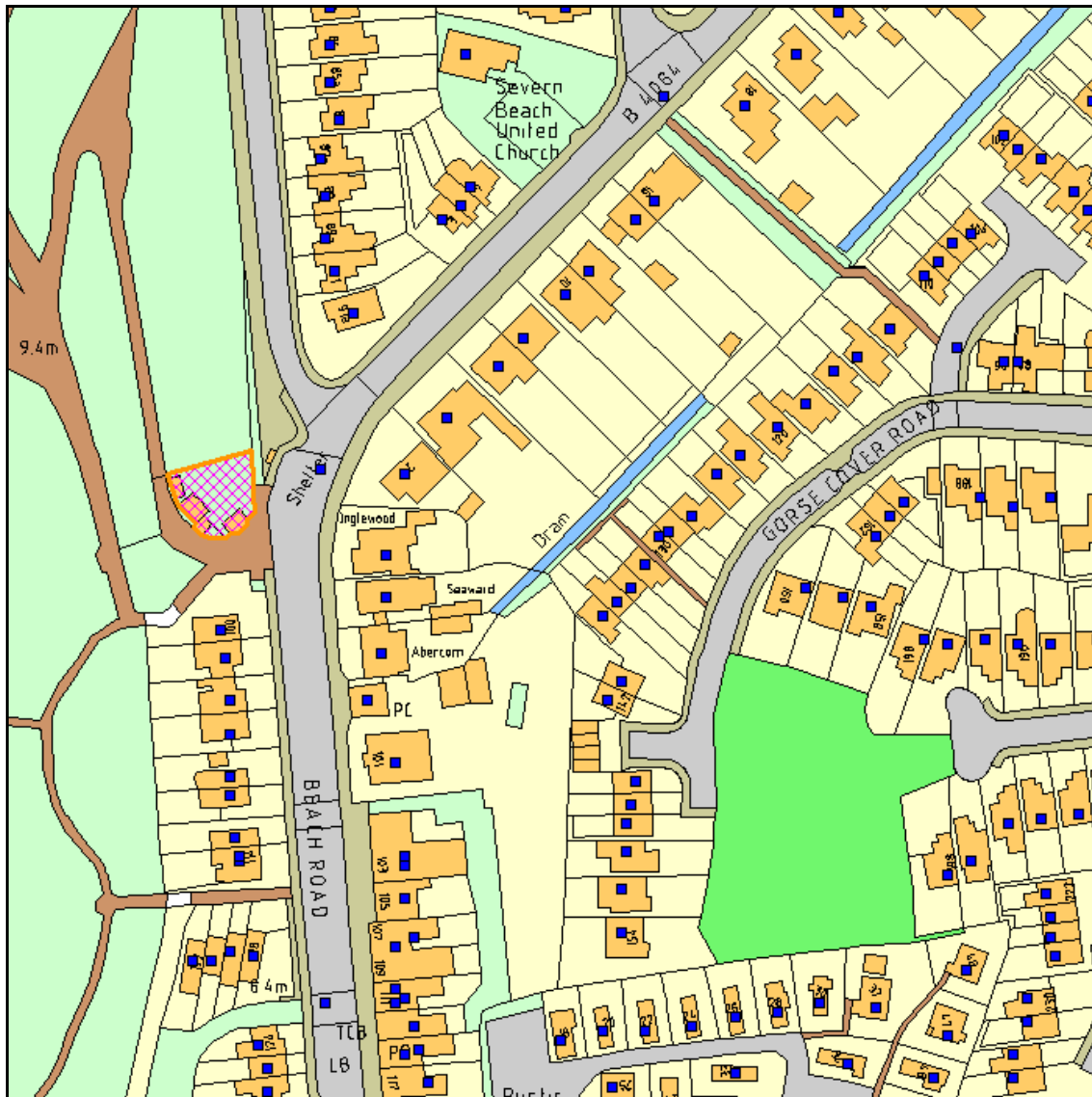
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

Evidence has been provided to demonstrate that on the balance of probabilities the proposed rear dormer falls within the permitted rights afforded to householders under Schedule 2, Part 1, Class B of the Town and Country Planning General Permitted Development Order 2015.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PT16/2913/F	Applicant:	Mr Patrick Bone
Site:	Bert's Burger Bar Severn Beach Bristol South Gloucestershire BS35 4PQ	Date Reg:	23rd May 2016
Proposal:	Erection of cafe (use class A3) with decking area and associated works	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	353920 184988	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	14th July 2016



© South Gloucestershire Council 2007. all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PT16/2913/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of the objections from local residents.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of cafe (Use Class A3) with a decking area and associated works at Bert's Burger Bar Severn Beach. The detailed design and scale of the proposed building would be the same as the previous approved scheme, which was granted planning permission under PT09/0790/F and PT12/2543/EXT. As no construction works have been carried out, these permission have now expired.
- 1.2 The application relates to the former Tubbies Amusement site on the corner of Beach Avenue and Beach Road. A Certificate of Lawfulness was granted for the use of land for stationing of burger bar, trampolines and amusements on 4 November 1998.
- 1.3 The front boundary of the site aligns with the Severn Beach settlement boundary dictating that the site sits beyond, and it is not situated within the Bristol / Bath Green Belt. The site lies within flood zone 2 & 3.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (27 March 2012)
National Planning Practice Guidance

2.2 Development Plans

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

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment & Heritage
CS34 Rural Area

South Gloucestershire Local Plan (Adopted) January 2006

T7 Cycle Parking
T8 Parking Standards
T12 Transportation Development Control Policy for New Development
L1 Landscape Protection and Enhancement
EP2 Flood Risk and Development

Emerging Local Plan – Proposed Submission: Policies, Sites and Places Plan (June 2016)

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity

PSP16	Parking Standards
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP28	Rural Economy
PSP35	Food and Drink Uses (including drive through takeaway facilities)

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted)
 Statement for Growth (Ministerial Statement, March 2011)

3. **RELEVANT PLANNING HISTORY**

- 3.1 P95/1687/CL: Use of land for stationing of burger bar, trampolines and amusements (Certificate of Lawfulness). Granted: 4 November 1998
- 3.2 N2716: Alteration of pedestrian access to vehicular access. No objection: 24 June 2006
- 3.3 PT08/0572/F: Erection of cafe with decking area, bin store and associated works. Withdrawn: 4 April 2008
- 3.4 PT08/0579/O: Erection of cafe and community facility/ visitor centre. Withdrawn: 29 April 2009
- 3.5 PT09/0801/ADV: Display of two externally illuminated static fascia signs and erection of one flag on 1m pole. Withdrawn: 22 June 2009
- 3.6 PT09/0790/F: Erection of cafe with decking area and associated works (resubmission of PT08/0572/F) (use class A3). Permitted: 31 July 2009
- 3.7 PT12/2543/EXT: Consent to extend time limit implementation for PT09/0790/F. Approved 29 Oct 2012

4. **CONSULTATION RESPONSES**

- 4.1 Pilning and Severn Beach Parish Council
 The Parish Council support most part of the application, but would suggest to vary the 'metallic' appearance of the building.

- 4.2 Other Consultees
 Environment Agency: No objection subject to a condition securing the approved Flood Risk Assessment incorporated within the D&A Statement and the mitigation measures detailed within. Also, it is advised to include a waterproof membrane within the gabion wall to ensure the structure is flood resistant.

Council Emergency Planning Team: No objection subject to a condition to seek a suitable Flood Warning and Evacuation Plan for future occupants.

Environmental Protection Team: Advised to seek full details of the proposed extraction and odour abatement system, a maintenance / cleaning schedule, and details of the predicted noise levels from the proposed systems.

Council Ecologist: No objection subject to a condition securing the construction phase of the development to be undertaken during the summer months (i.e. between April and September) outside the sensitive over-wintering period for SPA / Ramsar waders / wildfowl.

Highway Officer: No objection.

Highway Structures Team: No comment.

Natural England: No objection

Drainage Engineer: No objection.

Other Representations

4.3 Summary of Local Residents Comments:

Eight letters of objection and six letters of support have been received. The concerns and comments are summarised as follows: (full comments can be viewed from the Council website).

- Already have two cafes on the same stretch of road, to split the trade with another cafe could possibly harm that business and its employee leaving yet another empty shop.
- No need for a third cafe in Severn Beach
- There are existing parking problems, limited parking, inappropriate parking by inconsiderate drivers
- The parking situation is already at capacity and another cafe would cause extra parking problems
- The cafe would be a focal point to the youth, which in the past, have caused noise and disturbance. The bus stop, which has demolished by the Council, next to the site attracted youth gathering in the evenings causing problem
- If the plan does get approved, then the closing time must be 6pm
- Why not flatten the whole site, extend it and make a much need car park for the existing shops and visitors?
- The site hasn't been occupied for several years and the building has fallen into dis-repair, causing an eyesore
- no intention of redeveloping the site, is only to postpone the demolition and clearing the site, only interested in selling it
- Severn Beach relies on the weather to bring trade in if it rains, no visitors. The local trading estates don't provide much custom as they have own canteens or sandwich vans. The weight limit and lack of signage have an impact on the number of visitors.
- With this application being sited on such a small plot with zero provision for parking/cyclists/families, it should be refused not only on the grounds of road safety, but also out of respect a resident's right to peace and quiet.

Supporting comments are summarised as follows:

- The village is still popular with families and an attractive seaside cafe, which does not currently exist in the area. The proposal will bring more visitors and offer more choice to residents.
- We need this back in the village
- There are prospective buyers
- The village needs a decent cafe / chip shop within walking distance and maybe something for the children to do within the area
- The village has so many young families and there is nowhere for the young population and visitors to go. The proposal would attract more visitors to the village and only boost the businesses.
- The current condition is an eye sore
- Maybe a bit of competition would be a good thing?
- This is a great opportunity and would be an asset to the area
- We do use the bakery and don't see why that would change?

Comments from Councillor Robert Griffin are summarised as follows:

- Nothing has been done to this site which still remains the local blot on the landscape
- Numerous requests have been made to Planning Enforcement for action to be taken as its condition was appalling.
- Hopefully this unsightly area will be cleared and can form part of a normal roadside area.
- The area has already two cafe / restaurants and a third my impact on the financial viability of the other two.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework advises that planning authorities should adopt a positive and constructive approach towards planning applications for economic development; *'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'* (paragraph 19)

- 5.2 Paragraph 28 of the NPPF states planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings, to support sustainable rural tourism and leisure developments that benefit businesses in rural area, communities and visitors, ... and to promote the retention and development of local services and community facilities in villages, such as local shops, etc.

- 5.3 Since the previous application, the South Gloucestershire Core Strategy Document has been adopted, and is now a material consideration.
- 5.4 Design/ Visual Amenity
Whilst the proposal is to erect a cafe with decking area, it should be noted that the design, scale and materials of the proposal are identical to the previous approved scheme under PT09/0790/F and PT12/2543/EXT. Notwithstanding these, the application site benefits from a Certificate of Lawfulness application granted in 1998 in respect of the stationing of a burger bar, trampolines and amusements with this use having been shown to exist for more than ten years. The site is closed, but some structures still remain.
- 5.5 The proposed building would be single storey and finished with timber cladding with aluminium doors and windows under seam steel roofing. Given that there is no significant change on the site and its surroundings from the time of the previous planning permission, and the proposal would improve the visual amenity of the local by removing the existing unsightly structures as a result, therefore there is no objection to this application on design / visual amenity grounds. The Parish Council has suggested to vary the 'metallic' appearance of the building, officers consider that the design, scale and materials are appropriate and have achieved high quality standards design, therefore it is considered that it would be unnecessary to vary the design of the proposed building.
- 5.6 Residential Amenity
There is a reasonable distance between the application site and the nearby residential properties as Beach Road and Beach Avenue runs to the front with a vehicular access to the south and a grassed area to the north. Furthermore, the proposed external seating area would be located to the north side of the building away from the closest residential properties to the south.
- 5.7 In view of the above, and given the scale and size of the proposal, it is not considered that there would not be any significant adverse impact upon the residential amenity of the neighbouring properties. This is subject to the same conditions previously listed including those relating to opening hours.
- 5.8 Highway Safety
Officers acknowledge the residents' parking concerns and the Council Highway Officer has raised no objection to the proposal. It is noted that that there is no material difference from transportation perspective between the previous approved scheme and the current proposal. As previously considered, the proposal is likely to result in a slight intensification in use, however, it would remain small scale. Whilst the site does not have the benefit of allocated parking, the proposal would unlikely cause a significant increase in on-street parking which is available along Beach Road. In this regard, as before, it is considered that any increased demand for parking would not be at a level that would compromise public highway safety. On this basis, and with cycle stands included, there is no objection to this proposal on highway safety grounds.
- 5.9 Flood Risk

The site is located within Flood Zone 2 and 3. The Environment Agency has raised no objection in principle to the proposed development having regard to the advice contained within the technical guidance in respect of the National Planning Policy Framework. It is considered that it would be necessary to impose conditions securing the proposal will be carried out in accordance with the approved Flood Risk Assessment and seeking an appropriate Flood Warning and Evacuation Plan for future occupants.

5.10 Environmental Issues

The Council Environmental Protection Team has advised that full details of the proposed extraction and odour abatement system, their maintenance / clearing schedule and the predicted noise levels from the extraction system to be submitted. Given its small scale, as before, a condition is imposed to secure appropriate details prior to the commencement of the development.

5.11 Ecological Issues

The site is situated alongside the foreshore of the Severn Estuary within Severn Beach, separated from it by an area of amenity grass and a public footpath along the sea front. The Severn Estuary is notified as a Site of Special Scientific Interest (SSSI) and is protected under the Wildlife & Countryside Act 1981 (as amended) and the Countryside & Rights of Way Act 2000. It is also designated as a Special Protection Area (SPA) under EC Directive 79/409 on the Conservation of Wild Birds ('the Birds Directive') and a Ramsar site under the Ramsar Convention on the Conservation of Wetlands of Importance. Due to the proximity of the site to the Severn Estuary, a condition is imposed to secure that the construction phase of the development to be undertaken during the summer months, i.e. from April through to September, outside the sensitive over-wintering period unless otherwise agreed by the local planning authority.

5.12 Outstanding Issues

There are concerns regarding the potential noise and disturbance due to the youth gathering. The Police Architectural Liaison Officer previously raised no objection to the previous scheme provided the cafe closed at 5pm - 6pm. As before, opening hours can be controlled by condition. Further, it was previously recommended that the external seating shown would need to be secured away at the end of trading hours or fixed to the fabric of the building. In this regard, it is considered that the provision of seating might attract persons to congregate, as before, this would also form the subject of an appropriately worded planning condition.

5.13 There are some concerns with regards to the impact of the proposal on the existing services/ facilities in Severn Beach. However, it should be noted that the proposal would replace a former cafe (burger van) facility at this location. In addition, the NPPF does promote the retention and development of local services and community facilities in villages, including local shops, it is therefore considered that planning permission could not be reasonably withheld on this basis.

5.14 It is not considered appropriate to withhold planning permission until the site is tidied. In any event, to seek to tidy the site would be more likely to comprise a planning enforcement issue.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission be granted subject to the following conditions:

Contact Officer: 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 and 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:

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

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)

3. The premises shall be used for as a snack bar/ cafe (A3) and for no other purpose (including any purpose in Class A1/ A2) of the Schedule to the Town and Country Planning (Use Classes) Order 2005, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with National Planning Policy Framework and Planning Policies CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. The use hereby permitted shall not be open to customers outside the following times:
09.00am - 18.00pm

Reason

To minimise disturbance to occupiers of and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

5. Prior to the commencement of development details of any floodlighting and external illuminations, including measures to control light spillage, shall be submitted to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

6. Prior to the commencement of development, details of the proposed extraction equipment and the odour abatement system, together with their maintenance and cleaning schedule and the details of the predicted noise levels from the proposed equipment and system shall be submitted to and agreed in writing with the Local Planning Authority. Development shall proceed strictly in accordance with these agreed details.

Reason

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

To minimise disturbance to occupiers of the neighbouring properties and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

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

Reason

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

To protect the character and appearance of the area to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 of the South Gloucestershire Local Plan (Adopted January 2006).

8. Prior to the commencement of development a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to the Local Planning Authority for approval. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason

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

To protect the character and appearance of the area to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 of the South Gloucestershire Local Plan (Adopted January 2006).

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

Reason

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

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

10. The proposed development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) incorporated within the Design and Access Statement and the mitigation measures detailed within. In addition, the finished floor level of the proposed building must be set no lower than 900mm above the surrounding ground level and the flood resilience measures stated in the submitted Jarvis Jefferies Architects Flood Risk Assessment, dated April 2009 must be incorporated into the development hereby approved.

Reason

To protect the development from flooding and to accord with Planning Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. Prior to the first occupation of the proposed development hereby approved, details of the external tables and chairs to be utilised shall be submitted to and agreed in writing with the Local Planning Authority. Development shall proceed strictly in accordance with these approved details with all tables and chairs stored inside the building when the premises are closed.

Reason

In the interests of security and to help safeguard the amenities of the occupiers of nearby dwelling houses, all to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

12. Prior to the commencement of development, details of the proposed shuttering to the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed strictly in accordance with these agreed details.

Reason

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

In the interests of security and to accord with Planning Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

13. Prior to the commencement of the development, a detailed Flood Warning and Evacuation Plan for future occupants 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

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

To reduce the risk of flooding to the proposed development and future occupants and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

14. The construction phase of the proposed development hereby permitted shall be undertaken during the summer months (i.e. between April and September) and outside the sensitive over-wintering period for SPA/Ramsar waders/wildfowl, unless otherwise prior approved in writing by the Local Planning Authority.

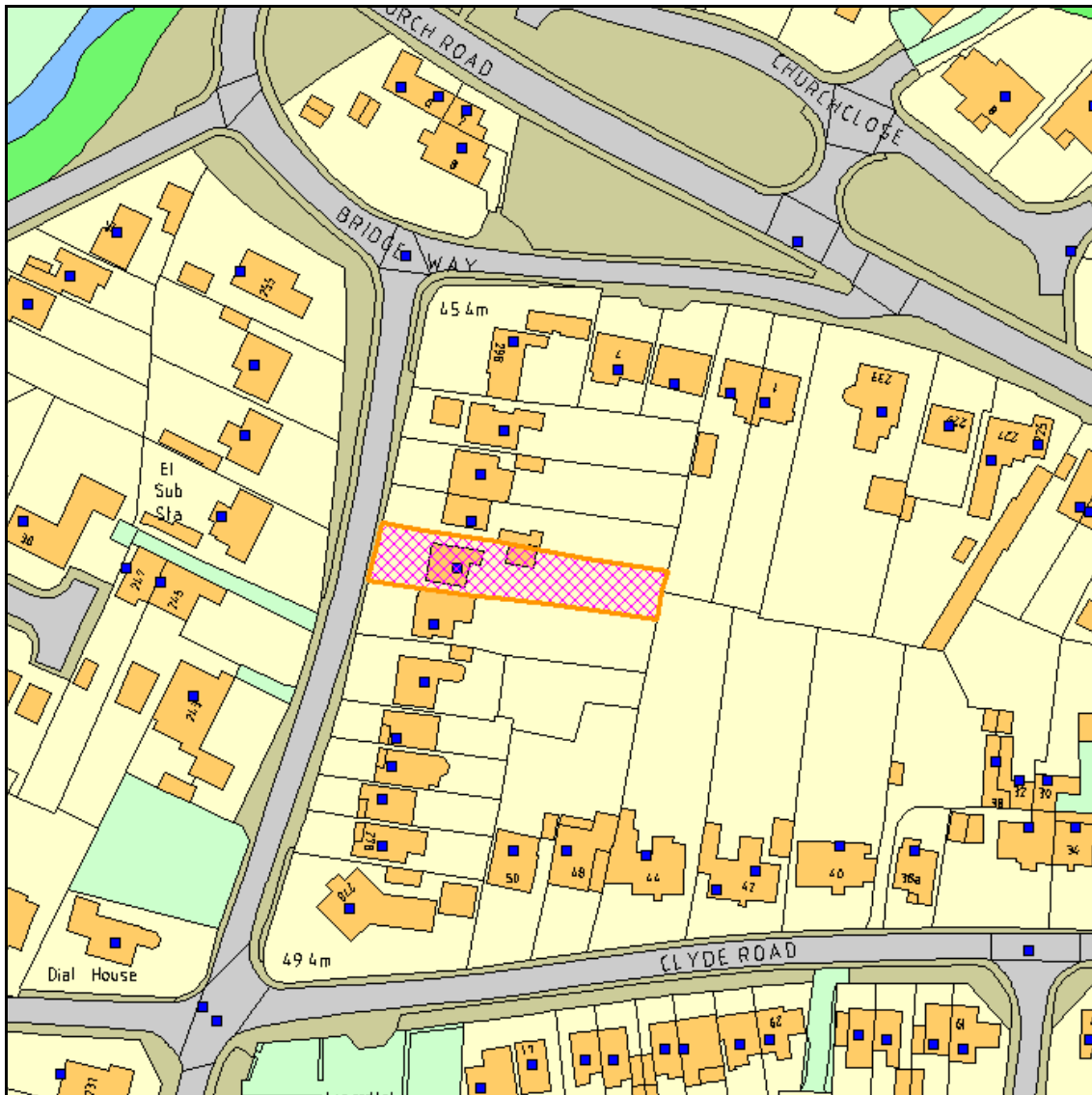
Reason

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

In the interest of the wildlife habitat and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PT16/3941/F	Applicant:	Mr And Mrs G Giles
Site:	290 Park Lane Frampton Cotterell South Gloucestershire BS36 2BL	Date Reg:	4th July 2016
Proposal:	Erection of single storey and two storey rear extensions to provide additional living accommodation.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366828 181771	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	23rd August 2016



© South Gloucestershire Council 2007. all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PT16/3941/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 single storey and two storey rear extensions to provide additional living accommodation.
- 1.2 The application site relates to a two-storey detached property situated within the established settlement boundary of Frampton Cotterell.
- 1.3 During the course of the application, revised plans were requested and received to improve the fenestration pattern on the side elevation to protect the residential amenity of an adjacent occupier.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Planning Policy Guidance 2016

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

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

H4 Residential Development within Existing Residential Curtilages
T12 Transportation Development Control Policy for New Development

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|----------|----------|------------|
| 3.1 | P88/1946 | Approved | 26/06/1988 |
|-----|----------|----------|------------|

Erection of two storey rear extension to provide kitchen, w.C., And enlarged lounge with two bedrooms and bathroom above. Erection of single storey rear extension to provide utility room. Erection of front porch. Construction of new vehicular access.

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council
No Objection

4.2 Other consultees

Sustainable Transport
No Objection

Other Representations

4.3 Local Residents

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

- Proposal includes a side entrance and windows directly opposite my kitchen window and will look straight into my property. Furthermore the creation of such an access will increase the footfall of the neighbours and visitors accessing and exiting the property from the side entrance rather than using the main, therefore causing an intrusion to my privacy.

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 resulting appearance and its impact on the host property and the area in general (CS1); the impact on the residential amenity of the application site and its neighbours must also be assessed (H4) as must the impact on highway safety and off-street parking (T12, CS8, Residential parking standards SPD).

The proposal is considered to accord with the principle of development and this is discussed further in the below report.

5.2 Design and Visual Amenity

A single storey lean-to rear extension is proposed across the entire width of the property. This would achieve a height of approximately 3.5 metres, a stepped depth of between 4.1 and 2.4 metres and a length of about 8.15 metres. The two-storey gabled element would be above this single storey extension. It would be set back about 1.9 metres from the proposed rear building line, about 2.4 metres wide, 5.4 metres long and its ridge would be stepped down 60cm from the main roofline of the host property. Nine additional openings, one first floor, two ground floor and a side door in the north side and two first floor, one ground floor and a bank of full-height bi-fold doors to the east rear. In terms of appearance, materials would be to match the existing house.

- 5.3 In terms of design, scale, massing and materials, the proposed development is considered to be appropriate to the host property and the character of the area in general and can therefore be supported.
- 5.4 Residential Amenity
The application site is situated side-on to neighbours at No. 292 Park Lane to the north. This neighbour has an obscure glazed first floor window and ground floor habitable window in their side elevation. A new first floor window, two ground floor windows and a side door are proposed in the side elevation facing this neighbour. Comments from the neighbour regarding overlooking and loss of privacy are noted, but the access door serves a utility room which is considered to be a circulation space, not primary living accommodation, one of the windows is high level and the others serve bathrooms at first floor and ground floor so the privacy of the next door neighbours can be protected by conditioning these to be obscure glazed. Regarding increased footfall of the side door, this is a domestic property associated with family comings and goings and the positioning is considered acceptable.
- 5.5 The houses are currently separated by their respective driveways, a distance of about 4.5 metres. Given the orientation of the properties, the proposed two storey element would appear to have an impact on the neighbour in terms of the amount of light entering the property. However, firstly the affected window is likely already to be overshadowed by the existing built form and secondly the properties are some distance away from each other. The property and particularly the kitchen would therefore not be deprived of light to a significantly adverse degree. It is therefore considered that the impact on the amenity of this neighbour would not be sufficient to warrant a refusal of the application.
- 5.6 The application site is situated side-on to a dental surgery and neighbours above at No. 288A. The dental surgery benefits from a flat roofed single storey side and rear extension, the side wall of which forms part of the southern boundary treatment for the application site. Given this, the proposed single storey rear structure would not have a negative impact upon these neighbours.
- 5.7 Openings are proposed in the rear elevations, but given neighbouring gardens and the host property are separated by a distance of 30+ metres, it is considered that there would be no adverse effect on their amenity. Sufficient garden would remain to serve No. 290 following the proposal. Given the above, the scheme is deemed acceptable and can be recommended for approval.
- 5.8 Sustainable Transport
The proposal entails some internal reconfiguration and as such the dwelling remains a four bed property. No changes are proposed to the existing parking in terms of the garage and off-street space to the side and front. There are therefore no transportation objections.

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: Helen Braine
Tel. No. 01454 863133

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. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window serving an en-suite and the proposed ground floor window serving a WC in the north side elevation of the main dwelling 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 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.

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PT16/4002/F	Applicant:	Mr & Mrs Hannah & Sam Turner
Site:	5 Cerimon Gate Stoke Gifford Bristol South Gloucestershire BS34 8UN	Date Reg:	6th July 2016
Proposal:	Demolition of existing garage and erection of two storey side extension and single storey rear extension to provide additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362135 180235	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	30th August 2016



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PT16/4002/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The planning application has been referred to the Council's Circulated Schedule procedure due to an objection received from neighbouring residents raising concerns to the proposal.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the demolition of existing garage and erection of a two storey side extension and single storey rear extension at 5 Cerimon Gate in Stoke Gifford.
- 1.2 The host dwelling is a two-storey dwelling attached by garage link. The applicant site is situated within the settlement boundary of Stoke Gifford. The area surrounding the host dwelling consists of properties of similar designs, sizes and ages.
- 1.3 The materials proposed would be of a similar appearance to the existing elevations and roof, including: brick elevations, concrete interlocking tiles, and UPVC windows and doors.
- 1.4 Revised parking plans for the site were received on 26th July 2016, a short period of reconsultation was provided to the Sustainable Transport Officer.

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
Residential Parking Standards Supplementary Planning Document (adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 N2483/AP3 Erection of 665 dwellings and garages; 27 flats and 6 shop units with flats over and construction of estate roads, together with the provision of site for a primary school, community use and open spaces on

approximately 37 hectares (in accordance with the revised layout plan received by the Council on 23rd March 1979). (details following outline). To be read in conjunction with planning permission Ref. No. N.2483.

Approved with Conditions 12.04.1979

3.2 N2483 Master plan in connection with development of approximately 174 acres of land for residential and ancillary purposes.

Approved 13.07.1976

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Council

No objection.

4.2 Sustainable Transport

No objection providing the driveway is widened to provide 2 off street parking spaces.

Other Representations

4.3 Local Residents

A letter from a neighbouring resident has been received stating that they do not object to the principle of the application however they do have a number of concerns regarding the application. Their concerns relate to:

- Noise, vibration and dust effects during construction;
- Impact upon traffic and parking during the construction period;
- Possibility of cumulative effects from future development.

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 applicant site is a two-storey terraced property which is attached by garage link. The dwelling is located within the cul-de-sac on Cerimon Gate. The application seeks planning permission for the demolition of existing garage and the erection of a two storey side extension and single storey rear extension to provide additional living accommodation.

- 5.3 The proposed extension will be subordinate to the main dwelling with the ridge line of the extension being 0.3 metres below the original ridge line. The two storey side extension will continue the pitched gable roof design. The proposed two storey side extension will also be set back from the front building line by 1 metre making the proposed extension subservient to the original dwelling.
- 5.4 The character of Cerimon Gate is a mixed 1980s cul-de-sac, there are a mix of dwelling styles within the area. The proposed two storey side extension will be visible from the street scene, however, it is not considered to be detrimental to the character of the area.
- 5.5 The proposed rear extension will extend beyond the existing rear elevation by 3 metres and have a width of the existing dwelling and proposed two storey side extension. The rear extension will have a lean to style roof with a total height of 3.4 metres (to the ridge line).
- 5.6 The proposed materials will match those used within the existing dwelling with a brick finish to the elevations, interlocking roof tiles and white UPVC for the windows and doors. The materials proposed are considered to respect the character of the site and the surrounding area.
- 5.7 Overall, it is considered that 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.
- 5.8 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.
- 5.9 The applicant site is a two-storey attached dwelling, it is partly attached by garage link with no. 4. The dwelling is situated within a built up residential area of Stoke Gifford. There are no boundary treatments at the front of the property, to the rear the boundary treatments consist of 1.8 metre timber fences.
- 5.10 The proposed single storey rear extension will have two sets of UPVC doors, these are unlikely to result in an adverse impact regarding overlooking because of the nature of the single storey rear extension and the boundary treatments at the site.
- 5.11 Within the proposed two storey side extension there will be a new window in the first floor front elevation this will have an outlook of the Cerimon Gate cul-de-sac and is not considered to detrimentally overlook surrounding dwellings. The proposed window in the first floor rear elevation of the proposed extension is not considered to result in a detrimental increase in overlooking.
- 5.12 The proposed extension will not affect the private amenity space of the existing residents or any future resident.

5.13 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.

5.14 Highways

The proposal shows that one further bedroom will be created as a result of the proposed extension, South Gloucestershire's Residential Parking Standards Supplementary Planning Document (adopted) December 2013 states that the minimum parking requirement for a four bed dwelling is two off street parking spaces. Revised parking plans were submitted on 26th July 2016 showing two vehicle spaces, to ensure these are retained a condition will be utilised. Overall the site is considered to comply with the parking standard and there are no transportation objections to the proposal.

5.15 Other Issues

A neighbouring resident raises issues with regards to the construction of the proposal. These issues relate to noise, vibration and dust as well as the impacts on parking during construction. The issues in relation to noise will be addressed by a condition that restricts the working hours. Vibrations and dust control information is not required for a development of this size.

With regards to the potential increase in traffic and parking it is noted that parking is unrestricted on both Cerimon Gate and Ratcliffe Drive. Parking of construction vehicles during the building phase is not a material consideration.

5.16 With regards to the issue raised about the cumulative impact and impact on residential amenity it should be highlighted that proposals are required to comply with policy and the harm to residential amenity is assessed for each proposal.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application 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 hours of working on site during the period of construction shall be restricted to 07.30am to 18.00pm Monday to Friday; 08.00am to 13.00pm on Saturday and no working shall take place on Sundays or Public Holidays. The term `working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

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

3. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be retained thereafter for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 33/16 – 19 AUGUST 2016

App No.:	PT16/4003/RVC	Applicant:	Mr R Moreton
Site:	Land Adjacent To New Cottages Townwell Cromhall Wotton Under Edge South Gloucestershire GL12 8AH	Date Reg:	7th July 2016
Proposal:	Variation of Conditions 5, 6 and 7 attached to planning permission PT13/3454/F to remove the wording No development shall commence until and substitute with the wording Prior to commencement of the relevant part of the works	Parish:	Cromhall Parish Council
Map Ref:	369630 190644	Ward:	Charfield
Application Category:	Minor	Target Date:	26th August 2016



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PT16/4003/RVC

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 In 2003 a planning application for the erection of a pair of semi-detached dwellings, including the construction of a new vehicular access and parking area, was permitted by the Authority, this planning permission has the following reference number PT13/3454/F. The application site is land adjacent to New Cottages Townwell in Cromhall. The application site is adjacent to a row of locally listed buildings.
 - 1.2 This application seeks permission for the variation of condition 5, 6 and 7 of planning permission reference PT16/4003/RVC. The proposed variation of these conditions would change the trigger at which the information requested by the condition must be submitted to the Authority for assessment. The proposal largely aims to replace the wording 'no development shall commence' to 'prior to the commencement of the relevant part of the works' for conditions 5, 6 and 7. It is understood that the application is submitted in order for to avoid the expiry of the consent in November 2016. Development is yet to commence at the application site.
 - 1.3 For reference the conditions to be varied are listed below, the proposed variation would have the effect of wording each condition '*Prior to the commencement of relevant works...*'; rather than '*no development shall commence until*'.
5. No development shall commence until the design and details, including materials and finishes, of the following items have been submitted to and approved in writing by the local planning authority:
- a. Eaves, verges and ridges
 - b. All windows (including glazing bars, cill, reveal and lintels)
 - c. All external doors (including furniture & fittings)
 - d. All extract vents, flues, and meter boxes
 - e. Chimneys (including pots)
 - f. Dormers (including eaves and verges)
 - g. Porches
 - h. Rainwater goods and soil pipes including colour and method of fixing. For the avoidance of doubt, all rainwater goods and soil pipes shall be cast metal.

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. Cross sections through mouldings and glazing bars shall be submitted at full size. The scheme shall be implemented strictly in accordance with the approved details and thereafter retained as such..

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No development shall commence until representative samples of all external facing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved samples

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. No development shall commence until sample panels of facing stonework of at least one square metre, showing the stone, coursing, joints, mortar and pointing, has been constructed on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved panel, which shall be retained on site until the completion of the scheme, to provide consistency.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 1.4 In considering this application, it is essential to focus only on these conditions and not to put attention in other matters not relevant to this application to vary conditions 5, 6 and 7. It is also necessary to focus attention on the reasons for attaching the condition in the first place. As a decision to approve a S73 application to vary or remove conditions is effectively issuing a new planning permission, it is also necessary to check all conditions attached to the original application are still relevant and necessary and need following through to this new application.

2. POLICY CONTEXT

2.1 National Guidance

NPPF National Planning Policy Framework March 2012

PPG Planning Practice Guidance

2.2 Development Plans

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

L1 Landscape Protection and Enhancement

L9 Species Protection

L11 Archaeology

L15 Buildings and Structures Which Make a Significant Contribution to the Character and Distinctiveness of the Locality

T7 Cycle Parking

T12 Transportation Development Control

South Gloucestershire Local Plan Core Strategy (Adopted)

- CS1 High Quality Design
- CS4A Presumption in favour of sustainable development
- CS5 Location of Development
- CS6 Infrastructure and Developer Contributions
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS12 Safeguarded Areas for Economic Development
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS18 Affordable Housing

Supplementary Planning Guidance

- South Gloucestershire Design Checklist – Adopted
- Affordable Housing SPD (Adopted)
- Residential Parking Standards SPD (Adopted)
- Local List of Buildings SPD (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/1691/NMA No Objection 25/05/2016
Non Material Amendment to PT15/4068/RVC to revise the siting of the Care Home.
- 3.2 PT15/4068/RVC Approved with Conditions 25/11/2015
Variation of condition of PT14/4961/F listing approved plans (added by PT15/2629/NMA) to substitute approved drawings with those received by the Council on 17th September 2015.
- 3.3 PT15/2629/NMA No Objection 22/07/2015
Non Material amendment PT14/4961/F to vary the approval to add a condition listing the approved plans.
- 3.4 PT14/4961/F Approve with Conditions 16/04/2015
Demolition of existing building to facilitate erection of 23no. dwellings and a care home with associated works.

4. CONSULTATION RESPONSES

- 4.1 Cromhall Parish Council
Objection. The Parish Council's comments are summarised below:
 - Concerns regarding the disposal of surface water from the development;
 - If the proposal change of wording circumvents the drainage element of the design, then the Parish Council does not support the proposed change of wording.
- 4.2 Sustainable Transport
No comment.

4.3 Listed Building and Conservation Officer

The officer stated the following:

I have no objection in principle to the change of the condition wording but given the explanation for the proposed change (i.e. to allow works to start prior to lapse of permission, followed by the sale of the site to another developer), would it be preferable to renew the application entirely? The concern would be the timing of the works and avoiding the possibility that works on site will start and then be put on hold, leaving a prominent site adjacent to the locally listed buildings in a potentially untidy condition.

4.4 Archaeology Officer

No objections to this revision, however given the circumstances of the request I would advise that the applicant / new owner should be reminded of the need for an archaeological watching brief on all ground disturbance as per the original planning conditions.

4.5 Lead Local Flood Authority

No objection.

4.6 Environmental Protection

No adverse comments.

Other Representations

4.7 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

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

5.2 In assessing this application it is necessary to assess whether the relevant condition, or any variations satisfy the requirements of planning conditions as set out in the National Planning Policy Framework (NPPF). Paragraph 206 of the NPPF requires all planning conditions to pass the following tests:

- necessary;
- relevant to planning;
- relevant to the development;
- enforceable;
- precise; and
- reasonable in all other respects.

5.3 Being mindful of the reason for attaching the conditions in the first place, when assessing this application officers will consider whether proposed wording variation would undermine the objectives of the policies listed in the reason for the condition. If such policies have been superseded by more recently adopted policies, such adopted policies will be considered, rather than out-of-date policies.

5.4 Analysis of Proposed Variation

The variation proposes to alter the wording of conditions 5, 6 and 7. The amended wording would have effect of changing the point in time at which the requested details would need to be submitted to the Authority for determination. The point in time proposed by the variation would be the point at which in which the works to take place are relevant to the subject of the condition. The wording 'prior to the commencement of the relevant works' would likely achieve what the condition sets out to do. However, in determining when the 'relevant works' were there could be ambiguity and disagreement. In order to avoid this officers find the term/phrase 'prior to proceeding with above ground elements of the development' to be more appropriate, this would allow the development to begin i.e. the foundations, but would require the requested details to be submitted at an early stage.

5.5 Officers find this to be a relevant point at which to return to the reasons for why conditions 5, 6 and 7 were applied. Each condition mentioned had the same reason which is included below:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.6 Policy D1 'Achieving Good Quality Design in New Development' is now considered to be out-of-date and therefore not material in the assessment of this planning application. This is because policy D1 was within the South Gloucestershire Local Plan, which was adopted in January 2006. When the Council's Core Strategy was adopted in 2013, certain Local Plan policies were replaced by Core Strategy policies. Effectively, policy CS1 'High Quality Design' of the Core Strategy replaced policy D1. With this in mind, officers find policy CS1 to be the appropriate policy with regard conditions 5, 6 and 7, as well as policy CS9 'Managing the Environment and Heritage' as the development is adjacent to locally listed buildings.

5.7 The important issues to consider is that policy D1 aimed to protect the visual amenity and setting of the area through ensuring the external appearance of the proposal was of a high quality. Through re-wording the condition, officers consider that the external appearance of the proposal would not be materially harmed. This is because re-worded conditions would still require the development to be carried out in an appropriate manner, importantly the subject matter of each condition would still be addressed and assessed.

5.8 Officers do note the Listed Building and Conservation Officers concerns with regard to this proposal effectively allowing for the site to perhaps fall into an untidy state in the future as development could commence without conditions 5,

6 and 7 being discharged. However, regardless of this application, even if conditions 5, 6 and 7 were discharged prior to the commencement of development, the site could be left in an untidy manner, especially if the planning permission lapsed, after all the incentive to develop the site would indeed decrease if there were no extant planning permission in place.

- 5.9 As well as this, The Town and Country Planning Act 1990 provides the Authority with powers under s215 of the Act to require the proper maintenance of land. For example s215(1) of the Act stated:

If it appears to the local planning authority that the amenity of a part of their area, or of an adjoining area, is adversely affected by the condition of land in their area, they may serve on the owner and occupier of the land a notice under this section.

- 5.10 With this in mind, officers are convinced that the granting of this variation of conditions application would not lead to a prominent site (the application site) adjacent to the locally listed buildings in a potentially untidy condition.

- 5.11 Accordingly, officer have no objection to varying conditions 5,6 and 7 of planning reference. PT13/3454/F, to allow development to commence prior to details being submitted. This is because the granting of permission would not undermine the reasons for which such conditions were imposed in the first place. As well as this, the proposed variations would not result in a materially harmful impact on the amenity of the area.

- 5.12 Condition 11 has not been discharged meaning the landscaping scheme requested still needs to be submitted in order satisfy this condition. This condition is worded as 'prior to the commencement of development', officers find it appropriate to re-word the condition in the same manner as conditions 5, 6 and 7. This will not undermine the reasons and subject matter of this condition.

5.13 Other Conditions

Condition 3 related to the drainage of the site, the Parish Council have submitted concerns with regard to this. This condition has been discharged under application ref. DOC16/0067 as information submitted to the Authority was deemed to be sufficient to discharge the condition. Should planning permission be granted the drainage condition (condition 3) will be amended so that it reads as a compliance condition, this will ensure the development is carried out in accordance with requested drainage measures.

- 5.14 Condition 1 required development to begin before the expiration of three years from the date of the permission (PT13/3454/F) – permission was granted on the 25th of November 2013. Development is yet to commence, and this planning permission has not been implemented. This application should not facilitate the extension of the planning permission, with this in mind, condition 1 will be re-worded to read:

The development hereby permitted shall be begun before the 26th of November 2016.

5.15 Condition 4 (archaeology), 9 (external paraphernalia), and 10 (removal of permitted development rights) do not need to be altered or varied in anyway, and as such shall be reapplied.

5.16 Condition 8 of the existing permission states:

All doors and windows shall be of a traditional painted timber construction and finished in a colour to be agreed in writing by the local planning authority and thereafter so maintained in the approved colour and material.

5.17 Condition 5 of the existing consent will be re-applied, and this condition required details or doors and windows to be submitted as such condition 8 will be removed.

5.18 Conditions 2 (parking) is rather ambiguous in that it does not actually relate to any specific plan. With this in mind, the condition will be varied in order that the condition mentions a plan specifically.

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 on the decision notice.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

CONDITIONS

1. The development hereby permitted shall be begun before the 26th of November 2016.

Reason

To comply with the time time-compliance condition of the original consent, and also to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The off-street parking facilities shown on the submitted site plan (dwg no. LPC.2642.13.07 Rev. A) 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.

3. The development hereby approved shall be carried out in strict accordance with the Sustainable Drainage Systems SUDS and hydrological conditions details agreed under application reference DOC16/0067.

Reason

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

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

Reason

In the interest of archaeological investigation or recording, and to accord with Policy L11 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to proceeding with above ground elements of development, the design and details, including materials and finishes, of the following items have been submitted to and approved in writing by the local planning authority:
 - a. Eaves, verges and ridges
 - b. All windows (including glazing bars, cill, reveal and lintels)
 - c. All external doors (including furniture & fittings)
 - d. All extract vents, flues, and meter boxes
 - e. Chimneys (including pots)
 - f. Dormers (including eaves and verges)
 - g. Porches
 - h. Rainwater goods and soil pipes including colour and method of fixing.

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. Cross sections through mouldings and glazing bars shall be submitted at full size. The scheme shall be implemented strictly in accordance with the approved details and thereafter retained as such.

Reason

To ensure a satisfactory standard of external appearance, and to accord with and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

6. Prior to proceeding with above ground elements of development, representative samples of all external facing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved samples.

Reason

To ensure a satisfactory standard of external appearance, and to accord with and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

7. Prior to proceeding with above ground elements of development, sample panels of facing stonework of at least one square metre, showing the stone, coursing, joints, mortar and pointing, shall be constructed on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved panel, which shall be retained on site until the completion of the scheme, to provide consistency.

Reason

To ensure a satisfactory standard of external appearance, and to accord with and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

8. No wires, pipework, or aerials, alarms or other paraphernalia shall be affixed to the external elevations of the development hereby approved.

Reason

To ensure a satisfactory standard of external appearance, and to accord with and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

9. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, C, D, E, F, G and H) , or any minor operations as specified in Part 2 (Class A), 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 a satisfactory standard of external appearance, and to accord with and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

10. Prior to proceeding with above ground elements of development, details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting

(and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the area to accord with Policies L1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.