



**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. 19/18

Date to Members: 11/05/2018

Member's Deadline: 17/05/2018 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

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

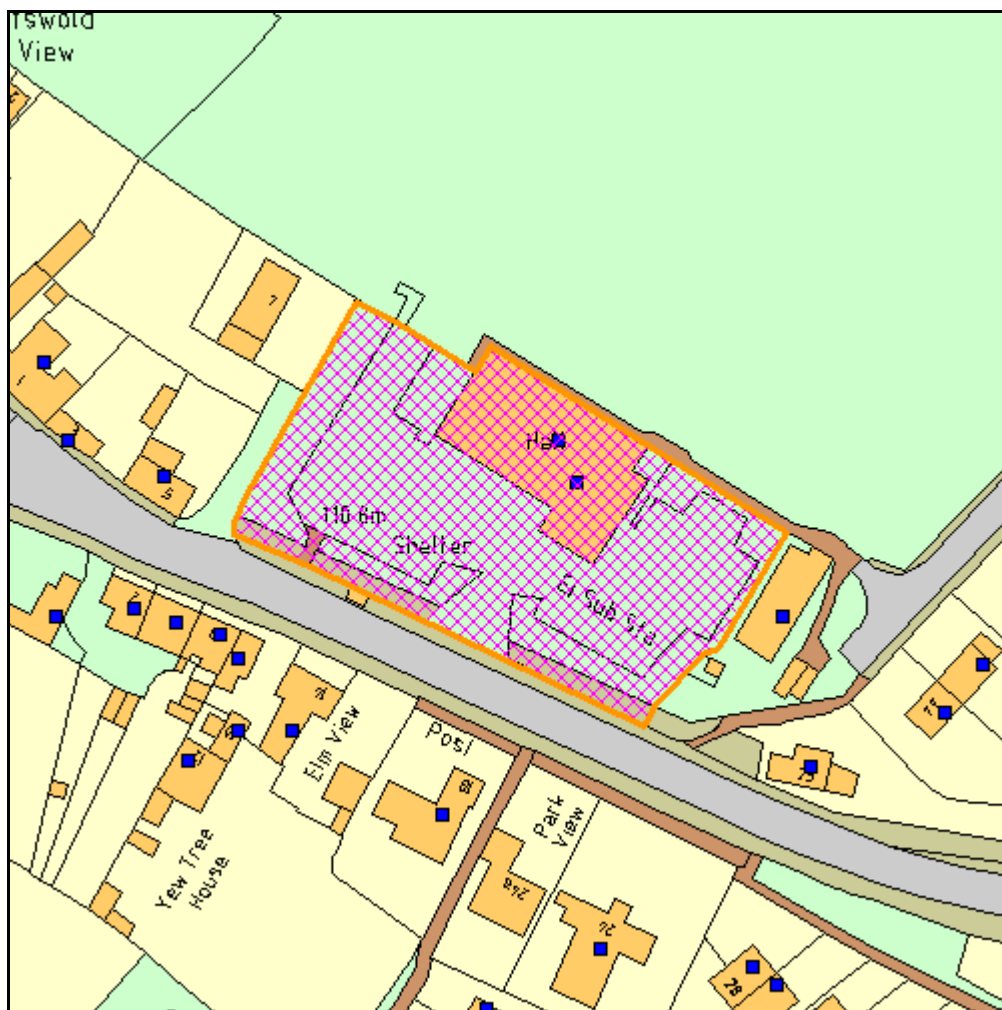
CIRCULATED SCHEDULE 11 May 2018

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK18/0243/F	Approve with Conditions	Village Hall Abson Road Pucklechurch South Gloucestershire BS16 9RH	Boyd Valley	Pucklechurch Parish Council
2	PK18/0764/F	Approve with Conditions	42 Oakdale Court Downend South Gloucestershire BS16 6DU	Downend	Downend And Bromley Heath Parish Council
3	PK18/1128/F	Approve with Conditions	8 Castle Farm Road Hanham South Gloucestershire BS15 3NJ	Hanham	Hanham Abbots Parish Council
4	PK18/1178/CLP	Approve with Conditions	76 New Cheltenham Road Kingswood South Gloucestershire BS15 1TN	Kings Chase	None
5	PK18/1195/F	Approve with Conditions	12 Lawns Road Yate South Gloucestershire BS37 5BB		Yate Town
6	PK18/1349/CLP	Refusal	29 Cloverdale Drive Longwell Green South Gloucestershire BS30 9XZ	Longwell Green	Oldland Parish Council
7	PK18/1471/CLP	Approve with Conditions	12 Sydenham Way Hanham South Gloucestershire BS15 3TG	Hanham	Hanham Abbots Parish Council
8	PT18/0851/F	Approve with Conditions	17 Charlton Avenue Filton Bristol South Gloucestershire BS34 7QX	Filton	Filton Town Council
9	PT18/1247/F	Approve with Conditions	36 Cooks Close Bradley Stoke South Gloucestershire BS32 0BA	Bradley Stoke North	Bradley Stoke Town Council
10	PT18/1321/TRE	Approve with Conditions	42 St Saviour's Rise Frampton Cotterell South Gloucestershire BS36 2SW	Frampton Cotterell	Frampton Cotterell Parish

CIRCULATED SCHEDULE NO. 19/18 -11 MAY 2018

App No.:	PK18/0243/F	Applicant:	Mr P Spick
Site:	Village Hall Abson Road Pucklechurch South Gloucestershire BS16 9RH	Date Reg:	29th January 2018
Proposal:	Erection of a single storey extension to front elevation and alterations to car park	Parish:	Pucklechurch Parish Council
Map Ref:	370054 176429	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	19th March 2018



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PK18/0243/F

INTRODUCTION

This application is referred to the Circulated Schedule in accordance with procedure as objections have been received that are contrary to the Officer recommendation.

THE PROPOSAL

- 1.1 This application seeks consent for a single storey extension to the front of the building and alterations to the car the partial demolition of the existing community hall and the erection of a single storey extension. The extension will provide new changing facilities, ancillary café, an office and meeting room.
- 1.2 An initial proposal effectively proposed an extension of a front lean-to to the full span of the front elevation, with high level windows and a uniform tiled roof with roof lights, with walls of weatherboard and render. The proposal involved the effective loss of most landscaping along the western side and amendments to parking provision. Following negotiation the design has been amended to secure a reduction in height of the roof and a steel seam material alongside horizontal weatherboard. In addition the large area of landscaping along the western boundary is entirely retained and the new parking spaces there reduced.
- 1.3 The application site comprises a brick built community building, which is two storey in height but with single storey elements including a large single storey lean-to struggle on the front elevation. The building lies on the northern side of Abson Road, with parking to the front and side, with landscaping along the front boundary and particularly on the western side. Within context to the rear lies a large recreation ground while to the east and west lie residential properties and to the south on the opposite side of Abson Road. The site lies within the settlement boundary of Pucklechurch and within the Conservation Area.

2. POLICY CONTEXT

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

The South Gloucestershire Local Plan Core Strategy (Adopted) 2013
CS1 High Quality Design
CS2 Green Infrastructure
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS23 Community Infrastructure and Cultural Activity
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List (SPD) Adopted Aug 2007.
Pucklechurch Conservation Area SPD 2010

- 2.4 Policies, Sites & Places Development Plan Document (November 2017)
PSP1 - Local Distinctiveness
PSP2 - Landscape
PSP3 - Trees and Woodland
PSP5 - Undesignated Open Spaces within Urban Areas and Settlements
PSP11 - Development Related Transport Impact Management
PSP16 - Parking Standards
PSP17 Heritage Assets and the Historic Environment

3. RELEVANT PLANNING HISTORY

N752/1 Erection of Village Hall Approved 14.8.75

N752/3 Erection of social centre with changing rooms 28.7.77

N752/7 Extension of period allowed for use of timber building as changing room
Approved 22.1.81

N752/9 Renewal of consent for use of building as changing rooms Approved 25.3.82

N752/10 Use of timber building as changing rooms (renewal of temporary consent)
Approved 28.7.83

P84/1641 Extension to hall for equipment store Approved 27.6.84

P86/2805 Erection of extension to hall Approved 21.1.87

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

The Parish supports the principle of an extension to the building but objects to the proposal in its current form. The grounds of objection can be summarised as follows:

- The location in the Pucklechurch Conservation Area requires a sensitive redevelopment that has regard to the character and appearance of the area using appropriate materials. The design as proposed does not integrate with the existing building
- The proposal will result in additional parking needs but will result in the loss of disabled parking provision such that the car park will not provide sufficient disabled parking provision.
- Alterations appear to affect soft planting in the car park
- No details for vehicle tracking given to show that HGV's and delivery vehicles can operate in car park

No further comment has been received following reconsultation

4.2 Other Consultees

Transportation D.C (summary)

- The proposal is to increase the car park from 50 spaces to 63 spaces. No evidence has been submitted to show that this is critical to the operation of the new building. It is noted that there are no minimum or maximum standards for non-residential parking standards.
- It would be helpful if the applicant provides a weekly parking survey to include details of the busiest hours and the existing and new uses that the building will be put to.
- No objection but the above information would be welcome. In response to the amended details the following comment has been received
- Revised parking and turning area as presented on the revised plan is acceptable and therefore, we have no highway objection to this proposal. I suggest imposing a planning Condition so that they provide parking and manoeuvring area on site as presented on the submitted and approved plan and subsequently maintain these satisfactory thereafter.

Public Rights of Way

- The proposed extension of the village hall looks likely to adversely affect the recorded line of public footpath LPU/65/10 that runs through the car park. The route of the footpath is shown on the plan to be attached separately. A public right of way is protected in law and must not be unlawfully obstructed. There is a sensible alternative route that would be an ideal candidate for a Town and Country Planning Act Public path diversion order that could be applied for at the same time as this development proposal, on the grounds that it was required to enable the development to take place. The public footpath on its current legal alignment is protected by Local Plan PSP 10 and therefore an application should be made to move the recorded line of the footpath to an alignment that is more direct and further north through the car park area to the recreational ground to the north east. A suggested route is shown on the plan attached separately. Advices are recommended.

Landscape Officer

Initial Comments

- There is no landscape objection to the proposed extension of the village hall. However the proposed increase in the number of parking spaces is resulting in the removal of a small area of scrub from the eastern boundary and a number of trees and shrubs from the western boundary. The planting along the western boundary helps to provide a screen between the car park and the neighbouring properties and helps to

soften the car park which would otherwise be a bleak environment. This planting is visible from the public open space to the north and will provide a backdrop to the children's outdoor play area attached to the village hall.

- Further consideration needs to be given to the retention and enhancement of the planting on the western boundary prior to the application being determined. In order to be in accordance with Policy CS1, clause 6, the development proposals will be required to demonstrate that soft landscape proposals form an integral part of the design for the site and seek to make a net contribution to tree cover in the locality.
- Following the submission of amended details, the following comments have been received:
- The revised drawing shows the retention of the planting on the west side of the car park which is much better.
- One tree is shown to be removed. SGC Policy states that a new development should seek to make a net contribution to tree cover. Therefore, it is recommended that a landscape scheme be submitted showing the planting of 2no. new trees (Select Standard size). These should be native or wildlife friendly and of medium stature.

Conservation Officer

Initial Comments

- The existing building has been identified as detracting from the character and appearance of the Conservation Area in particular the front which is austere and plain
- There is no objection to the principle of the development however the additions will increase the size of the roof and would this increase the perceived massing of the elevation. The bulk of this principle elevation should be lightened (large monotonous expanse of roof, high eaves, tall windows, featureless walls not welcome). Eaves could be lowered to create a better hierarchy of eaves and ridge heights. This would allow the windows to be at a lower usable level
- Concern over loss of planting and trees as these have a role in softening and filtering views to the building
- Negotiation has taken place regarding the design of the proposed extension and following receipt of those details the following comments have been received.
- They have tried to reduce the bulk by using a lower pitch standing seam roof which does help break up the massing a little and the change in material also helps. The proposed materials might still raise some eyebrows but this is an ungainly structure to begin with and extending it

further with the same brick and tile would make it very monolithic and bland. The Catnic SSR2 (if used) comes in different colours so there could be subtle variation between the roof and wall cladding to break this up further. If they can justify the increase and resolve the problem with the landscaping then I have no further comments to make.

Lead Local Flood Authority

No objection

Archaeologist

No objection

Highway Structures

No objection

Other Representations

4.3 Local Residents

Four letters of objection have been received. The grounds of objection can be summarised as follows:

- Careful positioning of parking spaces and creation of landscaping along the boundary was a key consideration in the original application for the social club. This proposal undermines this original concept through the loss of landscaping which forms a buffer.
- Concerns over the functioning of the facility. The premises result in noise/disturbance
- The design of the proposal would be contrary to comments in the SGC Pucklechurch Conservation Area SPD
- The proposal will result in parking along the boundary with the adjoining property to the detriment of the neighbouring occupier
- The proposal through the removal of the boundary treatment and its replacement with parking spaces will result in the loss of privacy to the neighbouring occupiers particularly as the site is approximately 1 metre
- There is no provision for bin storage and there will be loss of disabled parking spaces
- The scheme is not costed and should be agreed by the community to avoid it being a costly “white elephant”. The need for the additional space has not been justified, it would be better to upgrade the existing facilities
- If planning consent is given then there should be a condition to ensure that there is no noise nuisance during construction

Amendments have been made to the design of the proposed extension and also to the alterations proposed to the landscaping of the site. Following public re-consultation no further comments have been received.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The proposed development that involves an increase in the size of the available floor space within the building would enhance the use of the building.

The National Planning Policy Framework (para 70) states that in order to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision of among others, meeting places, sports venues and cultural buildings. At a strategic level Policy CS23 of the Core Strategy seeks to support additional, extended or enhanced community infrastructure provided it is accessible for all users.

There is no specific policy relating to alterations to existing community facilities but having regard to the spirit of the above policies the proposal is considered acceptable in principle subject to consideration of the following matters.

5.2 **Residential Amenity**

Concern was raised to the initial proposal from those neighbouring occupiers to the west of the site. On that side the application site is raised above properties set at a lower level and while an access lane provides a degree of separation, there was a concern that vehicle parking right up to the edge of the site here, with noise and possible overlooking would result in a loss of residential amenity. From the very limited information available regarding the original consent the landscaping on this side of the site was very carefully considered at that time. For this reason (and because of a concern regarding loss of landscaping), this area is now to be retained untouched.

With respect to the building itself, none of the alteration will have any significant impact upon neighbouring occupiers given the scale and location of the proposal.

Given the proximity of neighbouring properties it is considered to apply a condition to restrict working hours during the construction phase.

5.3 **Transportation**

The initial proposal raised concerns relating to an increase in the number of parking spaces at the site from the Sustainable Transport Officer while acknowledging that there are no longer any parking standards for this form of development (either maximum or minimum). The spaces gained along the western boundary have in any case been lost as a result of the retention of the landscaping along that boundary. There will be minimum impact upon parking (there are currently 50 spaces and 43/44 spaces are now shown) albeit the building is larger. No objection is raised on highways grounds subject to a condition to secure the parking spaces shown prior to the first occupation of the

development and that three of those spaces closest to the entrance should be marked out for use by those with a disability to meet the Council standard.

5.4 Design/Visual Amenity/Conservation Area/Landscaping

The design of the proposal, the landscaping of the site and impact on visual amenity and the character and appearance of the Pucklechurch Conservation are interconnected.

The existing building has no architectural merit and has been identified by the Conservation Officer and the Conservation Area SPD as detracting from the character and appearance. The SPD states *“its heavy brick walls, expansive low-pitched roof slopes and solid windows and doors make the building appear unduly bland and bulky. It is a large building that detracts from the character and appearance of the conservation area.”* The SPD then effectively recommends that a new community hall would enhance the character of the area.

The extension to the building is viewed within the context of the existing poor visual structure. The use of different materials and a lower pitch roof than the existing single storey lean-to (even with the metal seam material) will help break up what is undoubtedly a monotonous front elevation and in particular the bland brick. While it could not be claimed the extension is the perfect solution, it would provide a limited enhancement to the appearance and thus accord with one of the aims and objectives of PSP17 which encourages opportunities to enhance negative parts of the conservation areas.

While some landscaping would be removed within the Car Park at the south-eastern side, landscaping along the front elevation is largely retained. There was a significant concern with the initial scheme that along the western boundary the removal of trees and planting would have detracted from the appearance of the conservation area. Following negotiation as discussed above this is now to be retained.

Overall it is considered that the proposal is acceptable in the above terms, and that the proposal at least preserves the current character of the conservation area at this point.

5.5 Trees

Subject to a condition to secure the submission of a tree report and tree protection measures (for the construction period) it is considered that the proposed development is acceptable in these terms.

5.6 Public Right of Way

There is a public right of way (PROW) that runs through the car park (LPU/65/10) to the front of the building and then running to the left side. The public right of way would be extremely close to the line of the PROW, if not touching. The applicant has been made aware of this and has been advised to

make an application to secure a diversion of the footpath along the left side of the car park. This is a process that would need to take place separate to the determination of this planning application. Advices are attached to the decision notice to remind the applicant that the public right of way must not be interfered with either during the construction phase or once the works have been completed and that this is a criminal offence under separate legislation.

5.7 Other Issues

Concern has been raised, that no financial proposal has been made regarding the viability of the proposal and that the extension might prove to be a “white elephant”. Also concern has been raised that the works are not necessary and that adequate space already exists. This is not given weight in the overall assessment of the proposal as there is not policy requirement for the applicant to justify the proposal in these terms.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant planning permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policies Sites and Places Plan Adopted November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the conditions set out below.

Contact Officer: David Stockdale
Tel. No. 01454 866622

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. This decision relates only to the plans identified below:

Received 16th January 2018

B11899-02 Existing Elevations
Site Location Plan
B11899-03 Existing Site Plan
B11899-01 Existing Ground Floor Plan

Received 23rd April 2018

04B Proposed Layout (Revised)
05B Ground Floor Plan (Revised)
06B Proposed Elevations (Revised)

Reason:
For the avoidance of doubt

3. Prior to the commencement of development an Arboricultural Report in accordance with BS:5837:2012 (to include tree protection details) shall be submitted to and approved in writing by the Local Planning Authority. All works shall proceed in accordance with the approved details.

Reason:
To protect the health of the trees and thereby the character and visual amenity of the area to accord with Policy CS2 and CS9 of the adopted South Gloucestershire Local Plan Core Strategy 2013, Policy PSP2 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan November 2017 and the Trees on Development Sites SPD Nov 2005. These details are required to be submitted and agreed prior to works commencing to ensure that appropriate protection is in place for the trees from the development process.

4. The hours of working on site during the period of construction shall be restricted to
Monday - Friday.....7:30am - 6:00pm
Saturday.....8:00am - 1:00pm
No working shall take place on Sundays or Public Holidays.
The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason
To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013 and the provisions of the National Planning Policy Framework.

5. Prior to the commencement of the development a landscaping scheme to show the planting of 2no. new trees (of native/wildlife friendly species) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details prior to the first use of the building.

Reason:

To protect the character and visual amenity of the area to accord with Policy CS2 and CS9 of the adopted South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP2 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan November 2017. These details are required to be agreed prior to development commencing to ensure that the landscaping mitigation measures are incorporated at an early stage in relation to integrating this extension into the surrounding context which is in a conservation area.

6. Parking

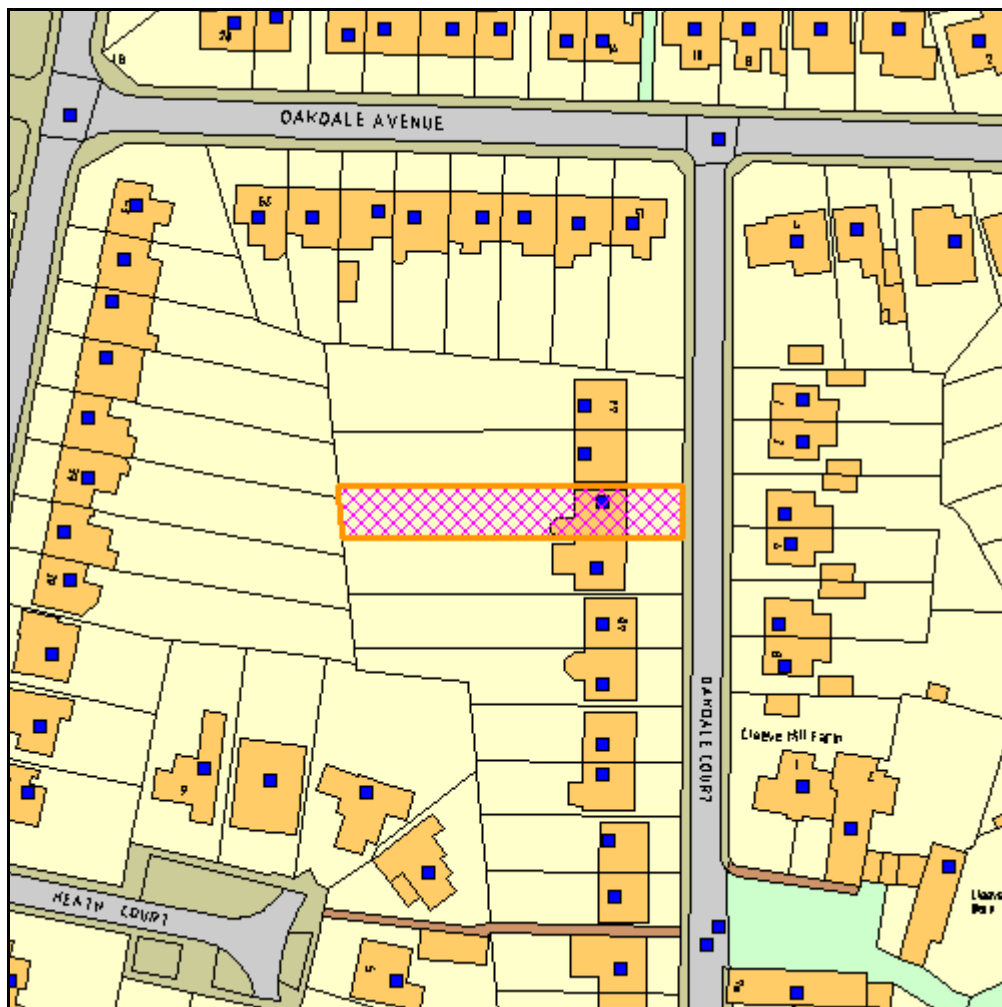
Prior to the first use of the extension hereby approved the parking spaces shown on Drawing No. 04B Proposed Layout (Revised) received 23rd April 2018 shall be provided and three spaces (closest to the building entrance) shall be marked out as disability spaces on the ground.

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. 19/18 – 11 MAY 2018

App No.:	PK18/0764/F	Applicant:	Mr G Harrington
Site:	42 Oakdale Court Downend Bristol South Gloucestershire BS16 6DU	Date Reg:	16th February 2018
Proposal:	Erection of two storey side extension and erection of single storey rear extension to form additional living accommodation. Installation of 1no rear dormer to facilitate loft conversion.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364981 177501	Ward:	Downend
Application Category:	Householder	Target Date:	11th April 2018



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PK18/0764/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a two storey side extension with a side dormer, a single storey rear extension and 1no. rear dormer. The application relates to no. 42 Oakdale Court, Downend.
- 1.2 The application site consists of a semi-detached property set towards the front of a long narrow plot. The site is situated within the urban fringe area of Downend. The existing dwelling is finished in a mixture of brick and render, and incorporates a hipped roof.
- 1.3 Revised plans were requested and received by the Local Planning Authority on 25th April 2017. The revisions involve a reduction in the depth of the proposed rear extension, and the provision of an additional parking space to the front of the property.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance (2014)

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

3.1 There is no planning history associated with the application site. However similar proposals have previously been approved and implemented at nearby properties. Details of the relevant applications are outlined below:

3.2 **PK16/0222/F – 39 Oakdale Court**

Installation of side and rear dormer to form loft conversion

Approved: 02.03.2016

3.3 **PK14/3672/F – 6 Oakdale Court**

Demolition of existing detached garage and erection of two storey side and single storey rear extension to form additional living accommodation.

Approved: 12.11.2014

3.4 **PK14/0358/F – 40 Oakdale Court**

Erection of single storey rear and first floor side extension to form additional living accommodation.

Approved: 12.05.2014

3.5 **PK09/5368/F – 39 Oakdale Court**

Erection of single storey rear extension to form kitchen/dining area. Erection of two storey front and side extension to form extended garage with pitched roof over and additional living accommodation.

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

No objection

4.2 Other Consultees

Sustainable Transport

If permitted this development would increase the bedrooms within the dwelling to five. The plan submitted shows two parking spaces to the frontage of the site. This level of parking does not comply with the Councils residential parking standards which state that a dwelling with five or more bedrooms provide a minimum of three parking spaces within its site boundary. As submitted a transportation objection is raised but this can be overcome if a revised plan is submitted which shows a minimum of three parking spaces within the boundary of the site.

Other Representations

4.3 Local Residents

One comment raising an objection to the proposed development was submitted by a local resident. The main concerns raised are summarised below:

- Concerns regarding proposed length of rear extension. 4.5 metres is unreasonable and will affect light into neighbouring kitchen and garden.
- Differences in ground level make height more imposing.
- Would be happy for shorter length of extension.
- Postal notification received after consultation expiry date.

A comment neither objecting to nor supporting the proposal was also received. The main points raised are summarised below:

- Received postal notification after consultation expiry date.
- In relation to transport comments, occupants often park 3 vehicles on driveway.
- Party wall sound insulation is very poor. Recommend giving consideration to upgrading the party wall, ceiling cavity and cavity floor acoustic.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a two storey side extension with side-facing dormer, a single storey rear extension, and a rear-facing dormer. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity, transport and loss of trees and vegetation. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

- 5.3 It is acknowledged that the proposed works would substantially increase the scale of the property. There are concerns that the scale of works proposed would result in a sense of over-massing, to detriment of the character and appearance of the host dwelling. Furthermore, side dormer windows are generally not supported as they often appear as contrived and awkward additions to residential properties. The fact that the side extension and dormer would be readily visible from public areas is considered to increase the overall impact on the immediate streetscene and the character of the locality.

- 5.4 That said, the works that have been previously approved and implemented at neighbouring properties must be taken in to account. An almost identical two storey side extension with side dormer has been erected at no. 39 Oakdale Court, to the south of the application site. As there are examples of almost identical extensions and additions in close proximity to the site, it is not considered that the proposed two storey side extension or side dormer would appear as incongruous features within the immediate streetscene. Furthermore, the pitched roof design of the side dormer and the way in which it would project from the existing roof are considered to reduce its overall prominence.
- 5.5 In terms of the proposed rear dormer and single storey rear extension, these elements of the proposal would not be visible from public areas, and as such any impact on the character of the area is limited. Furthermore, the overall design, scale and form of the proposed rear extension and dormer are considered to be appropriate, and as such it is not considered that their erection would cause any significant harm to visual amenity.
- 5.6 On balance, whilst some issues regarding visual amenity have been identified, the works that have been carried out at neighbouring properties must be taken in to account. Giving regard to the appearance of neighbouring properties, it is not considered that the proposed additions would appear out of character within the context of the area, and as such it is not considered that the proposal would significantly detract from the character of distinctiveness of the immediate surrounding area.
- 5.7 For the reasons outlined above, the proposal is considered to be acceptable in design terms, and the development accords with policy CS1 of the Core Strategy and PSP38 of the Policies, Sites and Places Plan.
- 5.8 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.9 When considering the impacts of the proposal on the residential amenity of neighbours, the main neighbouring properties under consideration are the adjoining property to the south at no. 41 Oakdale Court, and the adjacent property to the north at no. 43. The potential impact of each element of the proposal on the aforementioned neighbours will be assessed in turn below.
- Two storey side and dormer*
- 5.10 As the subject property follows the same building line as the neighbouring property to the north, and the side extension would not project beyond the front or rear of the property, it is not considered that the erection of the extension

would have any significant overbearing or overshadowing on the adjacent neighbour.

- 5.11 In terms of overlooking, no side-facing windows are proposed at a first floor level. However two windows would be inserted in to the proposed side-facing dormer. That said, the windows would serve a second floor bathroom. As the windows would not serve primary living accommodation, the potential for overlooking on to the adjacent neighbour is reduced. However in order to protect the privacy of the neighbour, a condition will be attached to any decision, ensuring that the proposed side-facing windows at a second floor level are obscurely glazed.

Rear dormer

- 5.12 Whilst the proposed rear dormer would be fairly large, it is not considered that its construction would result in any significant overbearing or overshadowing on to neighbours. It is acknowledged that the erection of the dormer would facilitate the insertion of second floor rear-facing windows. However as the windows would provide no direct line of sight on to neighbouring properties, it is not considered that the erection of the dormer would result in a loss of privacy at neighbouring properties through increased overlooking.

Single storey rear

- 5.13 As originally proposed, the single storey rear extension was to project from the rear of the dwelling by 4.5m. There were concerns that due to the differences in ground level, the proposed extension would have some overbearing and overshadowing impacts on the neighbour to the north. However it is acknowledged that the slight separation between the two buildings does reduce the overall impact.
- 5.14 Following discussions with the applicant, the depth of the extension was reduced to 4m. Whilst it is still acknowledged that the extension would be noticeable from within the adjoining site, given the reduced depth and single storey nature, it is not considered that the erection of the rear extension would cause any significant harm to residential amenity.

Disturbance

- 5.15 It is not considered that the use of the proposed extensions for residential purposes would cause any significant disturbance to neighbours. However given the scale of the works, it is acknowledged that neighbours would be subjected to some disturbance during the construction period. Whilst this alone is not considered to substantiate a reason for refusing the application, a condition restricting the permitted working hours during the construction period will be attached to any consent.

Amenity Space

- 5.16 The proposed side and rear extensions would increase the footprint of the building, and would therefore result in the loss of amenity space at the site. However given the size of the plot, it is considered that ample amenity space would be retained on-site following the implementation of the development.

5.17 Subject to compliance with the aforementioned conditions, it is not considered that the proposal would have any unacceptable impacts on residential amenity. The proposal is therefore considered to accord with policies PSP8 and PSP38 of the Policies, Sites and Places Plan.

5.18 Transport

As a result of the proposal, the number of bedrooms contained within the property would increase to a total of 5. Under policy PSP16 of the Policies, Sites and Places Plan, a minimum of 3 parking spaces should be provided for 5-bed properties. A revised block plan has been submitted, which indicates that a total of 3 spaces will be provided to the front of the main dwelling. The proposed parking provision would meet the standards set out in PSP16, and the overall parking arrangements are considered to be acceptable. However given the increase in bedroom number, a condition will be attached to any decision, ensuring that a minimum of 3 parking spaces are provided at the site. Subject to compliance with this condition, there are no concerns relating to parking provision or highway safety.

5.19 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.20 With regards to the above this planning application is considered to have a neutral impact on equality.

5.21 Other Matters

The concerns raised regarding the delivery of postal notifications have been taken in to account, and the relevant parties have been made aware of the issue. However it should be noted that whilst the comments submitted by residents were submitted after the consultation expiry date, they have still been taken in to consideration.

5.22 Issues relating to sound insulation are not considered to be material planning considerations, and are factors that would be assessed in more detail by a building control officer as part of an application for building regulations consent.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 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 included on the decision notice.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

2. Prior to the use or occupation of the extensions hereby permitted, and at all times thereafter, the proposed second floor windows on the north-facing side elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being a minimum of 1.7m above the floor of the room in which it is installed.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

3. The hours of working on site during the period of construction shall be restricted to 0730 - 1800 on Mondays to Fridays and 0800 - 1300 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 Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

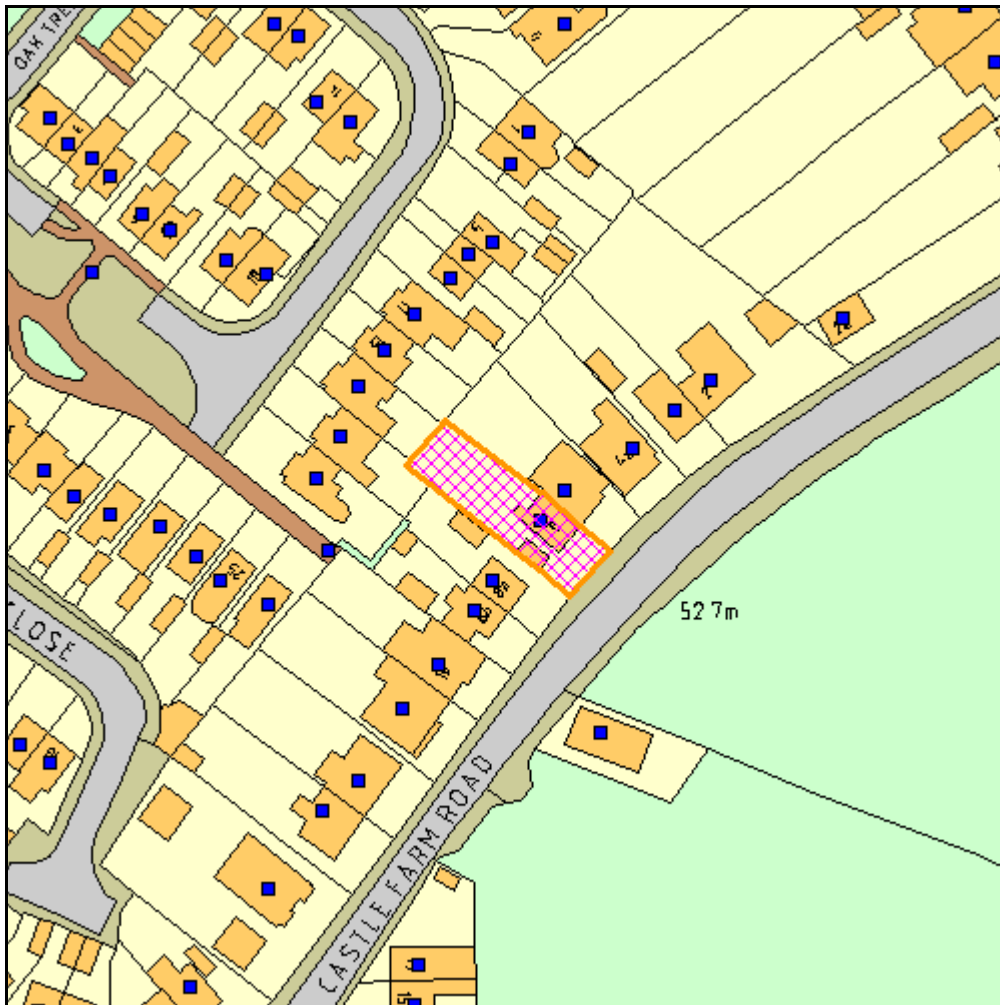
4. The off-street parking facilities (for all vehicles, including cycles) shown on the plan (P4C) hereby approved shall make provision for the parking of a minimum of 3 vehicles (measuring at least 2.4m by 4.8m), and shall be provided within 1 month of the extensions hereby approved being substantially complete, 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; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 19/18 -11 MAY 2018

App No.:	PK18/1128/F	Applicant:	Mr Langridge
Site:	8 Castle Farm Road Hanham Bristol South Gloucestershire BS15 3NJ	Date Reg:	12th March 2018
Proposal:	Erection of two storey side extension and erection of single storey rear extension to provide additional living accommodation. Installation of 1no rear dormer to facilitate loft conversion.	Parish:	Hanham Abbots Parish Council
Map Ref:	364143 170937	Ward:	Hanham
Application Category:	Householder	Target Date:	3rd May 2018



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PK18/1128/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule as comments of objection have been received. These are contrary to the officer recommendation and according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for erection of a two storey side extension and single storey rear extension to provide additional living accommodation. Installation of 1no rear dormer to facilitate loft conversion at 8 Castle Farm Road, Hanham.
- 1.2 The application site relates to a two storey, Semi-detached property which is located within a residential area of Hanham.
- 1.3 During the course of this application revised plans were requested and received to address design concerns.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP11 Transport

PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 No previous planning history

4. **CONSULTATION RESPONSES**

4.1 Hanham Abbots Parish Council No Objections

Sustainable Transport

The proposed development will increase the bedrooms within the dwelling to five. Part of the development will include a garage within the side extension. The internal dimensions of the proposed garage do not comply with the Council's residential parking standards and cannot be included as part of the vehicular parking requirements for the dwelling. However, the plans submitted show that there will be three parking spaces to the frontage of the dwelling, as this level of parking complies with the Council's residential parking standards no transportation objection is raised.

I would suggest that the following conditions are added to any planning permission granted.

1. Prior to commencement of the development the Applicant is requested to obtain the permission of the Development Implementations Team for the alterations to the existing dropped kerb.
2. The proposed parking to be provided prior to commencement of the development and then permanently maintained thereafter.
3. All parking areas to have a permeable bound surface and be satisfactorily maintained as such thereafter.

Hanham District Green Belt Conservation Society
No Comment received

Other Representations

4.2 Local Residents

This application received a total of 5 objection comment. These are outlined below.

- The rear elevation of this proposal is unacceptably overbearing and grossly intrusive and will result in a loss of privacy.
- The large dormer window will look straight down into our bedroom and into our back garden.
- All neighbouring properties have Velux windows, planning officers will be setting a dangerous precedent allowing a dormer window.
- The scale of the development seem disproportionate to the size of the existing property.
- The proposed development is quite large and will be quite overbearing and will affect our right to light.
- There are three windows on the side elevation which will invade our privacy.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The application seeks full planning permission for erection of a two storey side extension and single storey rear extension to provide additional living accommodation. Installation of 1no rear dormer to facilitate loft conversion

Single storey rear

- 5.3 The proposed single storey rear extension will extend approximately 3.9metres from the existing rear wall, have a width of 9.6 metres and a maximum height of 3.9metres. The rear element will feature a lean-to roof with 3no roof lights. The existing rear element will be demolished to facilitate the proposal.

Two storey side

- 5.4 The two storey side extension will have a maximum height of 8.1 metres, a total width of 3.6 metres and a depth of approximately 10.5metres. The proposal will be set back 0.3 metres from the principal elevation at both ground and first floor levels and introduce a hipped roof with the ridge height set slightly lower than the original dwellinghouse. The existing detached garage will be demolished to facilitate the proposal.

- 5.5 The proposed dormer window will measure approximately 5.7 metres wide, have a depth of 3.5 metres and a maximum height of 2.2metres. The proposal will be made primarily of timber cladding and introduce 2no rear facing windows. The case officer feels this is a modest addition to the dwellinghouse.

- 5.6 The introduction of a hipped roof with the slight reduction in ridge height, and the stepping-back of the front elevation at both ground and first floor levels is seen to increase the levels of subservience between the proposed extension and the host dwelling. As such it is considered that the proposed extensions would appear as an appropriate addition within the immediate streetscene. Overall, it is considered that the design, scale and finish of the proposed extensions results in an addition that sufficiently respects the character and distinctiveness of the host dwelling and its immediate context

5.7 Residential Amenity

Policy PSP38 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

- 5.8 Privacy concerns have been raised by neighbouring occupiers located to the rear of the application site. Due to its suburban nature, the existing first floor rear windows of many properties within Castle Farm overlook neighbouring properties to some extent. The distance from the proposal to the rear properties is approximately 28 metres, this relationship already exists at first floor level and whilst there would be a small degree of harm to residential amenity, it is not considered that the identified harm would be of such severity as to substantiate a reason for refusing the application.
- 5.9 A neighbouring occupier has raised concerns that the introduction of the dormer window will negatively impact the street scene as many adjacent properties have opted for Velux windows. The case officer does not consider the proposed dormer to be out of character in the street scene, furthermore, the application could erect a rear dormer window without the need for planning permission or any form of prior approval as this part of the proposal falls within permitted development.
- 5.10 A neighbouring occupier objected to the three side windows resulting in privacy issues. The concerns raised regarding potential overlooking have been taken in to account. It is noted that 3 new windows would be located on the south-west (side) elevation of the host dwelling, and that the windows would directly face the neighbouring property to the south-west. One window serves a utility room, this sort of space is considered secondary to the principal rooms of the dwelling, but it is acknowledged that there will be some loss of privacy and some weight has been afforded to that. The remaining two windows on the side elevation will be obscurely glazed. As such, it is not considered that the insertion of the windows will result in a significant loss of privacy at neighbouring properties through overlooking. The obscure glazing of these windows will be secured by condition.
- 5.11 A neighbouring occupier commented on the loss of sunlight which would occur as a result of the proposal. Having looked at the path of the sun, it is not considered that the extension would have a material impact on the amount of sunlight offered to the neighbouring property.
- 5.12 The concerns raised regarding overbearing and overshadowing impacts have been taken in to account. With regard to increased overbearing and loss of outlook from neighbouring windows, it is not considered that the proposal would have any unacceptable impacts. Furthermore, development similar to the proposal can be seen on adjacent properties.
- 5.13 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Due to the location of the extensions, it is not considered that its erection would materially harm the residential amenity at any of the adjoining properties. Due to levels of separation, it is not deemed that the proposed extensions would impact upon the residential amenity enjoyed at properties
- 5.14 The proposal will occupy additional floor space, however sufficient private amenity space will remain following development and there is no objection with regard to this.

5.15 The subject property is located within a built up residential area and given the scale and location of the proposed development, the proposal will not result in an unacceptable impact on the residential amenity of its neighbouring occupiers. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with Policy PSP38 of the PSP Plan (November 2017).

5.16 Sustainable Transport and Parking Provision

As a result of the proposed development, the number of bedrooms within the property would increase from a total of 3 to 5. South Gloucestershire Residential Parking Standards SPD outlines that properties with 5+ bedrooms must make provision for the parking of a minimum of 3 vehicles, with each parking space measuring a minimum of 2.4m x 4.8m.

5.17 The comments of the transport officer have been taken in to account. However in this instance it is considered that the existing driveway is of sufficient size as to provide 3 parking spaces. On this basis, it is considered that the minimum parking provision for a 5-bed property can be provided on-site. A condition will be attached to any decision requiring a minimum of 3 parking spaces to be provided on-site and thereafter retained for that purpose.

5.18 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

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 development plan 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 included on the decision notice.

Contact Officer: Westley Little
Tel. No. 01454 867866

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 off-street parking facilities at the site (for all vehicles, including cycles) shall make provision for the parking of a minimum of 3 vehicles (measuring at least 2.4m by 4.8m) 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; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed ground floor window and first floor window that serves the W/C on the South West elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'..

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with policies PSP8 and PSP38 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

4. The parking area on site shall be constructed with a permeable bound surface material and subsequently maintained thereafter.

Reason:

To ensure the satisfactory provision of parking facilities; in the interest of highway safety and the amenity of the area; to ensure satisfactory surface water run-off and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017.

CIRCULATED SCHEDULE NO. 19/18 – 11 MAY 2018

App No.:	PK18/1178/CLP	Applicant:	Scott Docherty
Site:	76 New Cheltenham Road Kingswood Bristol South Gloucestershire BS15 1TN	Date Reg:	26th March 2018
Proposal:	Certificate of lawfulness for the proposed installation of a hip to gable roof extension to increase loft space.	Parish:	None
Map Ref:	364923 174346	Ward:	Kings Chase
Application Category:		Target Date:	17th May 2018



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PK18/1178/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 hip to gable roof extension at no. 76 New Cheltenham Road, 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 (General Permitted Development) (England) Order 2015, 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 K4454

ERECTION OF TWO STOREY REAR EXTENSION (Previous ID: K4454)

Refused: 28.03.1984

4. CONSULTATION RESPONSES

4.1 Town/Parish Council

The area is un-parished

Other Representations

4.2 Local Residents

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Existing and Proposed Plans
(Received by Local Authority 12th March 2018)

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. It should be noted that there is no restriction on permitted development rights at the subject property. As such permitted development rights are intact and exercisable.

- 6.3 The proposed development consists of the installation of a hip to gable roof extension. 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 roof alterations 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 height of the proposed roof extension would not exceed the highest part of the existing roof, and therefore the proposed development 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 principal elevation of the dwellinghouse and fronts a highway;**

The proposed roof extension would not extend beyond the existing roof slope which forms the principal elevation of the dwellinghouse and fronts the highway. As such the proposal meets this criterion.

- (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 an end of terrace house. Volume calculations undertaken by officers indicate that 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 approximately 11 cubic metres. The proposal therefore meets this criterion.

- (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 would include none of the above.

- (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;**

Submitted plans indicate that the materials used in the external finish of the roof extension would match those used in the finish of the existing roof.

- (b) the enlargement must be constructed so that –**

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

The proposal consists of a hip-to-gable enlargement.

- (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 involve the insertion of any windows to the side elevation of the dwellinghouse.

7. RECOMMENDATION

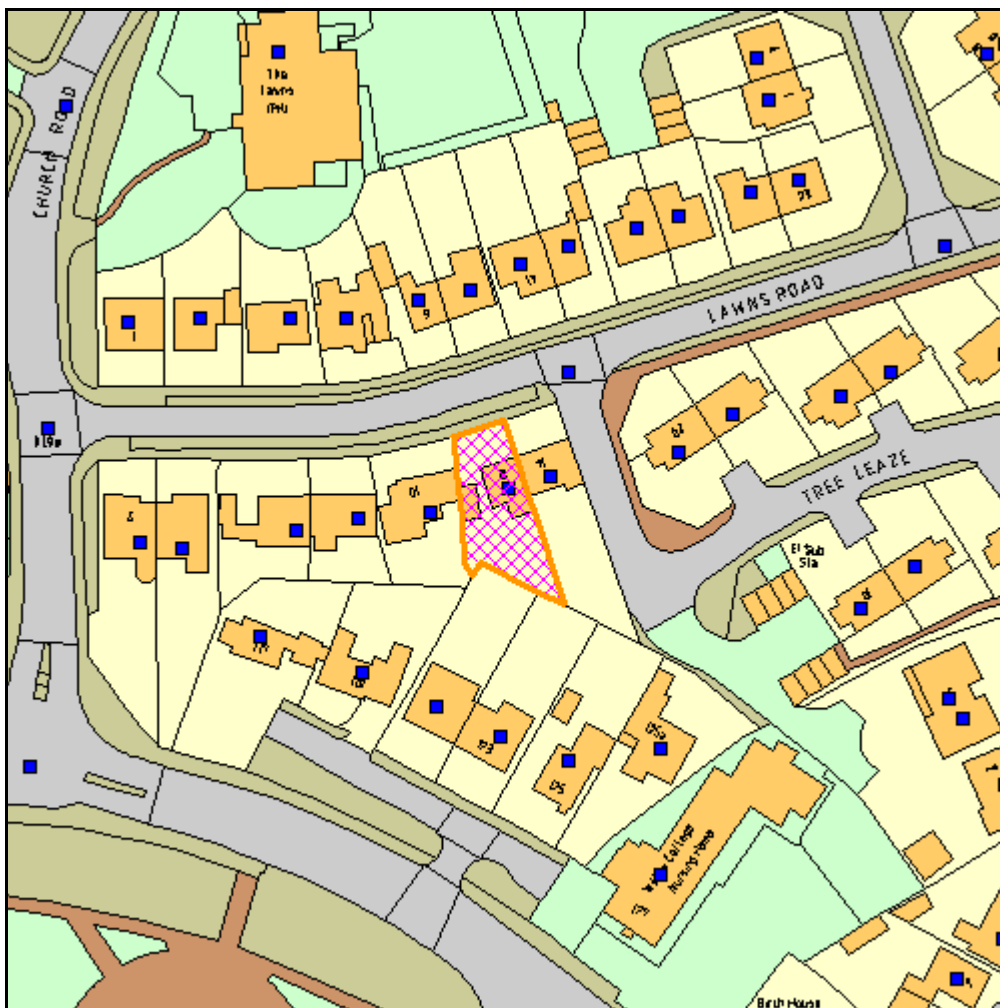
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the reasons listed below:

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

Evidence has been provided to demonstrate that on the balance of probabilities the proposed hip to gable roof extension would fall 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.

CIRCULATED SCHEDULE NO. 19/18 – 11 MAY 2018

App No.:	PK18/1195/F	Applicant:	Mr Jamie Lewis
Site:	12 Lawns Road Yate Bristol South Gloucestershire BS37 5BB	Date Reg:	3rd April 2018
Proposal:	Erection of two storey side and single storey rear extensions to provide additional living accommodation.	Parish:	Yate Town Council
Map Ref:	371509 182668	Ward:	
Application Category:		Target Date:	23rd May 2018



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PK18/1195/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side and single storey rear extension to provide additional living accommodation at 12 Lawns Road, Yate.
- 1.2 The application site relates to a two storey, semi-detached property which is located within the built up residential area of Yate.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility

South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council

Objection on grounds of parking. This will require sufficient off-street parking, as the area to the side of the current house is being lost, and a 5 bed house needs it. The house currently has a garage plus 2 off street parking spaces, we cannot see how they are going to put in 3 off-street spaces with the extension.

4.2 Sustainable Transport

Comments after a revised block plan was submitted:

This seems broadly satisfactory, although we are unsure whether the depth from the property boundary shown on these plans take into account the house's bay window. Nevertheless, as the applicants indicate that the distance to the property boundary is 6m the minimum length of 4.8 should be readily accommodated. Therefore, on balance, we are satisfied with this clarification.

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The proposed development consists of a two storey side extension which would replace an existing single storey detached garage and the erection of a single storey rear extension which would replace an existing rear conservatory. A similar two storey side and single storey rear extension can be found on the neighbouring property of the semi-detached pair.

5.3 The proposed two storey extension would sit on the west elevation of the host dwelling, would be approximately 3.1m in width and approximately 6.5m in depth. It would be set back from the principal elevation of the host dwelling by approximately 0.5m and would have a ridge height lower than the existing dwelling, as such the proposal would identify as subservient.
The two storey extension is considered to be of an appropriate size and scale for the application site.

5.4 The single storey rear extension would extend from the rear elevation of the host property by approximately 3m and would span the entire width of the existing dwelling to meet the building line of the proposed two storey extension.

- It would consist of a lean-to roof with an eaves height of approximately 2.2m and an overall height of approximately 3.4m.
- 5.5 The materials to be used in the external finish of the proposal include rendered elevations, flat roof tiles and white UPVC windows. All the proposed materials would match those of the existing dwelling and are therefore deemed acceptable.
- 5.6 Overall, it is considered that the proposed two storey side and single storey rear extensions would not be detrimental to the character of the host dwelling or surrounding area and is of an acceptable standard of design. As such, the proposal is deemed to comply with policy CS1 of the Core Strategy.
- 5.7 Residential Amenity
Policy PSP8 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
- 5.8 The proposed two storey side extension would sit adjacent to the neighbouring property at no.10 Lawns Road. Considering the siting of the proposed extension it would not appear to result in an unacceptably overbearing impact, nor would it appear to significantly alter the existing levels of light afforded to the neighbouring occupier. The neighbouring property benefits from a first floor side elevation window which is obscure glazed, the proposal includes a first floor side elevation window which, subject to a condition to ensure it is obscure glazed, would result in no loss of privacy.
- 5.9 The rear extension would match that of the neighbouring property of the semi-detached pair. Considering the single storey nature of the proposal combined with the boundary treatments it would not appear to result in an overbearing or overlooking impact, nor would it materially affect the existing levels of light afforded to the neighbouring occupiers.
- 5.10 The proposed development is part replacing an existing single garage and rear conservatory but would occupy additional floor space. However, it is considered sufficient private amenity space for the occupiers of the host dwelling would remain following development.
- 5.11 Overall, the proposal is not considered to have a detrimental impact on the residential amenity of surrounding properties or the host dwelling and is therefore deemed to comply with policy PSP8 of the PSP Plan.
- 5.12 Sustainable Transport and Parking Provision
The application will result in an increase in bedroom numbers from four to five; South Gloucestershire Residential Parking Standards state a five bedroom property must provide a minimum of three off-street parking spaces. The Highway Officer and Yate Town Council raised concerns with the parking provision of the original proposal. To address the issue the applicant submitted a revised proposal which includes the provision of three parking spaces at the front of the property, the Highways Officer was satisfied this would provide

adequate parking for the subject property. Therefore, subject to a condition that the proposed parking provision is implemented, there are no objections in terms of transportation.

5.13 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

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 development plan 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 included on the decision notice.

Contact Officer: James Reynolds
Tel. No. 01454 864712

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).

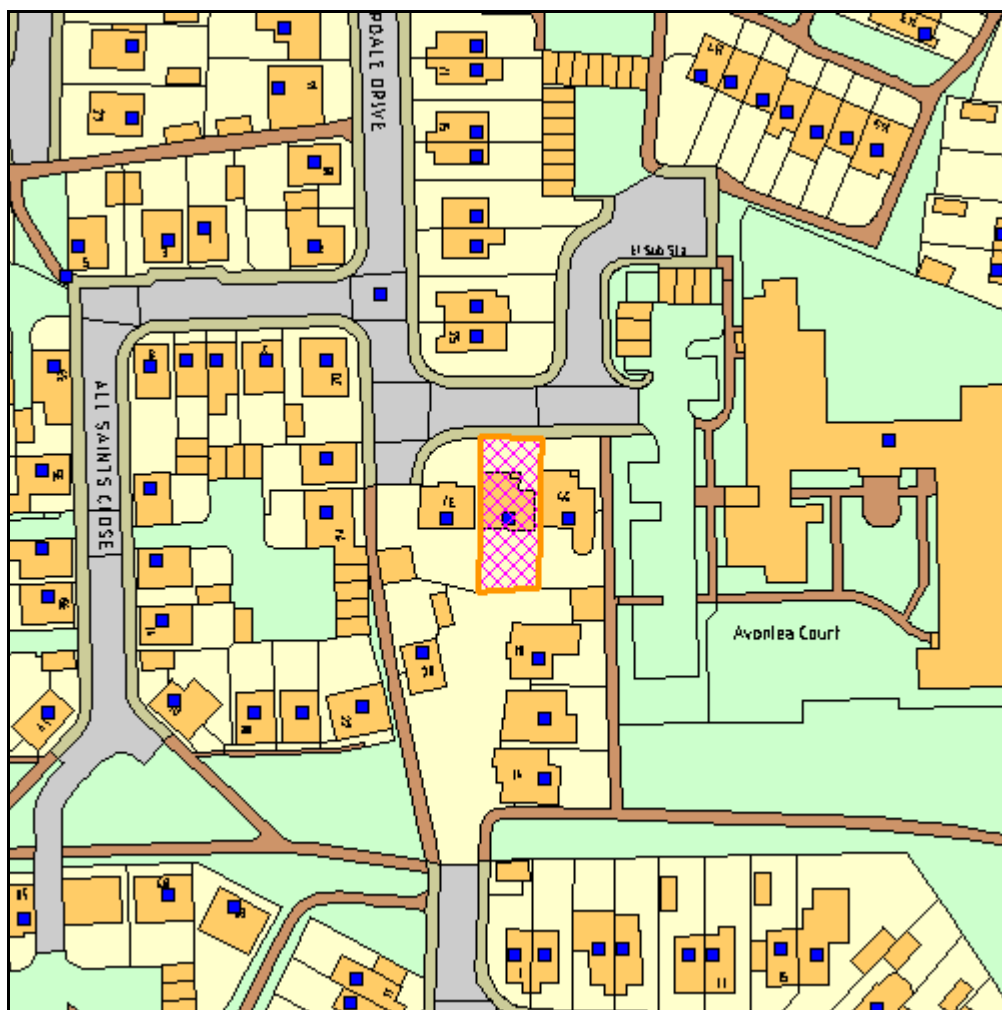
2. The off-street parking facilities shown on the plan hereby approved shall be provided within 1 month of the extension hereby approved being substantially complete, and thereafter retained for that purpose.

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. 19/18 – 11 MAY 2018

App No.:	PK18/1349/CLP	Applicant:	Mr And Mrs Paolo Gilardoni
Site:	29 Cloverdale Drive Longwell Green Bristol South Gloucestershire BS30 9XZ	Date Reg:	27th March 2018
Proposal:	Erection of a single storey rear extension.	Parish:	Oldland Parish Council
Map Ref:	366235 171188	Ward:	Longwell Green
Application Category:		Target Date:	21st May 2018



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PK18/1349/CLP

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed erection of a single storey rear extension to 29 Cloverdale Drive, Longwell Green, 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 It should be noted that under Conditions 7, 8 and 9 of application no. P98/4856, most Permitted Development Rights associated with this property have been restricted and as such a certificate of lawfulness proposed development cannot be granted. Therefore, an application for planning permission is deemed necessary to obtain the consent for the proposed development.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning General Permitted Development (England) Order 2015, 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 P98/4856 – Approved - 09.12.1998
Erection of 7no. dwellings
- 3.2 P97/4581 – Approved- 04.11.1997
Erection of 8 detached houses (Outline)
- 3.3 K1088/69 – Approved -22.04.1986
Erection of shop, walled and gated service yard and provision of associated parking areas. (previous id: k1088/69)

4. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 4.1 Block Plan
Site Location Plan
Plans & Elevations Existing and Proposed

5. **ANALYSIS OF PROPOSAL**

5.1 **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.

The dwellinghouse to which this certificate of lawfulness of proposed development is made against has previously had its permitted development rights restricted under application P98/4856, Conditions 7,8 and 9. Condition 8 is most pertinent to this application.

Cond 8: Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) the dwellinghouses shall not be extended without the prior written consent of the local planning authority.

As such a certificate of lawfulness proposed development cannot be granted as the permitted development rights attributed to the dwellinghouse have previously been restricted and as such a full application would be required.

6. **CONCLUSION**

- 6.1 The dwellinghouse for which this application has been made in regards to has had its permitted development rights restricted which would apply to the proposed development; as such a lawful implementation of development can not be achieved.

7. **RECOMMENDATION**

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

Contact Officer: **Westley Little**
Tel. No. **01454 867866**

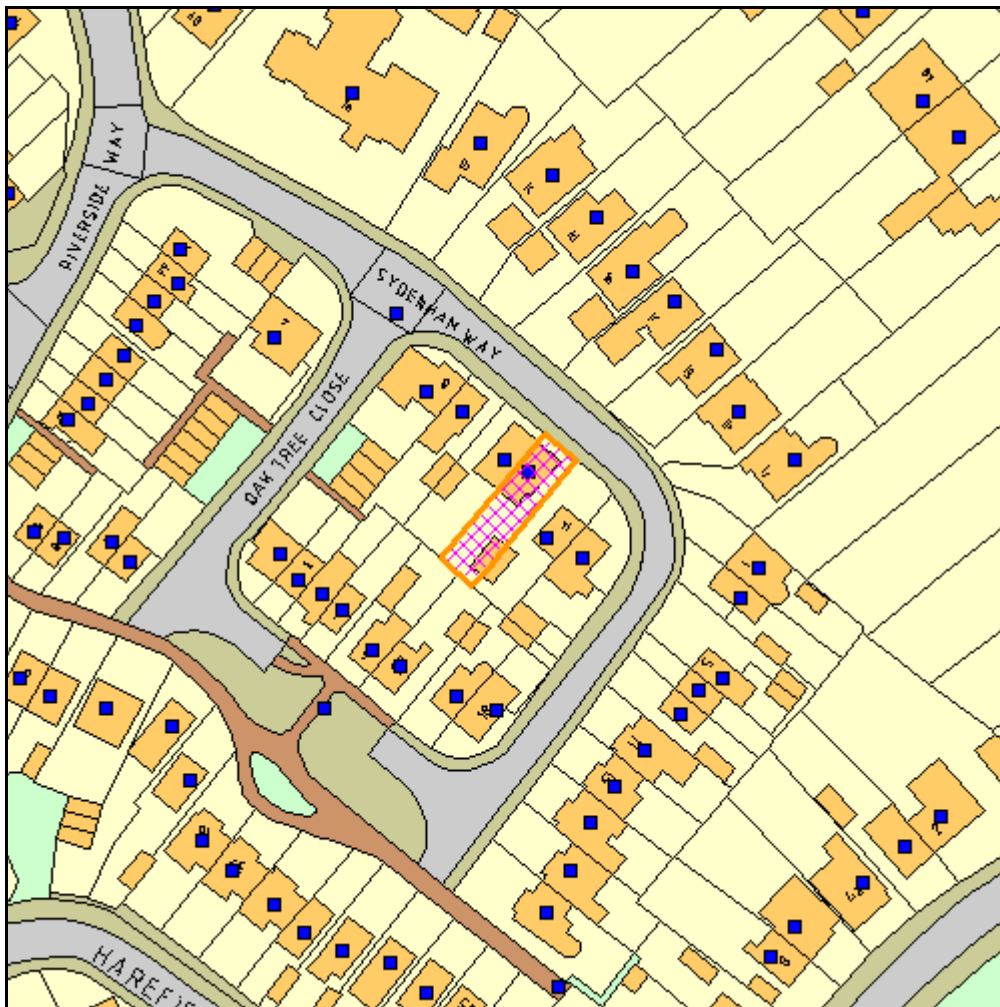
REASONS FOR REFUSAL

1. Permitted development rights have been removed from the application site under planning permission P98/4856, Condition 8 as set out below

Cond 8: Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order with or without modification) the dwellinghouses shall not be extended without the prior written consent of the local planning authority.

CIRCULATED SCHEDULE NO. 19/18 – 11 MAY 2018

App No.:	PK18/1471/CLP	Applicant:	Mr James Lorych
Site:	12 Sydenham Way Hanham Bristol South Gloucestershire BS15 3TG	Date Reg:	5th April 2018
Proposal:	Demolition of existing rear conservatory and erection of a single storey rear extension to form additional living accommodation.	Parish:	Hanham Abbots Parish Council
Map Ref:	364103 171017	Ward:	Hanham
Application Category:		Target Date:	24th May 2018



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PK18/1471/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness. 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 12 Sydenham Way Hanham 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 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
None received.

Councillor June Bamford
"No objection."

Other Representations

- 4.2 Local Residents
No comments received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

5.1 Existing Plans and Elevations
Drawing No. CLD01
Received by the Council on 24th March 2018

Proposed Plans and Elevations
Drawing No. CLD02
Received by the Council on 24th March 2018

Site Location Plan
Drawing No. CLD03
Received by the Council on 24th March 2018

Existing Site Plan
Drawing No. CLD04
Received by the Council on 24th March 2018

Proposed Site Plan
Drawing No. CLD05
Received by the Council on 24th March 2018

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 the erection of a single storey rear extension. The proposed extension would fall within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, which allows for the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria set out 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, PA or Q of Part 3 of this Schedule (changes of use);**

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

- (b) As a 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 be 3.46 metres. This will 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; or fronts a highway and forms a side elevation, of the original dwellinghouse.

- (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,**
(ii) or exceed 4 metres in height;

The property is not detached and the proposal does not extend beyond the rear wall of the original dwelling house by more than 3 metres, or exceed 4 metres in height.

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

Not applicable.

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

The 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 extension would be within 2 metres of a boundary; however the eaves would not exceed 3 metres.

- (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**

Drawing No. CLD02 shows the roof of the single storey extension extending beyond the wall forming a side elevation. However, this element does not have a width greater than half the width of the original dwellinghouse. As such the proposal meets this criterion.

- (ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);**

The total enlargement does not exceed the limits set out in sub-paragraphs (e) to (j).

- (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.
- d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c);

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;

The submitted information indicates that the proposal will be finished in materials similar to the exterior finish of the existing dwellinghouse.

- 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, or forms an upper storey on an existing enlargement of the original dwellinghouse, 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.

- 6.4 12 Sydenham Way Hanham has no planning history that restricts the erection of a single storey rear extension. Nor are there any physical attributes regarding parking, access or amenity space that would prevent this development.

7. RECOMMENDATION

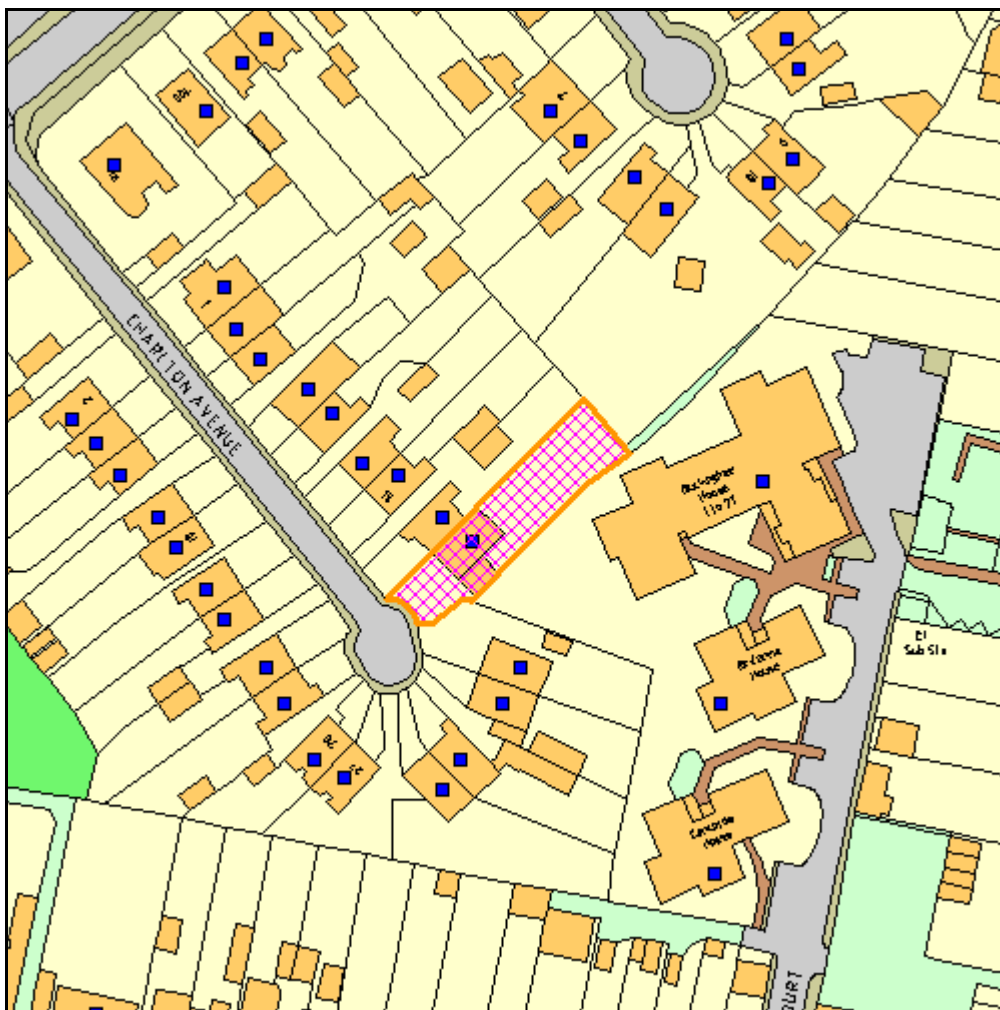
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the following reason:

Evidence has been provided to demonstrate that on the balance of probabilities the proposed single storey rear extension does fall 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: David Ditchett
Tel. No. 01454 863131

CIRCULATED SCHEDULE NO. 19/18 – 11 MAY 2018

App No.:	PT18/0851/F	Applicant:	Mrs Balwinder Kaur
Site:	17 Charlton Avenue Filton Bristol South Gloucestershire BS34 7QX	Date Reg:	26th February 2018
Proposal:	Erection of two storey side extension and single storey rear extension to form additional living accommodation.	Parish:	Filton Town Council
Map Ref:	359937 178836	Ward:	Filton
Application Category:	Householder	Target Date:	9th May 2018



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PT18/0851/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule as comments of objection have been received. These are contrary to the officer recommendation and according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for erection of a two storey side extension and single storey rear extension to form additional living accommodation at 17 Charlton Avenue, Filton.
- 1.2 The application site relates to a two storey, Semi-detached property which is located within a residential area of Filton.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP11 Transport

PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

3.1 PT12/2851/TRE – Approved - 10.10.2012

Works to 1no. Horsechestnut tree to 20% crown thin, 3 m crown lift and 2 m reduction of branches extending to the care home to the North East covered by Tree Preservation Order SGTPO 19/03 dated 17 May 2004.

PT04/1245/TRE – Approved - 17.05.2004

Works to reduce lateral leaders by 25% of Horse Chestnut tree covered by South Gloucestershire Tree Preservation Order 19/03.

4. CONSULTATION RESPONSES

4.1 Filton Parish Council

No comment

Sustainable Transport

The development proposes a new build garage to the side of the existing dwelling. For a garage to be included within the vehicular parking requirements for a dwelling the internal dimensions should be at least 3m wide by 6m deep.

From looking at the plans provided it does not appear that the new build garage complies with these measurements. As the dwelling will have four bedrooms if the development is permitted, a minimum of two parking spaces would need to be provided. If the proposed garage does not comply then at least two other parking spaces need to be provided within the site boundary.

No detail on existing or proposed vehicular access and parking has been submitted before a final comment can be made a revised plan addressing the above needs to be submitted.

Archaeology

No Comment

The Tree Officer

No objection – subject to conditions

Other Representations

4.2 Local Residents

This application received a total of 1 objection comment. This is outlined below.

- Proposal will remove the driveway located to the side of the property and will result in more on street parking causing further congestion issues.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The application seeks full planning permission for erection of a two storey side extension and single storey rear extension to form additional living accommodation.

Single storey rear

- 5.3 The proposed single storey rear extension will extend approximately 3.3metres from the existing rear wall, have a width of 9.8 metres and a maximum height of 4metres. The rear element will feature a lean-to roof with 2no roof lights. The existing rear element will be demolished to facilitate the proposal.

Two storey side

- 5.4 The two storey side extension will have a maximum height of 9.4 metres, a total width of 3.2 metres and a depth of approximately 8.1metres. The proposal will be set back 0.5 metres from the principal elevation at both ground and first floor levels and introduce a hipped roof with the ridge height set slightly lower than the original dwellinghouse. The existing car port will be demolished to facilitate the proposal.

- 5.5 The introduction of a hipped roof with the slight reduction in ridge height, and the stepping-back of the front elevation at both ground and first floor levels is seen to increase the levels of subservience between the proposed extension and the host dwelling. As such it is considered that the proposed extensions would appear as an appropriate addition within the immediate streetscene. Overall, it is considered that the design, scale and finish of the proposed extensions results in an addition that sufficiently respects the character and distinctiveness of the host dwelling and its immediate context

5.6 Residential Amenity

Policy PSP38 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

- 5.7 A neighbouring occupier commented that the removal of the carport would result in additional congestion onto Charlton Avenue. South Gloucestershire Residential Parking Standards SPD outlines that properties with 4 bedrooms must make provision for the parking of a minimum of 2 vehicles, with each parking space measuring a minimum of 2.4m x 4.8m. Submitted plans show the hardstanding to the front of the dwelling can provide space for 2 vehicles. On this basis, it is considered that the minimum parking provision for a 4-bed property can be provided on-site.

- 5.8 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Due to the location of the extensions, it is not considered that its erection would materially harm the residential amenity at any of the adjoining properties. Due to levels of separation, it is not deemed that the proposed extensions would impact upon the residential amenity enjoyed at properties

- 5.9 The proposal will occupy additional floor space, however sufficient private amenity space will remain following development and there is no objection with regard to this.
- 5.10 The subject property is located within a built up residential area and given the scale and location of the proposed development, the proposal will not result in an unacceptable impact on the residential amenity of its neighbouring occupiers. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with Policy PSP38 of the PSP Plan (November 2017).
- 5.11 Sustainable Transport and Parking Provision
The proposal will include additional bedrooms, however would not require the provision of any further parking spaces. The existing hardstanding provides space for 2 vehicles and is therefore in accordance with the provisions of the Residential Parking Standards SPD. The proposal would not be considered have a negative impact on highway safety or the provision of off-street parking facilities.
- 5.12 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

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 development plan 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 included on the decision notice.

Contact Officer: Westley Little
Tel. No. 01454 867866

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).

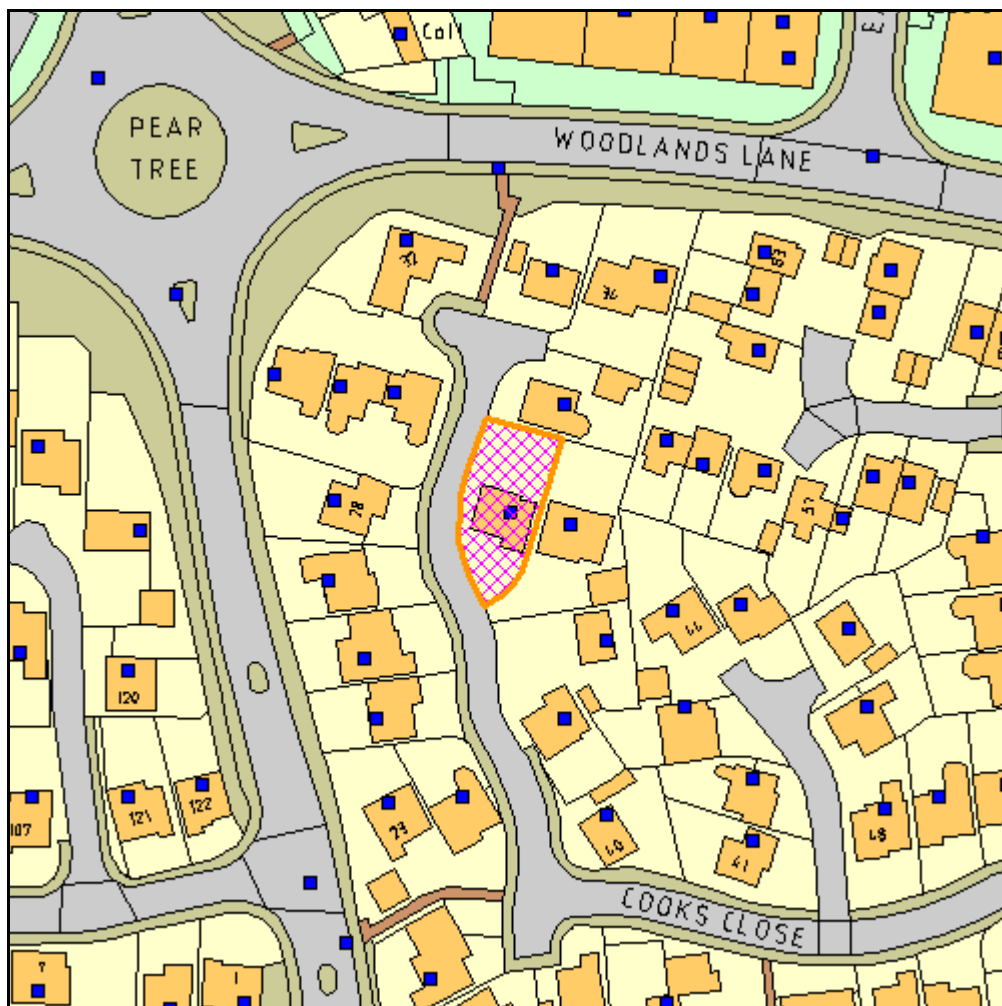
2. The proposed development shall be carried out in accordance with the submitted Arboricultural Assessment received by the local planning authority 16 April 2018.

Reason

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

CIRCULATED SCHEDULE NO. 19/18 – 10 MAY 2018

App No.:	PT18/1247/F	Applicant:	Mrs Svetlana Hermann Fulco
Site:	36 Cooks Close Bradley Stoke Bristol South Gloucestershire BS32 0BA	Date Reg:	20th March 2018
Proposal:	Demolition of existing garage and erection of two storey side extension and single storey rear extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361457 183170	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	15th May 2018



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REASON FOR SUBMISSION 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. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission for the erection of a two-storey side extension and a single storey rear extension. The application site relates to a detached two-storey dwelling in Cooks Close, Bradley Stoke. A pre-app was previously submitted in relation to this application; the principle of the development was considered acceptable, although some design changes were suggested. It should be noted that the submitted plans show a slightly larger extension than the one proposed within the pre-app.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4a Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted) August 2006

Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

3.1 PRE17/1255

17.1.2018

Two storey side extension.

4. CONSULTATION RESPONSES

4.1 Bradley Stoke Town Council

No comments received

- 4.2 Other Consultees
Sustainable Transport
No objection

Other Representations

- 4.3 Local Residents
Two objections received relating to:

Loss of light to No. 35 (Garden)
Concerns relating to vehicular parking
Loss of light to No. 36 (En Suite Window and Living Room/Kitchen)
Drainage Issues
Party Wall Concerns
Overbearing impact of development
Terracing Effect
Concerns regarding lack of written permission

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
PSP38 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.2 Visual Amenity and Conservation.
The proposal consists of the erection of a second-storey side extension and a single storey rear extension. The dwelling sits within a residential street, surrounded by similarly sized and styled dwellings. The proposed extensions would use materials to match the existing dwelling.
- 5.3 *Second-Storey Side Extension*
The side extension would largely sit atop an existing single-storey side element, extending past the rear of the dwelling by around 2.9m. It would also extend sideways, towards the boundary of the site. It would sit below the overall ridge height, and the front elevation would sit behind the principal elevation of the dwelling. The roof would be hipped to the rear. A neighbour has objected due to the terracing effect that the extension would have; however, a gap would still remain between the two properties; it is not considered that the development would realistically bring a terracing effect with it. It would be considered suitably subservient to the existing dwelling, and would be considered acceptable in design terms.

5.4 *Single-Storey Rear Extension*

The rear extension would be a lean-to structure which would extend from the north of the dwelling. It would abut the rear elevation of the proposed two-storey element. It is considered acceptable in design terms.

5.5 *Cumulative Impact*

Overall, it is considered that the proposed development would not harm the character or appearance of the area and as such, is considered acceptable in terms of visual amenity and conservation.

5.6 Residential Amenity

The dwelling is located in a built up residential area; therefore, the impacts that the development would have on neighbours is an important consideration.

5.7 *Two-Storey Side Extension*

It is noted that a neighbour has objected due to concerns relating to overbearing. The extension sits atop an existing single-storey element of the original dwellinghouse and extends past the rear of the existing dwelling. It is noted that the extension would result in the encroachment of a two storey element towards the boundary of the site; however, the new two storey element has a pitched roof which would be hipped to the rear, and would measure only 3m in depth. There are no windows in the side elevation of the proposed extension. Therefore, it would not be considered to have a significant overbearing or overlooking impact on the neighbouring dwelling.

5.8 Neighbours to the side and rear have objected on grounds of overshadowing. The neighbours to the east have concerns relating to an en-suite window in the upper level of the dwelling, and glazing serving the kitchen and living room to the lower level of the rear. Having assessed the size and location of the extension, and the path of the sun, it would not be considered that there would be a materially significant loss of light to these windows. Additionally, it is not considered that the extensions would cause any material loss of light to the dwelling to the rear.

5.9 *Single-Storey Rear Extension*

The single-storey rear extension would span the entirety of the rear of the dwelling, extending 2.9m from the rear of the dwelling with a lean-to roof. The dwelling is detached from its neighbour; due to the scale and position of the extension, it is not considered that there would be a material negative effect on the amenity of any neighbours as a result of the development.

5.10 *Cumulative Impact*

It is not considered that the cumulative impact of the development would give rise to any material impact on the amenity of neighbouring occupiers.

5.11 Sustainable Transport

It is noted that a neighbour has objected with concerns relating to parking. The proposed development will increase the bedrooms on the first floor from two to four. Part of the ground floor extension will involve enlarging the existing garage. The level of parking available complies with the Council's residential

parking standards. On this basis, there is no transportation objection to the proposed development.

5.12 Other Matters

Neighbours have objected in relation to drainage issues; the site is not within an area of heightened flood risk. The detailed technical aspects of connecting the additional drainage and waste water to the system at this existing property will be adequately covered by the Building Regulations. It is not considered that it raises any unusual issues that would need to be considered in this planning application. A neighbour has also commented on the works to the party wall, and the lack of written permission; however, this is a civil matter which is not considered within the scope of this report. It is therefore not a material consideration.

5.13 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.14 With regards to the above this planning application is considered to have a neutral impact on equality.

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 development plan, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Owen Hoare
Tel. No. 01454 864245

CONDITIONS

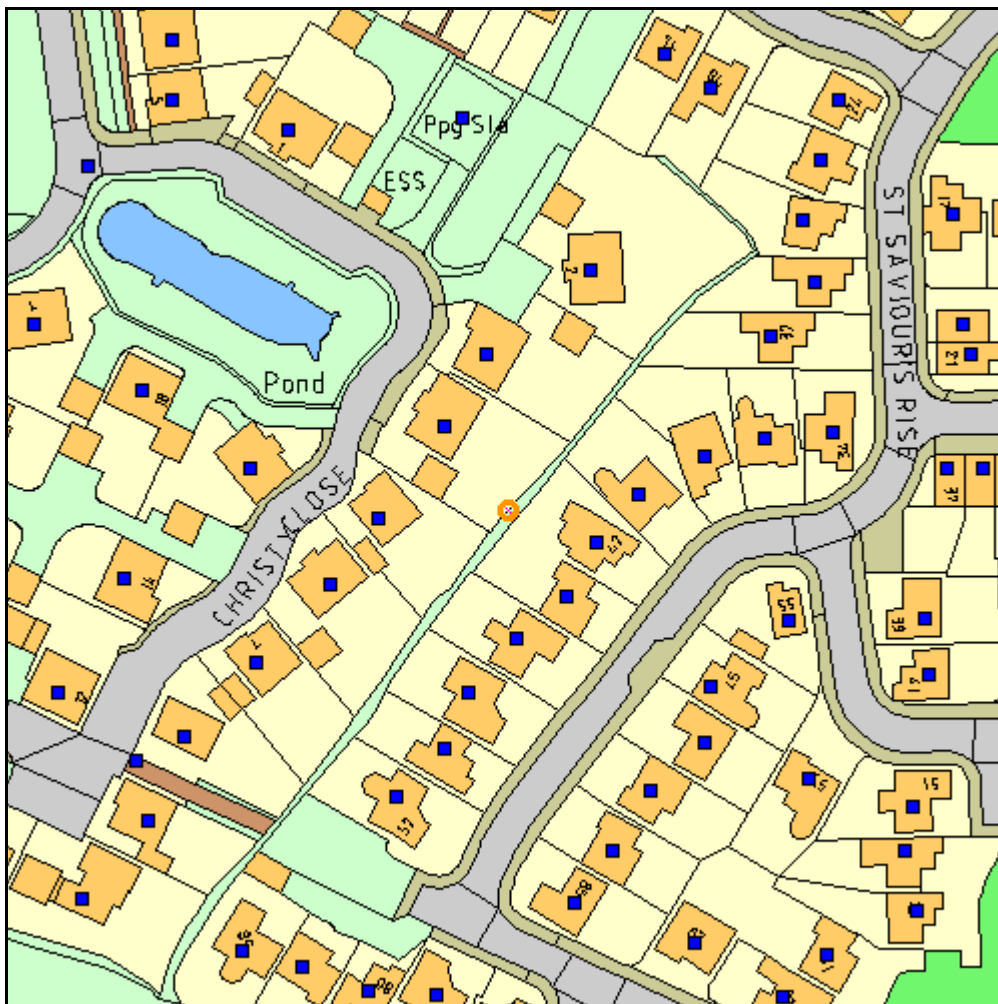
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 19/18 – 11 MAY 2018

App No.:	PT18/1321/TRE	Applicant:	Miss Liza-Jane Gillespie
Site:	42 St Saviour's Rise Frampton Cotterell Bristol South Gloucestershire BS36 2SW	Date Reg:	20th March 2018
Proposal:	Works to prune 1no Oak Tree to allow a 2.5 metre clearance from the house. Covered by SGTPO 01/10 dated 13th July 2010.	Parish:	Frampton Cotterell Parish Council
Map Ref:	366787 180722	Ward:	Frampton Cotterell
Application Category:		Target Date:	14th May 2018



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PT18/1321/TRE

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE/COMMITTEE

Comments of objection have been received which are contrary to the officer's recommendations. Therefore this application is being referred to the circulated schedule.

1. THE PROPOSAL

- 1.1 Works to prune 1no Oak Tree to allow a 2.5 metre clearance from the house. Covered by SGTPO 01/10 dated 13th July 2010.

2. POLICY CONTEXT

2.1 National Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/6214/TRE, Site Address: 5 Christy Close, Frampton Cotterell, South Gloucestershire, BS36 2FS, Decision: COND, Date of Decision: 22-DEC-16, Proposal: Works to 1no Oak (T1) to prune overhanging branches by up to 3 metres to live lateral branching and 1no Oak (T2) to prune overhanging branches by up to 2.5 metres to live lateral branching. Covered by SGTPO 01/10 dated 13 July 2010., CIL Liable:

4. CONSULTATION RESPONSES

- 4.1 Frampton Cottrell Parish Council
Objection due to insufficient information being submitted

Other Representations

4.3 Local Residents

An objection has been received stating issues of loss of amenity and impacts on wildlife. Also highlights previous similar applications in the area that have been refused.

5. ANALYSIS OF PROPOSAL

- 5.1 Works to prune 1no Oak Tree to allow a 2.5 metre clearance from the house. Covered by SGTPO 01/10 dated 13th July 2010.

5.2 Principle of Development

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

5.3 Consideration of Proposal

The proposed works have been described in the application as a 'crown reduction' which is not an entirely accurate description as only those branches that overhang the property are to be pruned to allow for a clearance of 2.5m.

5.4 The oak tree is one of many that line the rear gardens of St Saviour's Rise and were once field boundary trees.

5.5 The proposed works involves pruning back the lower branches to allow a clearance of 2.5 metres from the property.

5.6 These works are not thought to be detrimental to the health of the tree nor the amenity it provides to the local landscape.

5.7 Although the initial description of 'crown reduction' was not the correct terminology, the remaining specification is clear and the required end result is not ambiguous. It is therefore considered that sufficient information has been provided to enable this application to be considered.

6. RECOMMENDATION

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

Contact Officer: Phil Dye
Tel. No. 01454 865859

CONDITIONS

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

Reason

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

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

Reason

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