

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. 45/18

Date to Members: 09/11/2018

Member's Deadline: 15/11/2018 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2018. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid 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, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) 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 end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team. Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development 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.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

a) Referring Member:

b) Supporting Member(s) (cannot be same ward as Referring Member)
(Please attach written support):

c) Supporting Chair or Spokes Member of the Development Management Committee
(please attach written support)

Do you consider this is an application of more than strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

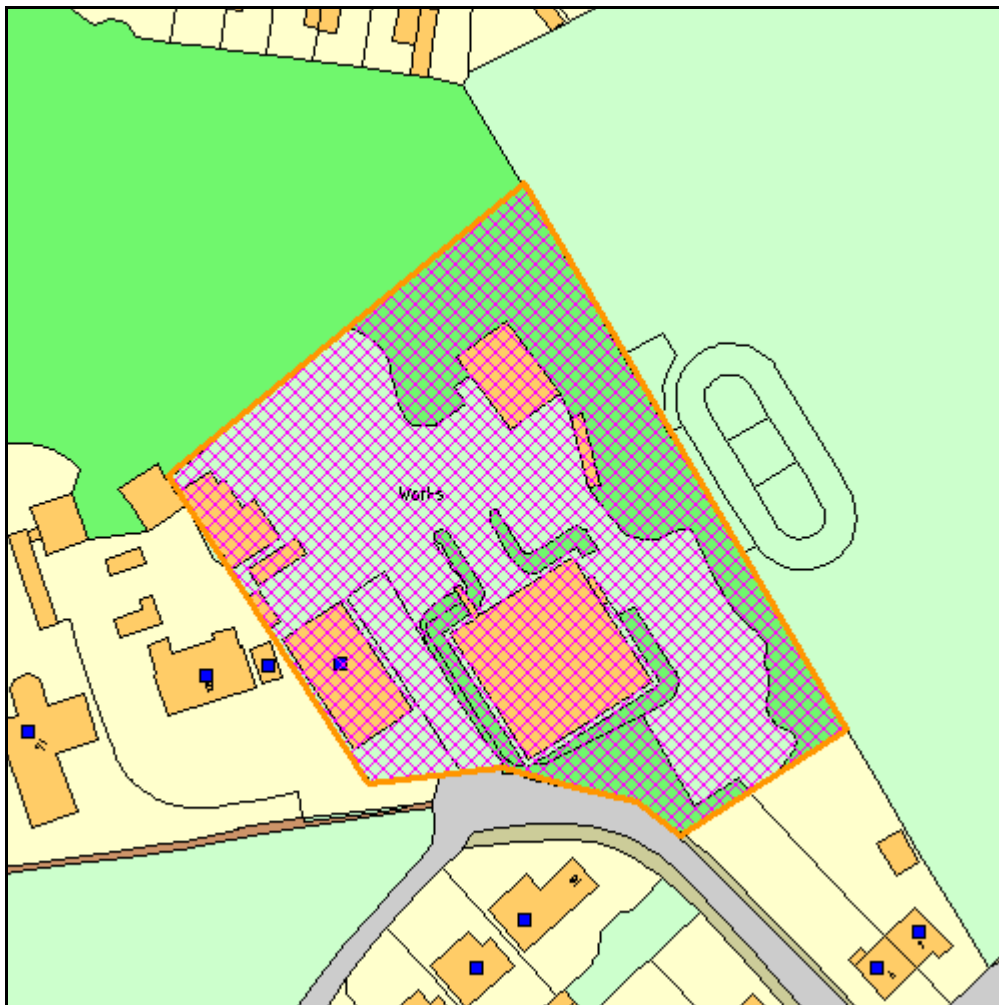
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 9 November 2018

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK17/5644/F	Approve with Conditions	Warehouse And Premises Adjacent To 19 Common Road Hanham South Gloucestershire BS15 3LL	Hanham	Hanham Abbots Parish Council
2	PK18/1239/F	Approve with Conditions	Bury Hill Farm High Street Wick South Gloucestershire BS30 5SH	Boyd Valley	Wick And Abson Parish Council
3	PK18/2624/F	Approve with Conditions	Land At 31 Orchard Road Kingswood South Gloucestershire BS15 9TH	Woodstock	None
4	PK18/4252/F	Approve with Conditions	35 Holly Hill Road And 2 Burnham Drive Kingswood South Gloucestershire BS15 4DF	Kings Chase	None
5	PT18/2869/F	Approve with Conditions	85 Saxon Way Bradley Stoke South Gloucestershire BS32 9AR	Bradley Stoke Central And Stoke Lodge	Bradley Stoke Town Council

CIRCULATED SCHEDULE NO. 45/18 – 9 NOVEMBER 2018

App No.:	PK17/5644/F	Applicant:	Harvey Shopfitters Ltd
Site:	Warehouse And Premises Adjacent To 19 Common Road Hanham Bristol South Gloucestershire BS15 3LL	Date Reg:	9th January 2018
Proposal:	Erection of extensions to existing workshop and office building to create additional floorspace and alterations to car parking and associated works (Re Submission of PK16/4133/F)	Parish:	Hanham Abbots Parish Council
Map Ref:	363713 171201	Ward:	Hanham
Application Category:	Minor	Target Date:	27th February 2018



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N.T.S.

PK17/5644/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is to appear on Circulated Schedule due to consultation responses received, contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of extensions to the existing workshop and office building to create additional floorspace and alterations to car parking and associated works. The application is essentially a resubmission of a previously approved application PK16/4133/F which was for the erection of extension to existing workshop to create additional floor space.
- 1.2 The application site, is located within an existing and established workshop premises containing various associated buildings, storage areas and car parking areas. It is immediately adjacent to but just outside of the defined settlement boundary of Hanham, and is within the Bristol/ Bath Green Belt. To the immediate south and west of the site are neighbouring residential properties. The application site lies adjacent to Hencliff Wood to the north and north-west, and to the east is Hanham Common.
- 1.3 The application site relates to an extension to the existing production building towards the east of the site and an extension to the office area, to incorporate a canteen. office building/design studio on the western boundary, a large industrial unit used as a workshop and a smaller industrial unit used for storage purposes in the north-eastern corner of the site. The workshop is constructed from brick and bottle green powder-coated profiled metal sheeting. The site on which the workshop is situated has been excavated such that the workshop building is positioned at a lower ground level to the highway. Within the site are associated storage and parking areas.
- 1.4 The site has been previously extended in various forms and there is an extensive planning history, the latest planning permission being in 2016 (see planning history below). The site is currently occupied and owned by Harvey Shopfitters Limited. The site is used for the manufacture of timber and related components for shop, office and public house fittings, including ancillary office, storage uses and car parking (Class B2), as confirmed by a Certificate of Lawful Use in 2009.
- 1.5 An Aboricultural Report and Ecological Assessment have been provided in support of the proposals.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March
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
- CS9 Managing the Environment and Heritage

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

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP7 Development in the Green Belt
- PSP8 Residential Amenity
- PSP16 Parking Standards
- PSP19 Wider Biodiversity
- PSP28 Rural Economy

2.3 Supplementary Planning Guidance

- South Gloucestershire Design Checklist SPD (August 2007)
- Development in the Green Belt SPD (June 2007)

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|---------------|--|
| 3.1 | P80/4281 | Erection of replacement workshop (Ref. K3248)
Approved 15.09.80 |
| 3.2 | P81/4204 | Erection of workshop and two storage buildings (Ref. K3248/1)
Approved 21.07.81 |
| 3.3 | P82/4093 | Erection of storage building (Ref. K3248/2)
Approved 02.04.82 |
| 3.4 | P84/4280 | Erection of a replacement dwelling (Ref. K3248/3)
Approved 18.02.85 |
| 3.5 | PK05/0674/F | Erection of single storey rear extension to form additional office accommodation and kitchen and cloakroom facilities
Refused 27.05.05 |
| 3.6 | PK09/0006/F | Construction of replacement roof
Approved 01.05.09 |
| 3.7 | PK09/0904/CLE | Application for a Certificate of Lawfulness for an existing use of site for manufacture of timber and related components for shop, office and public house fittings, |

including ancillary office/studio, storage uses and car parking (Class B2)
Approved 11.09.09

- 3.8 PK10/1294/F Erection of replacement design studio with single storey glazed link for Class B2 use as defined in Town and Country Planning (Use Classes Order) 1987 (as amended)
Approved 06.12.10
- 3.9 PK13/1173/TRE Works to 17no. trees as per attached schedule covered by Tree Preservation Orders KTPO 05/81 dated 16th November 1981 and KTPO 05/80 dated 14th April 1980
Refused 11.06.13
- 3.10 PK14/2890/F Raising of roof of existing workshop to facilitate installation of mezzanine floor. erection of extension to provide canteen.
Approved 22.12.14
- 3.11 PK16/4133/F Erection of extension to existing workshop to create additional floor space.
Approved 28.03.2017

4. **CONSULTATION RESPONSES**

4.1 Hanham Abbots Parish Council
No comment

4.2 Ecology
Please refer to comments made for the previous application (PK16/4133/F) dated 28th July 2016, 11th August 2016 and 2nd December 2016.

The plans for the previous application went through various revisions, and although being adjacent to the Hencliff Woods Site of Nature Conservation Interest, the scheme did not have an impact as all development was to take place on existing hardstanding.

However, the plans submitted alongside the most recent planning application show parking places proposed within the boundary of the SNCI including the removal of trees.

The current proposals would be contrary to PSP19 Wider Biodiversity.

Development proposals, where they would result in significant harm to sites of value for local biodiversity (including SNCIs), which cannot be avoided by locating it on an alternative site with less harmful impacts, adequately mitigated or, as a last resort, compensated for, will be refused.

Recommendation
Objection

Maintaining the scheme within the existing extent of hardstanding would be satisfactory, as with the previous application.

Subsequent additional information was received in the form of a Preliminary Ecological Assessment.

The details of this were accepted, however it remained to justify and compensate for the loss

4.3 Economic Development Officer

No objection.

4.4 Environmental Protection

No objections in principle, contamination and noise advice is provided.

4.5 Highway Structures

No comment.

4.6 Landscape

The proposal is for the extension to the existing buildings at 19 Common Road in Hanham in order to provide a canteen area for staff and a relocation of the workshop floor. The site is a former quarry and industrial buildings have existing on site since the early 1980's.

Planning permission was approved last year for the last (PK16/4133/F) for a new building to the south of the existing production building. This development resulted in the loss of a number of small trees.

The current proposal is to extend the production building to the east and locate car parking to the south and along the boundary with the common. It is not clear from the submitted details what the proposed levels will be and how this will impact on the retained trees. Additional trees will need to be removed. A native hedgerow is shown along the boundary with the common but it is not clear if there will be enough space available to ensure it will thrive. The proposed boundary planting should include a number of trees to help screen and soften the impact of the proposed extension.

In order to protect the landscape character of the common it is important to retain and enhance the tree and shrub planting on the eastern boundary and adequate space needs to be available for planting. Further information regarding the proposed levels, to include cross sections from west to east.

4.7 Lead Local Flood Authority

No objection.

4.8 Avon and Somerset Police

No objection

4.9 Public Rights of Way

No objection however the public footpaths PHA/2 and PHA/3 (pink dashed line - plan on pp2) run adjacent to the outlined area and entrance. An advice note in this respect is recommended.

4.10 Sustainable Transport

We have now reviewed this planning application and note that it seeks to extend the existing workshop and office building adjacent to 19 Common Road, Hanham to create additional floorspace. It also seeks to carry out ancillary works including making alterations to sites car parking layout. We understand that this application is a resubmission of previous versions (ref PK16/4133/F and PK14/2890/F) and that we raised no objection to those applications. Consequently, as we do not consider that the current proposals materially alter this development, we do not wish to make any highways or transportation comments about the current application either.

We note, however, that in connection with application PK16/4133/F we recommended that a condition be placed on any planning permission granted for this site. This was to ensure that the larger floor area granted under PK14/2890/F was extinguished. We recommend that this action is carried over to the current application as well.

4.11 Tree Officer

There are no objections in principal to this application. Several 'c' category trees are proposed for removal to which there is no objection as these can be mitigated for with a planting scheme. The proposed car parking conflicts with the root protection areas of several of the existing retained trees and for this reason a detailed arboricultural method statement will be required.

Other Representations

4.12 Local Residents

Objections:

Objections from 3 neighbours have been received. These are summarised below (full details are available on the Council's website):

- Site located within the Green Belt and Hencliff Woods;
- Trees have already been removed
- No more trees should be removed behind no's 2 and 4 Common Road, and trees should be replaced
- The need for so many additional parking spaces within the site is not justified
- There must be no extension of parking or building behind the production facility
- Removal of mature trees to be replaced by hedgerow type plants is not acceptable and would not provide a visual or noise barrier
- In the past full tree retention and planting compliance has not been achieved
- There are errors in the trees listed in the arboricultural report

- The supporting information/planning statement is not accurate
- Concern over lack of consultation on previous applications
- The site has grown to its full capacity
- There will be an increase in employees, workload and traffic causing more disruption to the area
- The proposals would create more traffic, noise and fumes and the access is unsuitable for HGV'S
- The road has become dangerous
- The road is in need of repair
- There are no streetlights
- There is no need for a staff canteen as there are adequate shops and takeaways in the area
- There will be a loss of amenity to the surrounding woodland. Hanham common and surrounding residents
- Screening is very sparse and will reduce upon the removal of trees
- Any existing storage containers should be removed
- Concern over existing and proposed roof heights
- The planning history for the site shows a gradual and ongoing precedent at the site for increases in size and workload and development should be limited
- Development in recent years has intensified;
- Site has become too small to cope with the use;
- Cars forced to park in Common Road creating difficulties for delivery lorries manoeuvring;
- Planning permission granted in 1981 with height limited and the land excavated below existing ground level to reduce impact of the workshop on the site.
- The proposed building will be much more visible
- The tall trees along the boundary of the Common and at the back have a high leaf canopy and do not provide much screening
- Concern over the extent and findings of the ecological survey

Hanham District Green Belt Conservation Society

A letter of concern has also been received from Hanham and District Green Belt Conservation Society, making the following points:

We appreciate that this is a modification to an existing application and therefore the opportunity for opposing the proposals is limited, but we comment as follows:

1. We are surprised that the response from the Highways Engineer, nor Structures Team, made no comment on highway safety measures, as the increased accommodation and car parking provision for an additional 24 vehicles, within the proposals, would clearly demonstrate an increased volume of traffic. The route for access/ exit to the facility is via the already busy narrow junction of Common Road and Memorial Road/ Abbots Road, at the intersection with Whittucks Road. Without any amendment to the junction/ restrictions to vehicle dimensions/ timetable, the increased traffic,

particularly larger vehicles, will inevitably increase congestion and hazards at this junction.

2. From the submissions by the residents of adjacent properties, it is clear that the applicants have not fully complied with the terms of their previous permissions for development of the site, causing great concern and scepticism that this current proposal will be wholeheartedly followed through. Have you the mechanisms to ensure full compliance with the spirit of this and previous permissions??
3. Whilst we appreciate that this company provides vital employment, the sensitive location of the site, with residents in close proximity, on the edge of important woodland and adjacent Hanham Common, bestows a responsibility to maintain as many native trees as practicable and to suitably mask the dominance of the industrial building in this location.
Comments on the proposals, made by Dilly Williams, SGC Landscape Architect, in the memo dated 1st February 2018, and also a 'no comment' response from the Tree Officer, would appear to be 'at odds' with the detailed observations of Mr G Robbins (16 Common Road). What proposals have you for an on-site inspection by the Landscape Architect and Tree Officer, to ensure the tree removals already undertaken are compliant/ if not - an enforceable, remedy

Support

One letter of support has also been received, summarised as follows:

- the increase in on site parking provision is welcomed
- This will help reduce parking on Common Road and prevent problems off large truck deliveries to the site.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF establishes a presumption in favour of sustainable development. The NPPF states the core planning principles that should underpin both plan-making and decision making, including to proactively drive and support sustainable economic development to deliver business and industrial units taking account of the needs of the residential and business communities. Significant weight should be placed on the need to support economic growth through the planning system.

- 5.2 The NPPF's overarching aim is to contribute towards sustainable development by building a strong, competitive, responsive economy that supports the growth of business. The site lies within the Bristol/Bath Green Belt as defined in the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013. The NPPF continues to set out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Also stated within the limited exceptions

- criteria is limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use where it would not have a greater impact on the openness of the Green Belt than the existing development. The proposal is considered to fall within the list of exceptions.
- 5.3 The application sites lies outside the settlement boundary, but adjacent to it. PSP28 states that development in the Green Belt is inappropriate other than for the exceptions specified in the NPPF. In addition to this it states that proposals for intensification, extension or alteration of existing businesses in the rural area will be acceptable where they are located within the curtilage of the site and the development is reasonably necessary for the purposes of the business use and is clearly for that purpose. The proposals are wholly within the curtilage of the existing site. This proposal represents the intensification of an existing employment generating use in the Green Belt. The proposal would support a long standing business, having wider economic benefits and assist the growth of a local business. The NPPF clearly states extensions to existing buildings are acceptable in the Green Belt, providing they are not disproportionate and that limited infilling or the partial or complete redevelopment of previously developed land can be appropriate development.
- 5.4 A recent approval in 2014 granted permission for an increase in roof height and creation of a mezzanine floor to the front elevation of the workshop building. Subsequently a further application was submitted in 2016 for the erection of an extension to existing workshop to create additional floor space. It was at the time determined that this proposal was to be instead of the 2014 approval and as such, a condition was attached restricting the implementation of both permissions (i.e. only one could be implemented). This was done on the basis of Green Belt considerations for the site and restricting potential development within the site so as it remained proportionate, appropriate and acceptable.
- 5.5 The proposed extension to the production building would be similar in footprint to the approved extension (Ref. PK16/4133/F) but would be sited immediately adjacent to it. The proposed extension would not affect the access, turning areas and the main car parking area. The existing workshop building is already set down lower than the surrounding ground levels. The proposed extension would be attached to the eastern elevation and the floor line set at the same level. The highest point of the roof would again be higher than the existing building, by approximately 1.4 metres, which must be considered within the wider context of the site and existing permissions. It is also considered that the additional storage facilities can accommodate the materials and equipment currently stored in the shipping containers on site; a condition will be attached to the decision notice requiring the removal of the shipping containers. It would be constructed in materials to match the existing building. The proposed extension to the office building is relatively modest in size and would not appear disproportionate. The proposals would also represent limited infilling/partial redevelopment of previously developed land in continuing use, as listed in the NPPF Green Belt exceptions.

- 5.6 The size of the proposed workshop extension is similar to the 2014 and 2016 approved extensions. The proposed extensions would be contained within the site boundary. The proposal would support a long standing business, having wider economic benefits and assist the growth of a local business. As before a condition would be recommended restricting the implementation of permissions to ensure that the proposals remained proportionate, appropriate and acceptable.
- 5.7 It is considered on the basis of the above that overall the proposals would not result in a disproportionate addition to the original buildings given their siting within the development area and the previous approvals and would represent acceptable partial redevelopment of developed land in continuing use, and would continue to comply with the NPPF and Green Belt policy.
- 5.8 Ecology/SNCI
The site adjoins Hencliff Wood, the subject of a Tree Preservation Order (TPO) and a Site of Nature Conservation Interest (SNCI). The SNCI extends, in a very thin strip, along the east border of the site. The Councils Ecological Officer initially raised concern with regards to the proposals on the basis of its inclusion and impact upon designated SNCI land. The plans for the previous application went through various revisions, and although being adjacent to the Hencliff Woods Site of Nature Conservation Interest, the scheme did not have an impact as all development was to take place on existing hardstanding. However, the plans submitted alongside the most recent planning application show parking places proposed within the boundary of the SNCI including the removal of trees. The proposals in this respect would be contrary to PSP19 (Wider Biodiversity).
- 5.9 Development proposals, where they would result in significant harm to sites of value for local biodiversity (including SNCIs), unless it can be demonstrated that harm cannot be avoided by locating it on an alternative site with less harmful impacts, be adequately mitigated or, as a last resort, be compensated for, will be refused. The applicant's agents have stated that the main reason why the new layout is required compared to that of the approved layout is that the new layout provides a more efficient layout for manufacturing. The applicant is now currently working with government and Grown in Britain to develop a sustainable timber home prototype. This timber home will be a sustainable product, manufactured from 100% British products and is aimed at being able to be erected on site quickly by developers and self builders. The project has been partially funded by two Government departments - DEFRA and the Business Energy & Industrial Strategy (BEIS). The extension will provide an efficient production line whilst further research and development of the timber home and specialist manufacturing is carried out. When the project takes off, a larger manufacturing workshop will be required but this building is required for both the current development and manufacturing of the timber home as well as the shopfitting business. The project meets a number of key Government objectives and aims such as supporting Britain's economy seeking ways to deliver more homes, more cheaply in a sustainable manner; as well as being an innovative British product developed by a British company; and it being a sustainable product.

- 5.10 The existing approved layout is not considered to provide an efficient building layout for the manufacturing of this new sustainable timber home which would jeopardise the project's success. The proposed revised siting of the building will provide this.
- 5.11 The specific area of SNCI in question is a very thin strip that runs down the eastern boundary of the site. Whilst formally part of the wider SNCI designation its conservation merits and relationship with wider area would be limited. An Ecological Assessment has been provided to the Council.
- 5.12 Based upon the assessment and justification provided and the consideration of the area of SNCI in question, and subject to compensation there would be no further ecological objection
- 5.13 On balance that the justification is considered acceptable to entertain the loss of SNCI designated woodland, however compensation measures for this loss are required. This, it is considered would accord with the provisions of PSP19. It is advised that this compensation may be best addressed through an agreement for off-site contributions towards SNCI management on the wider Hanham SNCI woods area.
- 5.14 The contribution agreed is £1000, to be secured by legal agreement (unilateral undertaking), based on replacement planting for around 1000m² of new woodland. This figure is based on replacing the approximately 750m² to be removed, and a 250m² increase to meet NPPF and Local Plan policy of enhancing the natural environment, as well as the acceptance that new plantation woodland will take several decades to provide the same ecological value as that being removed.
- 5.15 Trees
The Tree Officer has confirmed that the Report contains the information and recommendations necessary for the safeguarding of the retained trees and the tree report is acceptable subject to additional planting. A detailed Arboricultural Method Statement will need to be submitted as the proposal is in such close proximity to retained trees; this will form a condition. The trees that are to be lost as a result of the proposed extension are low quality. There has been an undertaking from the applicant to carry out replacement planting to mitigate for the removals. A further condition will be added requiring a landscape plan in order to enhance the screening of the new building when viewed from the Common.
- 5.16 Design
The proposed workshop extension would be attached to the east (side) elevation of the workshop building. The site is an existing industrial yard. Of note permission exists for an extension to the building to the rear. It is considered that the current proposals are likely to integrate better within the context of the current site in design and layout. The design would be informed by the existing workshop building, being constructed in insulated profiled metal roofing sheeting, with colour to match existing. The ground level would be the same, but the height of the pitched roof would exceed the existing workshop by approximately 1.4 metres. It is considered that whilst the height of the proposed

extension would be higher than the existing building, the size, scale and siting of the extension are appropriate and ensures it would remain in keeping. The office extension would be a relatively modest addition and a continuation of existing building lines and materials to that already existing.

5.17 Visual Amenity/Design

The issues of the specific area of designated SNCI, trees and the site in its Green Belt context are discussed in more details in the relevant sections above. The site is a former quarry and industrial buildings have existed on site since at least the early 1980s. In this respect, the context of the site has been established and the issue for consideration is to ensure any future development proposals at the site are acceptable.

5.18 The proposed works would be wholly located within the existing area of the site associated with the business use. The proposed extension is to an existing workshop building which is located within a complex consisting of a large warehouse and office buildings as well as a relatively small extension to the office area on the west of the site. It is considered that the sufficient details are provided to adequately illustrate the location and levels proposed, and a cross section is provided showing the levels of ground levels of the proposed building and surrounding land. The proposed workshop extension would be attached to the east (side) elevation of the workshop building. The site is an existing industrial yard. The design would be informed by the existing workshop building, being constructed in insulated profiled metal roofing sheeting, with colour to match existing. The ground level would be the same, but the height of the mono-pitched roof would exceed the existing workshop by approximately 1.4 metres. It is considered that whilst the height of the proposed extension would be higher than the existing building, the size, scale and siting of the extension are appropriate and ensures it would remain in keeping.

5.19 It is also of note that previous permissions have been granted and exist for the site that provide alternate forms of development and extension, particularly to the workshop building. The most recent of these (PK16/4133/F) was essentially located behind the existing production building and provided a similar scale in development. This would have been located much nearer to the boundary with the bottom of the residential curtilages to the south and east of the site and would have also necessitated the loss of trees in this area. The previous proposals would have seen development approximately 10 metres from the boundary to the south east. The current proposals would be approximately 20 metres from this boundary and approximately 50 metres from the rear of the nearest dwelling in this direction. In this area in between the workshop and the south east of the site are various shipping style storage containers, the requirement for them would be negated by the extension and a condition recommended to secure their removal. The proposed extension is located on the opposite side of the existing building from properties across the road to the south, some 30 metres from the proposed extension. A bank of leylandii immediately on the roadside and other trees in behind provide screening to the road. Tree protection measures are proposed for trees to be retained in this area.

- 5.20 To the east the proposals would take development nearer to the eastern boundary with Hanham Common. The proposed workshop extension would be in a green colour to match the existing and would also be located some 13 – 14 metres off the boundary in this direction. An access road along the side of the building to 4 metre width plus some car parking immediately off the access would be considered to leave sufficient space for additional planting beyond. The Tree assessment is considered to be acceptable with saved trees illustrated and protection afforded and poor quality trees removed. Some additional trees also exist on the Common side of the boundary. The requirement for an additional landscape plan illustrating and protecting vegetation and trees to be retained and providing additional plant is recommended through condition. Would serve to provide additional screening and further soften the boundary to this elevation. The addition to the office building is set well into the site and would not give rise to any material visual amenity issues in its own right.
- 5.21 The Tree Officer has confirmed that the Report contains the information and recommendations necessary for the safeguarding of the retained trees and the tree report is acceptable subject to additional planting. A detailed Arboricultural Method Statement will need to be submitted as the proposal is in such close proximity to retained trees; this will form a condition. The trees that are to be lost as a result of the proposed extension are low quality. There has been an undertaking from the applicant to carry out replacement planting to mitigate for the removals. A further condition will be added requiring a landscape plan in order to enhance the screening of the new building when viewed from the Common.
- 5.22 The proposals have been assessed in the context of the site as an established industrial location, the nature, location and scale of the proposals and taking into account existing vegetation screening along the boundaries, the consideration of the tree report and the retained and lost trees, and the recommendation for a landscape plan and a detailed arboricultural method statement securing retention and additional planting. On this basis it is considered that the extensions to the existing site the subject of this application, and mitigation proposed, would provide for a development that would not be considered to have a material and significant landscape character or visual amenity impact such as to sustain objection and warrant refusal of the application. It is therefore considered that the design of the proposal accords with Policy CS1 of the adopted Core Strategy, subject to the conditions described above.
- 5.23 Impact upon Residential Amenity
The site is an existing and established B2 site, the production building and associated infrastructure would remain the same distance and sufficiently far from the nearest dwellings to the south and south east. The extension to the existing office building would be a 6 metre addition and would remain at the same height. These distances are sufficient to ensure there is no additional significant prejudice to the residential amenity of the nearest neighbouring occupiers. A further landscaping plan would also enhance this. The increase in the height of the roof and office extension is not considered to be detrimental to the amenity of the surrounding occupiers above and beyond the existing

situation. Whilst the proposal would result in an estimated increase of 10no. employees, this is not considered to be a significant intensification of the existing business use and can be provided for adequately within the context of the site. It is not considered therefore that there would be a material adverse impact on residential amenity from overbearing impact, loss of residential amenity or increased disturbance from these proposals.

5.24 Transportation

The proposal would continue to utilise the existing access off Common Road. The application site has an existing car parking for employees and visitors to the rear of the site. The site has existed since the early 1980s and the current access will not alter as a result of the proposed development. Additional parking is proposed within the site.

5.25 Concerns have been raised by local residents about the access to the site, existing/proposed levels of parking spaces, vehicles parking on Common Road, employees driving to work and lorries blocking the entrance. The site access joins Common Road (an adopted highway), which varies in width. The application site entrance widens to 6 metres, is fairly straight and has good forward visibility. The road has the capacity to accommodate the proposed development traffic and as stated is an existing and established use. Access inside the application site is considered wide enough to allow two cars to pass each other. Also, within the site and immediately next to the entrance there is a passing place. Overall, in highway design terms the existing access is considered acceptable and the road has good safety records. Whilst the proposal includes a small increase in the number of employees, the overall effect of the proposal is to reduce the number of deliveries to the site, thereby reducing the number of HGVs entering the site on a regular basis.

5.26 There is a sufficient sized parking and turning area located within the site, to the side and rear of the existing buildings satisfactory for parking standards for business uses and is considered acceptable for the size of the site. Concern has been raised regarding visitors to the site parking on the road because of the entrance being blocked by HGVs. Local on-street parking is available and un-restricted and falls outside of the control of this application. There are no highway objections to the proposals.

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 approve permission has been taken having regard to the policies and proposals set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 1) That authority be delegated to the Director of Environment, and Community Services to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into a further legal agreement under Section 106 of the Town and Country Planning act 1990 (as amended), to secure the following:
- i) A sum of £1,000 payable to the Council for the purposes of replacement planting for 1000m2 of new woodland
 - ii) Should the Legal Agreement not be completed within 6 months from the date of this decision, then a further recommendation, on the basis of the requirements of the Section 106 Agreement not having being met, be made.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

2. The development hereby permitted shall be carried out as an alternative to the permission granted on 28th March 2017 for the 'erection of extension to existing workshop to create additional floor space ' (Ref. PK16/4133/F), but not in addition to it, to the intent that the applicant may carry out one of the developments permitted, but not both, nor parts of both developments.

Reason

To prevent the disproportionate extension of the building, and therefore inappropriate development, within the Bristol and Bath Green Belt. Such cumulative extension would need specific justification in terms of very special circumstances and to accord with policies CS1 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, Policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the guidance contained in the NPPF.

3. Prior to the commencement of development, a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and proposed tree planting (and times of planting) and landscaping; shall be submitted to the Local Planning Authority for written approval. The development shall be carried out in strict accordance with the agreed details.

Reasons

a. In the interests of the character and visual amenity of the area, given the close proximity of the Common and Hencliff Wood. To accord with policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and policy CS1 of the Core Strategy (Adopted) December 2013.

b. This information is required as a pre-commencement condition because it is necessary to address the site specific issues and will be a working document that the site manager should refer to at all times, during the construction of the extension hereby approved.

4. Prior to the commencement of development, a detailed Arboricultural Method Statement shall be submitted to the Local Planning Authority for written approval. The works shall be carried out in strict accordance with the approved details

Reasons

a. In the interests of the character and visual amenity of the area, given the close proximity of the Common and Hencliff Wood. To accord with policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and policy CS1 of the Core Strategy (Adopted) December 2013.

b. This information is required as a pre-commencement condition because it is necessary to address the site specific issues and will be a working document that the site manager should refer to at all times, during the construction of the extension hereby approved.

5. Prior to the occupation of the extension, the shipping containers located within the site shall be permanently removed from the land.

Reason

To ensure the satisfactory external appearance of the development in the interests of the visual amenity of the locality and the Green Belt, and to ensure the car parking and turning areas within the site are retained and free from obstruction. To accord with Policies CS1, CS8 and CS34 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 National Planning Policy Framework.

6. The hours of working on the site for the period of construction of the development hereby approved shall be restricted to the following:

Monday - Friday 07.30 to 18.00;

Saturday 08.00 to 13.00;

No working shall take place on Sundays or Public Holidays.

The term 'working's 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 the site. Any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason

To protect the amenities of the occupiers of nearby properties, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 (Saved Policies), Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; and the National Planning Policy Framework.

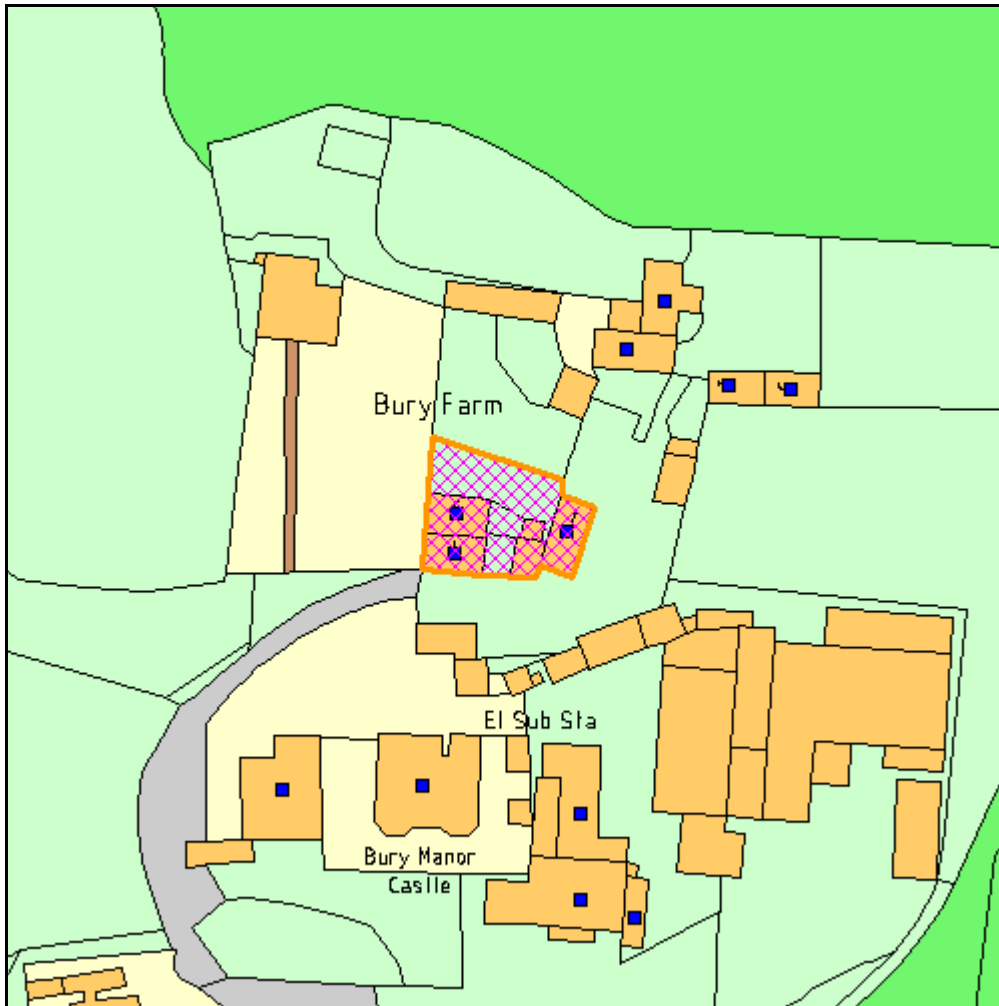
7. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 45/18 – 9 NOVEMBER 2018

App No.:	PK18/1239/F	Applicant:	Mrs Olga Doenhoff
Site:	Bury Hill Farm High Street Wick Bristol South Gloucestershire BS30 5SH	Date Reg:	26th March 2018
Proposal:	Erection of a new dwelling to replace modern commercial outbuildings	Parish:	Wick And Abson Parish Council
Map Ref:	370662 173025	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	21st May 2018



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PK18/1239/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of letters of objection contrary to officers' recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of the existing buildings and the erection of a 1 no. detached dwelling at Bury Hill Farm. The proposed development will be accessed via existing vehicular access.
- 1.2 The application site comprises a number of outbuildings, which are used as workshops and storage situating a large hard-standing area.
- 1.3 The site would be approximately 250 metres away from the settlement boundary of Wick. It is situated within the Bristol / Bath Green Belt. The host dwelling, Bury Hill Farmhouse is a listed building and the outbuildings within this application are not curtilage listed. Therefore, a listed building consent is not required for the proposed demolition. The site is not subject any archaeological interest. A bat and protected species report and an Acoustic Report have been submitted and officers are satisfied with the submitted details.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2018
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS13	Non-safeguarded Economic Development Sites
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Green Belt

PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Development in the Green Belt SPD (Adopted) May 2007
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013
 Waste Collection SPD (Adopted) January 2015
 CIL and S106 SPD (Adopted) March 2015

3. RELEVANT PLANNING HISTORY

The existing buildings have been subject to a number of planning applications in the past, the following are the most relevant to the determination of this application.

- 3.1 P99/4624 Retention of B1 use in yard area. Approved 06.10.1999
- 3.2 P97/4333 (Barn X) Retention of change of use of building from B2 to B1. Approved 01.10.1997
- 3.3 P97/4332 (Barn X) Renewal of temporary consent for continued use of building for vehicle repairs (B2). Approved 01.10.1997
- 3.4 P90/2641 (Barn Y and Z) Change of use of buildings from agricultural to form three light industrial workshops (class B1) as defined in the town and country planning (use classes) order 1987) erection of toilet block. Appeal Allowed 07.02.1992
- 3.5 P89/1891 (Barn X) Change of use of agricultural building to temporary industrial use - vehicle repair shop to paint spraying. (Withdrawn).
- 3.6 P89/1202 (Barn W, X, Y & Z) Change of use of agricultural buildings to light industrial workshops. (Withdrawn)
- 3.7 P90/2642 (Barn X and W) Change of use of buildings from agricultural to use for vehicle repairs including cellulose paint spraying (class B2 as defined in the town and country planning (use classes) order 1987). Appeal Allowed 07.02.1992

4. CONSULTATION RESPONSES

- 4.1 Parish Council
 Wick Parish Council: No comment received.
- 4.2 Highway Structure: No comment.

- 4.3 The Conservation Officer: Concerns that the proposal fails to look to achieve a convincing architectural response that would set to collectively deliver a complementary development within the setting of a listed building.
- 4.4 The Drainage Engineer: No objection in principle. Advised that no public foul sewers are readily available and no objection to the proposed Package Treatment plant, but further details will be required regarding its location, the method of irrigation of the effluent overflow, a percolation test for discharge to a soakaway. It is also advised that the applicant must consult the Environment Agency for the need to obtain an 'Environmental Permit' and produce a copy if required. Building Regulation approval must also be obtained.
- 4.5 The Ecology Officer: No objection subject to planning condition securing the installation of one Swallow nesting bowl and one Schwedler bat tube or built in bat box.
- 4.6 Sustainable Transport: No objection
- 4.7 Environmental Protection Team: No objection. An acoustic report has been submitted and reviewed.
- 4.8 The Archaeology Officer: No comment.

Other Representations

4.9 Local Residents

Three letters of objection has been received, and the local residents are summarised as follows:

- The existing buildings are still active in use.
- Unit 1 In the Report, it is suggested that the current tenant finds the 400m long narrow single track lane to the farm unacceptable as an access point. This is the same track that our client uses to access their offices and who regularly uses the lane with a 18.5 tonne lorry. This access way is acceptable as an access point and is neither a barrier nor problem for the continuation of the commercial occupation of the Application Site.
- Unit 4 It is suggested in the Report that the blacksmith who is currently in occupation, is unable to trade adequately from the premises. This is contrary to the position, as it is understood on the ground. The blacksmith is in occupation on most days of the week. He regularly manufactures a number of products and has regular deliveries from the various stock holders. The tenant operates a small start-up business providing people and businesses such as our client's with a range of locally made products including fences, gates and furniture. The condition of the unit is such that it benefit, in fact, from good heating and electrical supply and is both wind and waterproof.
- Unit 5 It is suggested within the Report that the tenant is not prepared to continue in occupation due to the physical conditions of this unit. This again, does not reflect the true position on the ground. The carpenter has been in

- occupation for the last 10 years and is still working there and would continue to do so, if allowed to do so. There is no suggestion that he would choose to vacate the unit unless he was required to do so as a result of this Application being successful.
- The operation of the rural business in situ will clearly be impacted by the proposed Application, if permitted, as their respective businesses will no longer be able to operate from the Application Site.
 - It says that that permission should not be allowed unless it can be demonstrated that all reasonable attempts have failed to secure a suitable economic development re-use. Where those circumstances do occur, then priority will be given to alternative uses in the following sequence: - Mixed use scheme - Residential only scheme It is clear that the Application Site remains in active and productive economic use. There are a number of tenants who have been in occupation for some time and but for this Application being successful would wish to continue to operate from the site.
 - The Application, if permitted, would, it is felt, result in an unacceptable impact upon the future occupant's through the noise and disturbance caused by the lorries accessing the neighbouring site to service the business. The fumes that would also stem will cause a detrimental impact to the future occupants contrary to Policy PSP8 which are difficult to mitigate again by way of planning condition or obligation.
 - In addition, as to whether by virtue of the design and siting of the proposed dwellings an acceptable amount of private amenity space is afforded to any new occupants. The small amount of private amenity space will, it is understood, be situated adjacent to the access lane and the space afforded will be small and there will be an element of overlooking which will adversely affect the resident's privacy, again contrary to Policy PSP8.
 - The Application would provide for smaller family dwellings but as they would not provide adequate living conditions, support from this policy cannot be claimed.
 - The Application would, it is felt, fail to result in satisfactory living conditions for all future occupiers. Consequently, whilst each of the proposed new dwellings would make a very modest contribution in numerical terms to the supply of housing, this should not be given any significant weight.
 - Even if the development proposals are to be considered in the context of Paragraph 14 of the NPPF, the adverse impacts of the Application are considered to outweigh the benefits.
 - We have had a complaint made to the council from bury hill farm, which we are working together on at the moment. The residential house is further away from the new dwelling.
 - There is a loud noise from time to time when the tyres at meridian tyres are released from a machine. This should be taken into consideration with the close proximity of the new dwelling to our factories also from the quarry there is large tremors from the blasting the acoustic survey may have not been processed when the quarry are blasting and when the tyres are released because its very irregular times there has been no complaints over the past 50 years until the recent planning application my concern is there is problems accruing now. What will happen when the new dwelling is even closer and this is only at the planning stage.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policies CS5 and CS34 of the South Gloucestershire Core Strategy state that new build housing should be limited to urban areas and established settlement boundaries. In that regard, this proposal is contrary to the adopted development plan as it proposes a new dwelling outside of any established settlement boundaries shown on the Proposals Map and is located within the open countryside.

5.2 Five Year Housing Land Supply

The Authority's Monitoring Report 2017 states that the Council cannot demonstrate a five year housing land supply. With reference to the NPPF advice, policies CS5 and CS34 of the adopted Core Strategy are therefore considered not to be up-to-date, as they do relate to the supply of housing. Paragraph 11 of the NPPF states a presumption in favour of sustainable development unless the application of policies in the NPPF that protect areas of particular importance provides a clear reason for refusing the development proposed. The Green Belt is listed as one such area.

5.3 The starting point remains the development plan policy which would resist housing in principle. The question is what weight to attribute to the NPPF, as an important material consideration in light of the current housing supply shortfall. The thrust of paragraph 11 is such that simply being located outside of the designated settlement boundary alone is unlikely to justify a refusal. The site should be demonstrably unsustainable or be within a specifically protected area. In this case considerable weight is given to the advice in the NPPF as an important material consideration.

5.4 Green Belt

Firstly, it should be noted that the site is situated within the Bristol / Bath Green Belt. Paragraph 143 and 144 of the NPPF July 2018 states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other consideration. A local planning authority should regard the construction of new buildings inappropriate in the Green Belt, there are a number of Exceptions to this. Given that the authorised use of the site and existing buildings, officers consider that the proposal would fall within the Exception (g), which states limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would:

- not have a greater impact on the openness of the Green Belt than the existing development.

5.5 The proposal is to demolish the existing single storey buildings, which have been used as workshop and storage. The total volume of these building would be approximately 535.1 cubic metres and the volume of the proposed dwelling would be approximately 500 cubic metres. In addition, the floor area of the new dwelling would also considered to be smaller than the total floor area of these buildings, which are not particular of high design quality. The current proposal would remove these unsightly structures and replace with a single storey bungalow. The design and material of the proposed bungalow are acceptable (which will be discussed further in the following paragraphs). Also, this proposal would also enhance the openness of the Green Belt by consolidating the existing buildings into one building within the site on the existing hard-standing area. Officers are satisfied that the proposal would restore the openness of the Green Belt within the site and its wider context. As such, it is considered that the proposal would not be inappropriate development in the Green Belt. Therefore, there is no objection to the proposal from the green belt policy perspective.

5.6 The loss of non-safeguarded employment site and buildings

The site comprises a number of workshops and the proposal is to demolish these buildings to facilitate an erection of 1 no. bungalow. The site is a non-safeguarded employment sites. Policy CS34(7) seeks to protect rural employment sites, services and facilities and support farm diversification in order to provide local employment, sustain rural and village life and reduce the need to travel.

5.7 On this particular matter, the applicant has submitted a statement from a qualified surveyor, who has expressed his professional opinion on marketing considerations regarding the site and the existing buildings. The surveyor suggests that, due to the design, structural stability, thermal efficiency, fire resistant, access and the availability of buildings insurance, finding suitable tenants for these would be virtually impossible without efficiently greatly improving the conditions of the existing buildings. With the condition of the units together with the difficulty any letting will create in complying with statutory requirements in respect of safety and security, the surveyor advised that they are not attractive on the open market and the estate agency would have considerable difficulty in achieving any lettings. Nevertheless, the site visit reveals that there are still tenants working within the site and no marketing exercise has been taken. As such, officers consider that the proposal would result in a loss of non-safeguarded rural employment site, and such loss would be given a moderate weight.

5.8 Sustainability

Para 79 of NPPF resists “isolated homes” in the countryside unless one or more of the following circumstances apply:

- a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

- c) The development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) The development would involve the subdivision of an existing residential dwelling; or
 - e) The design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 5.9 Although the site is outside any settlement boundaries, it is considered that it is located within a reasonable sustainable location due to the close proximity to the local village at Wick. The site is approximately 320 metres to High Street Wick, where there are bus stops, which provides services to Bristol City Centre, Bath City Centre, Marshfield, Keynsham and Tormarton, medical practices, church, public house, and village hall. Wick Church of England Primary School is situated within 1.3 km from the site, and the closest Secondary School would be approximately 3 miles from the site. As such, officers do not consider that the proposal would result in a provision of an isolated home in the countryside as the site would have reasonable access to day to day facilities and transportation links. Therefore, the proposal would not be contrary to the principle of Paragraph 79 of the National Planning Policy Framework as the site is situated within a sustainable location.
- 5.10 Density
The proposal would result in an additional 1 unit to the housing supply and this would equate to a density of approximately 20 houses per hectare. This is a relatively low density development, and it is right to consider whether this represents the most appropriate approach to this site. As described above this site is surrounded by a number of barns and the host dwelling benefits a reasonable sized garden. Furthermore, the site is subject to a number of constraints, the proximity of historic assets and other barns and stables, therefore, any higher density development would likely cause an adverse impact upon the existing landscaping features and historic assets. Given the rural location of the site, it is accepted that this would be a reasonable design approach.
- 5.11 A further reason for questioning the appropriateness (or otherwise) of the density is in relation to whether there is an attempt to avoid affordable housing triggers. This is not the case here as will be seen from the section on affordable housing.
- 5.12 Affordable Housing
This application seeks planning permission for the erection of 1 house. The adopted Core Strategy is still relevant to this proposal. Policy CS18 states that the threshold for providing affordable housing in rural areas is 5 or more dwellings or a residential site with a gross area of at least 0.20 ha, irrespective of the number of dwellings. This proposal relates to 1 unit on land measuring 0.05 hectares. Officers therefore consider that no Affordable Housing requirement should be sought for this scheme.

5.13 Design and Visual Impact

The proposed bungalow is of a very simple design and appearance, and it would be of a 'L' shaped. A steeper pitched roof is proposed and the fenestration design also reflects rural character. Officers consider the proposed development would be in harmony with the character of the area, therefore the scheme is acceptable from visual amenity perspective.

5.14 Impact upon Historic Assets

Paragraph 190 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage assets that may be affected by proposal including by development affecting the setting of a heritage asset taking account of the available evidence and any necessary expertise.

5.15 The application site is considered to have once formed part of the associated farmstead associated with the Grade II listed Bury Hill Farmhouse. Moreover, from historic cartographic evidence the application site once formed part of the curtilage of Bury Hill Farmhouse and the curtilage boundary as shown on the 1840s Tithe map remains evident today. By the 1st Edition of the OS, it appears that the land to the south of farmhouse was separated from the rest of the farmstead and may be featured a formal landscaped garden to go with the new approach to the south facing principal elevation. The complex of associated outbuildings (mixture of barns and shelter sheds) as shown on the OS maps up until 1939 appear to largely remain intact today. Nevertheless, based on the available information and evidence, the Council's Conservation Officer has advised that these modern buildings within the application site are not curtilage listed.

5.16 Along with being located within the direct setting of the Grade II listed farmhouse, the application site has a clear historic association with Bury Hill Farmhouse being that it once formed part of its associated complex of outbuildings. The former associated buildings can therefore be considered to make a contribution to the significance of the designated heritage asset. There undoubtedly would also be a further associative relationship with Bury Hill Manor. The character of the site has recently changed due with the agricultural character largely succumbing to commercial influences as a result of the current industrial use of the main part of the site – the buildings proposed to be demolished perhaps a case in point.

5.17 The proposed scheme seeks to demolish a total of 4no. existing structures. On the submitted site plan these are the linked barns X and W to the west of the site; barn Y to the west; and a smaller structure barn Z which is connected to an historic barn that correctly is being retained. In its place it is proposed that a single storey building is erected to the north of the site on an east-west alignment with a short southern return at the eastern end. The southern part of the site will form a domestic curtilage with parking.

5.18 The Conservation Officer raised concerns that the proposed dwelling is too domestic in appearance and character. To address this particular issue, a revised plan has been submitted and it shows the new dwelling would have a steeper pitched roof and the fenestration has also redesigned. Regarding the

orientation of the new dwelling, the Council's Conservation Officer suggested that it would be preferable for the building to be run along the western boundary with a return then along the northern boundary. Notwithstanding this, your case officer is mindful of the topography of the site and the siting of the listed building. It is considered that the proposed orientation would allow the frontage of the new dwelling facing south in order to reflect the same orientation of the host dwelling and Barn A. Furthermore, such orientation would provide better views from and to the listed building.

5.19 Paragraph 193 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 196 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Overall, officers considered that the proposal represents a reasonable good quality standard of design and it would generally improve the setting of historic buildings by removing the existing unsightly buildings. In addition, the proposed bungalow would be of very low profile finishing with traditional material, as such, it is considered that the harm caused by the proposed dwelling upon the setting of the listed building and its curtilage would not be substantial, as such, the proposal can be supported.

5.20 Residential Amenity

Development should not be permitted which has a prejudicial impact on residential amenity on the existing occupiers as well as the living conditions of future occupiers of the proposed development. The submitted details showing the location of the new dwelling. Given there would be a reasonable distance between the new dwelling and the neighbouring properties, it is considered that that privacy levels would be retained and there would not be an unreasonable adverse impact in terms of overbearing impacts of the loss of light.

5.21 Regarding the noise and disturbance, it is noted that there is a vehicular access running along the western boundary of the site. The access currently links to an industrial building and stables. The concerns raised by the neighbouring occupiers are also noted. An acoustic report has been submitted and reviewed by the Council Environmental Protection Team. The Officers are satisfied with the submitted details, and it is considered that the potential adverse impact upon the future occupiers would not be so significant to be detrimental to the living condition of the future occupiers subject to a planning condition seeking additional fencing along the eastern boundary. Regarding the concerns about the irregular blasting noise from the nearby quarry, the Council Waste and Mineral Officer has advised that the future occupiers of the proposal is unlikely to be adversely affected given that the proposed dwelling would be situated further away from other neighbouring residential properties and also there are already mitigation / precautionary measures in place.

5.22 The submitted site plan shows that the proposal would provide an outdoor amenity space. Whilst the proposed amenity area would be smaller than the size suggested by Policy PSP43 of the adopted PSPP, the proposal would provide a functional garden. Furthermore, given that the proposal would

represent a courtyard development due to the siting of the host farmhouse and the remaining stone barns, a small outdoor amenity area for proposed bungalow would reflect this character of this particular site. It is also considered that the proposed provision would be of functional shape and easily accessible. Nevertheless, given the location of the amenity space and the dominance of parking, it is considered that a planning condition needs to be imposed seeking details a detailed landscaping scheme including the boundary treatment of the site to ensure that the privacy for the future occupiers would be adequately secured. As such, although the proposed amenity area is relatively small, it is not considered that the provision would be detrimental to the living condition of the future occupiers provided that appropriate boundary treatment will be in place.

5.23 Highway Impacts

Regarding the highway safety issues, Paragraph 109 of NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

5.24 This planning application seeks to demolish a number of outbuildings adjacent to Bury Hill Farm in High Street, Wick and replace them with a new 3 bedroom dwelling. The Highway Officer noted that the relatively isolated location of this site and are somewhat concerned that will make this development car-dependent. Nevertheless, a single new dwelling is unlikely generally significant vehicular movement, therefore it is considered that its traffic impact cannot be considered to be severe. Also this new dwelling will use the farms existing access arrangements which is it is not proposed to alter any way. Consequently, it will not be accessed directly for the public highway. Therefore, officers consider that this proposal is unlikely to raise any material affect highway safety concerns. Furthermore, the proposal would provide adequate parking spaces to comply with the Council's Residential Parking Standards and there will still be space to turn a car before it reaches the public highway. Therefore, there is no highways or transportation objection to the proposal.

5.25 Ecological Issues

A Bat and Protected Species Survey by AD Ecology Ltd (December, 2017) has been submitted in support of this proposal. There is no statutory or non-statutory sites for nature conservation will be affected by this proposal. The survey of the buildings found no evidence of bats. The buildings had no suitable features for roosting bats and was classed as having negligible potential for roosting bats. Also, no evidence of nesting birds was found associated with the buildings. Therefore, there is no ecological objection to this proposal subject to planning condition seeking the location and details for Swallow nesting bowl and Schwedler bat tube or built in bat box in order to enable biodiversity gain.

5.26 Drainage

The Council Drainage Engineer has reviewed the submitted drainage methods and raised no objection to the proposal including the use of Package Treatment Plant. It is advised that further details will be required in terms of its location, the method of irrigation for the effluent overflow, a percolation test for discharge to a soakaway. Given that Building Regulation approval will be required for the

proposed drainage methods, officers therefore have no drainage objection to the proposal. An informative is also imposed advising that the applicant must consult the Environment Agency for the need to obtain an 'Environmental Permit' and the Package Treatment Plants must be located 10 metres away from any watercourse and structures including the public highway.

5.27 Removal of permitted development rights

As discussed in the preceding paragraphs, the site is situated within the Bristol / Bath Green Belt, it is considered that it would not be necessary to remove the householder permitted development rights given that the site is relatively small in size. Also, given its location and setting, it is not considered necessary to remove permitted development rights.

5.28 Overall Planning Balance

The proposal is for the erection of 1 no. new dwellings and the benefits of new housing to the housing supply is given a modern weight. It is considered that the proposal represents a sustainable development in terms of the NPPF three strands (social, economic and environmental). Furthermore, the proposal would remove the existing unsightly modern outbuildings and would provide a small scale bungalow with smaller floor area, as such, it would slightly improve the openness of the Green Belt and the appearance on the setting of listed building. Whilst it is acknowledged that the proposed dwelling may cause a degree of impact would occur in respect of the setting of the listed buildings, the loss of rural employment site and the inadequate size of outdoor amenity space, officers consider that these are not to a degree where it would significantly and demonstrably outweigh the benefit; which is the provision of new housing, and that there are no significant or demonstrable harms that outweigh the benefit such that the presumption in favour should be resisted. On this basis, officers consider that there is considerable weight in favour of granting planning consent in respect of this application.

5.29 Consideration of likely impact on 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 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 planning permission be granted subject to the following conditions:

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

2. Biodiversity Enhancement

Prior to the first occupation of the proposed development hereby permitted, a location plan and details for one Swallow nesting bowl and one Schwedler bat tube or built in bat box shall be submitted to the local planning authority for approval in writing. Development shall be carried out in accordance with the approved details.

Reason

To protect and enhance biodiversity, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the provision of National Planning Policy Framework July 2018.

3. Landscaping Scheme

Prior to the first occupation of the development hereby approved, a scheme of landscaping including proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

To protect and enhance biodiversity and landscape character of the site, and to accord with Policy PSP2 and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the provision of National Planning Policy Framework July 2018.

4. Installation of Acoustic Fence

Prior to the first occupation of the development hereby approved, a 0.8m high close boarded timber fence shall be installed on top of the stone wall (total structure height 2.3m). There shall be no gaps between the wall and timber fence as detailed in M1824 Bury Hill Farm Acoustic Note N01, dated 4th September.

Reason

To protect the amenities of the future occupiers of the new dwelling hereby approved, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework July 2018.

5. Construction Hours and Access

The hours of working on site during the period of construction shall be restricted to 0730 to 1800 Monday to Friday, 0800 to 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 neighbouring occupiers during construction, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework July 2018.

6. External Materials

Notwithstanding the submitted details, prior to the commencement of the relevant part of the development hereby approved, details/samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework July 2018.

7. The development hereby approved shall be carried out in accordance with the following approved plans. In avoidance of doubt, all buildings namely Barn W, Barn X, Barn Y and Barn Z shall be demolished as part of this application prior to the first occupation of the new dwelling hereby approved.

Proposed Site Plan, Drawing No. 1066-SK23 Revision C
Alternative South and West Elevation, Drawing No. 1066-SK30
Alternative North and East Elevation, Drawing No. 1066-SK31
Alternative Floor Plan, Drawing No. 1066-SK32, all received by the Local Planning Authority on 25 October 2018.

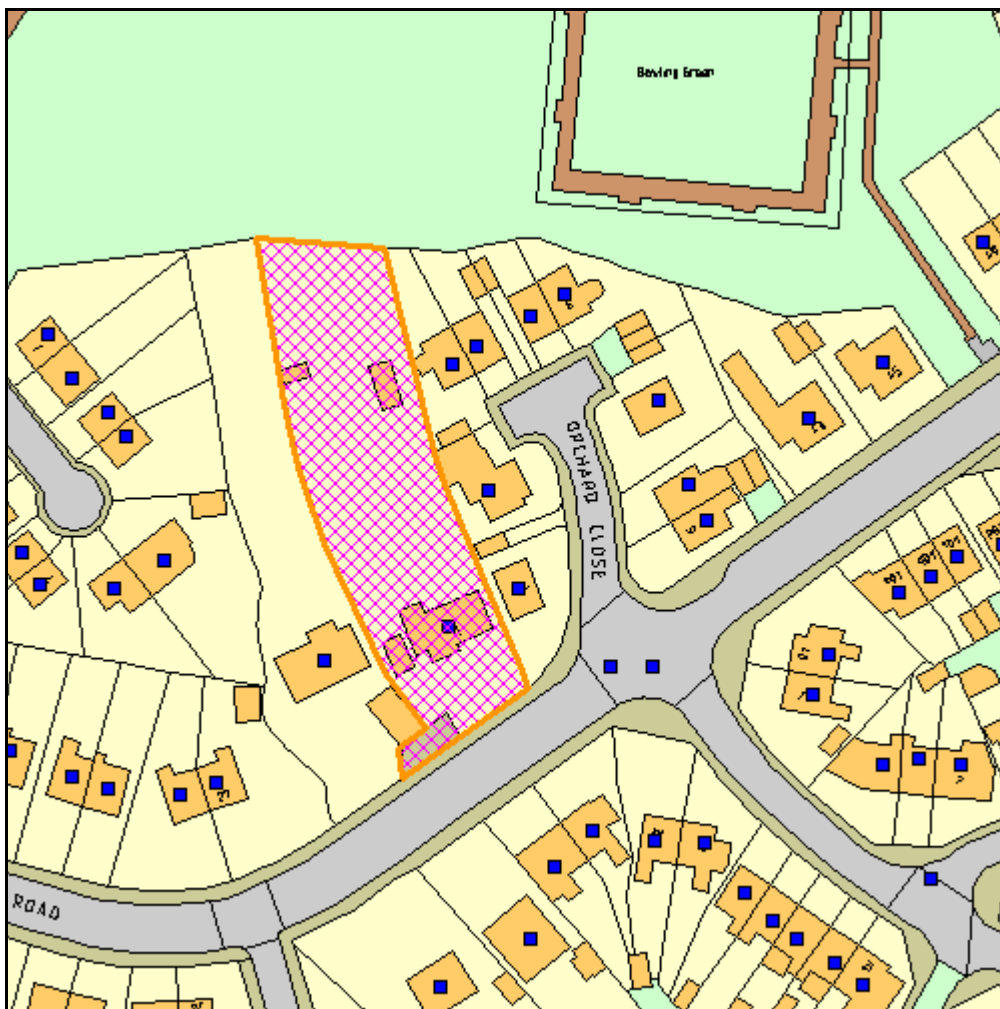
Existing Site Plan showing barns to be demolished and Site Plan, received by the Local Planning Authority on 14 March 2018.

Reason

In the avoidance of doubt.

CIRCULATED SCHEDULE NO. 45/18 – 9 NOVEMBER 2018

App No.:	PK18/2624/F	Applicant:	Mr Robert Stone
Site:	Land At 31 Orchard Road Kingswood Bristol South Gloucestershire BS15 9TH	Date Reg:	8th June 2018
Proposal:	Erection of 3 no. dwellings and associated works.	Parish:	None
Map Ref:	365223 173507	Ward:	Woodstock
Application Category:	Minor	Target Date:	1st August 2018



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 100023410, 2008. **N.T.S.** **PK18/2624/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of local residents' letters of objection contrary to the officers' recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks permission for the erection of 3 no. dwellings and associated works at the rear of No. 31 Orchard Road, Kingswood.
- 1.2 The site relates a large garden of No. 31 Orchard Road and the existing dwelling is a bungalow. The site lies within an urban area of Kingswood. It is not situated within any high risk of flooding. The site is not subject to a coal mining history and the existing garden trees are not subject to any Tree Preservation Order.
- 1.3 During the course of the application, a revised proposal was submitted to reduce the number of the proposed dwelling from 4 to 3. Also, there are some minor amendments to the design of the proposed fenestration. Additional plans have also addressed transportation issues. The agent has agreed the pre-commencement conditions including the drainage and construction management plan.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2018
National Planning Practice Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS7	Strategic Transport Infrastructure
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS29	East Fringe Communities

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

PSP1	Local Distinctiveness
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PSP2	Landscape
PSP5	Undesignated Open Spaces Within Urban Areas and Settlements
PSP8	Residential Amenity
PSP9	Health Impact Assessments
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 SPD: Design Check List (Adopted) 2007.
 SPD: Residential Parking Standards (Adopted) (2013)
 SPD: Waste Collection (Adopted) 2015
 SPG: Trees on development sites (Adopted) 2005

3. **RELEVANT PLANNING HISTORY**

- 3.1 P98/4541 Erection of side extension. Creation of front and rear dormer extension. Approved 25.09.98

4. **CONSULTATION RESPONSES**

- 4.1 Parish Council
 The area is not parished

Internal Consultees

- 4.2 Transportation
 No objection subject to conditions seeking a construction management plan prior to the commencement of the development, an implementation of the vehicles and cycle parking and turning area, the relocation of the telegraph pole, and the provision of bin collection area prior to the first occupation of the development.
- 4.3 Drainage
 No objection in principle subject to planning condition seeking surface water drainage details including Sustainable Drainage Systems prior to the commencement of the development.
- 4.4 Highway Structures
 No comment.
- 4.5 Ecology Officer
 No objection subject to condition seeking the location of sparrow terrace on each dwelling

4.6 Local Residents

6 letters of objection from local residents have been received by the Council. The points raised are summarised as follows:

- The existing exit from 31 Orchard Road has a poor sight line when looking to the right towards Hanham Road.
- Poor driving behaviour, the steep descent and blind corner raise concerns over the safety of access to the site.
- If planning consent is granted, it should include a condition that the contractor has to pay for physical traffic calming measures that will ensure drivers will have to slow down before passing the site entry point.
- Vehicles regularly come hurtling around the bend.
- Its already dangerous particularly around school time, adding another 'road; in that particular vicinity is a recipe for disaster.
- Highway Structures' comments based on plans rather than a site visit.
- Will the left turn on the existing site become mandatory to avoid the potential danger in turning right?
- Loss of privacy and loss of light due to the difference of the site level of the application site and the neighbouring property.
- Extra noise would be associated with parking area
- The mentioned previous outbuildings were greenhouses.
- As access driveway would be a singular road and therefore vehicles coming in or out at the same time would not be able to pass and would cause congestion on Orchard Road, and be close to a 'BLIND END" that has seen several accidents in the past.
- This would be another reduction of green space in an area that has already been reduced by over development.
- the turning & parking area have been increased which is directly behind our bedroom window & on the same level which would mean parking noise & lights from cars would be directly behind our bedroom window which is on same level as proposed site & turning.
- Still have concerns about traffic entering and leaving the site due to the location of junction on dangerous bend onto Orchard Road.
- There could also be an issue in future as bungalow other side of site has already partitioned off garden in preparation and one only assume this has been done to put in future planning applications using same access road.
- There is a family connection and interest between the two bungalows.

5. ANALYSIS OF PROPOSAL

5.1 The application is for the erection of 3 dwellings within a plot of land, which is currently part of the residential garden, at the rear of No. 31 Orchard Road, Kingswood.

5.2 Principle of Development

The application is to be assessed under the above listed planning policies and all other material considerations.

5.3 The NPPF has a strong presumption in favour of sustainable development and declares planning authorities should approve development proposals without delay where they accord with the local development plan, unless material

- considerations indicate otherwise. New development in urban areas is encouraged in the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013 along with the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 which together form the adopted local development plan. Policies CS5 and CS15 of the Core Strategy promote new residential development into the urban area and Policy CS29 encourages the provision of new housing in the East Fringe of Bristol Urban Area (in line with Housing policy CS15 of the Core Strategy (adopted) December 2013.
- 5.4 All development is required to conform to design policies and not to have an adverse impact on residential amenity. Policy CS1 along with the NPPF encourages high quality design for new development. Policy CS1 and PSP8 are not directly related to the supply of housing and therefore attract full weight.
- 5.5 The proposal accords with the principle of development. Issues regarding impact on residential amenity, parking, trees and ecology are discussed in more detail below.
- 5.6 Five Year Housing Supply
South Gloucestershire Council cannot demonstrate a five year housing land supply. This proposal would add 3 new dwellings to that shortfall and as such some weight can be awarded in its favour for this reason.
- 5.7 Design and Visual Impact
Policy CS1 states that development will only be permitted where the highest possible standards of design and site planning are achieved and requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality. Design, therefore, has a much broader remit than merely appearance and good design incorporates within it a number of elements including function.
- 5.8 CABE, which was merged with the Design Council, published documents on design emphasise the importance the government places on good design demonstrated in the 12 planning principles set out in the NPPF, where design is the 4th on that list stating that planning should:
..always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 5.9 Most relevantly here the NPPF at paragraphs 63-64 states quite clearly:
In determining applications, local planning authorities should give great weight to outstanding or innovative designs that help to raise the standard of design more generally in the area. Equally, they should refuse planning permission for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.10 The application site is located on a plot of land which slopes up from the south to the north. It is surrounded by residential development with two-storey properties with an exception are the bungalows along Orchard Road.

- 5.11 The scale of development has been designed to reflect the topography of the site, by changing the finished floor levels and overall ridge height of the dwellings. In terms of the density, it would be approximately 18 houses per hectare. Whilst the amount of development on the site could be regarded as being quite low, the particular constraints of this site have limited the number of houses that can be accommodated on the site. The houses will be two storeys in height. Although the proposed dwellings would not be identical to the appearance of the adjacent dwellings, it is considered that they have been carefully designed to achieve the highest possible quality of design, and therefore the new dwellings would be in harmony with surrounding properties. In addition, the external materials of the proposed dwelling would be conditioned to ensure good quality material will be used. Overall, the proposed design, scale and massing are considered to accord with Policy CS1.
- 5.12 Residential Amenity
Officers noted the residents' concerns regarding the potential impact upon the amenity of the nearby residents. The nearest residential properties to the proposed new dwellings would be No. 2 and 3 Orchard Close, and other further properties would be the host dwelling and the bungalow to the west of the site.
- 5.13 The proposed new dwellings would be located at the rear of No. 31 Orchard Road and they would be slightly set back from the frontage of the adjacent property, No. 3 Orchard Close, which has a secondary window on its first side elevation. 2 no. parking spaces are proposed to the side of plot 3, as such, it would retain a reasonable distance from this property. In addition, the section drawings show that the finished floor level of plot 3 would be very similar of that of No. 3 Orchard Close. As such, it is not considered that the proposal would cause significant overbearing impact.
- 5.14 The original scheme was to propose 4 no. dwellings within the site and it was considered that such scheme caused a number of concerns including the potential impact upon No. 2 Orchard Close. To address these concerns, the original proposed bungalow has been removed and the area would be retained as a private garden for No. 31 Orchard Road. As such, there would not be any significant impact upon the No. 2, in terms of overbearing and overlooking impact.
- 5.15 With regard to the proposed new dwellings, no window is proposed on the side elevation, therefore, there is no direct overlooking impact upon the neighbouring property, No. 3 Orchard Road. In addition, the proposed balcony on each dwelling would be located at the rear looking over its private garden. The windows on the front elevation would be looking over its front garden or turning space. Therefore, it is considered that there would not be significant overlooking / loss of privacy upon the neighbouring properties.
- 5.16 A considerable distance of approximately 36 metres would be retained from the frontage of the new dwellings and the rear elevation of the host bungalow. As such, the privacy for the existing residents would be adequately safeguarded.

- 5.17 Officers noted the concerns regarding the potential noise and nuisance caused due to the location of the proposed parking / turning area. Given that the proposal is relatively small in scale and the traffic would be domestic in nature, therefore it is not considered that the potential adverse impact would be so significant to be detrimental to the amenity of the adjacent properties. Nevertheless, it would be necessary to impose a planning condition restricting the construction hours for the proposed development.
- 5.18 With regards to the amount of amenity space, adopted policy under PSP43 states that 3 bed houses should have as a minimum 60 square metres of private amenity space. The amount of space allocated for each of the new houses would achieve this level. The submitted site plan shows a number of trees and shrubs would be planted along the site boundary. Furthermore, a reasonable sized garden would also be retained for the host dwelling. It is also considered that all the proposed amenity space are functional and well designed, therefore there is no objection from this perspective.
- 5.19 Overall the proposed scheme is considered to accord with Policy PSP8 and can be supported. A condition stipulating the hours of construction will be attached to the decision notice to further protect the amenity of closest residents along with a Construction Environmental Management Plan (CEMP) to control for example deliveries and on-site traffic movement.
- 5.20 Arboricultural and Landscaping Issues
The site comprises a number of evergreen trees and hedges and none of them are protected by a Tree Preservation Order. The submitted layout plan shows that the existing Cypress and part the hedges along eastern boundary will be removed on site, but it is proposed to plant a number of Silver Birch along the eastern boundary (adjacent to the boundary of No. 2 Orchard Road). A number of small garden shrubs are proposed to the front garden of plot 3 and the host bungalow. Although the proposal would result in the loss of domestic garden trees or shrubs, officers consider that the proposed landscaping scheme is generally acceptable, therefore no arboricultural or landscaping objection to the scheme. A planning condition is imposed seeking the details of the landscaping scheme and ensuring that the implementation of the proposed landscaping scheme.
- 5.21 Ecological Issues
The site is not classed as a statutory or non-statutory site for nature conservation. The garden is regularly maintained, as such, it is unlikely occupied by any protected species. There is modern domestic storage building on site. Given it urban nature, foraging opportunities for bats are limited. However the site offers good nesting and foraging habitat for commoner garden bird species. Therefore, subject to planning condition seeking the installation of sparrow terrace on each dwelling. An informative is also attached to advise that any demolition work needs to be carried out outside the bird breeding seasons, there is no ecological objection to the proposal

5.22 Drainage

The site lies within an established residential area and maps indicate it is within Flood Zone 1. The Council Drainage Engineer has reviewed the submitted proposal. Officers are generally satisfied with the submitted details subject to planning conditions seeking appropriate surface water drainage method for the proposed development.

5.23 Transportation

The application is seeking permission for erection of 3 no. new residential dwellings with details of access, layout and parking to be determined. Officers noted the local residents' concerns regarding highway safety.

5.24 Paragraph 109 of the National Planning Policy Framework July 2018 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.25 The proposed vehicular access is directly from Orchard Road a residential road. The applicant has submitted further information in respect of details of visibility splays and auto-track diagram. The key material considerations for this application fall broadly into two areas, firstly whether the development can be considered from a transport perspective, and secondly whether the proposal will have an adverse impact upon the surrounding highway network specifically in respect of access, traffic and parking issues.

5.26 Location

The site is within an established residential area. High Street Kingswood with its various shops and services is within 550m walking distance of the site, and the existing excellent off-road footway facilities provides access to other facilities, including secondary education. Primary education is available at several schools within a 5 minute walk of the site. There are a number employment opportunities in the area. Bus stops are available on Hanham Road and High Street Kingswood

5.27 Site access

The existing access will be utilised for the proposal and it would be slightly modified onto Orchard Road. The access width varies between 4.1m to 6.3m wide. At the site entrance (and passing the existing garage), the access is approximately 4.8 wide. Plan submitted provides details of auto-track and this demonstrates that two vehicles can pass one another at the site entrance at its junction with the public highway Orchard Road. Information submitted with the application also provides evidence that adequate visibility splays can be achieved from site access onto the public highway. Details submitted show visibility splays of 2.4m by 43m can be achieved from site access onto the public highway - this is in line with visibility guidance as contained in 'Manual for Street' (MfS) document and it accords to the posted speed limit at this location. Orchard Road outside the application site is subject to 30mph speed limit although, it is noted that the speed limit changes to 20mph immediately south of the site boundary and on approach to the nearby school. Having assessed the safety issues of the site access having regard to achievable visibility at this

location then, Officers concluded that the access is acceptable in road design terms.

5.28 Furthermore, the submitted plans show there would be adequate manoeuvring/turning area on site to ensure that vehicles (including some large size service vehicle such as vans, etc.) which may require access to the site can do so in forward gear and this is considered appropriate in this case.

5.29 Officers note that there is an existing Power/telegraph pole outside the existing site entrance. To ensure that vehicles can access and egress from the site with ease then, it is proposed that this pole is relocated. The new location of this the pole is shown on the 'Proposed Site Plan' (drawing no. 3015 -204 Rev B). The Officers are satisfied with the submitted details although it would be more preferable if the pole is relocated to the back of pavement rather than to the front of the footway.

5.30 Traffic

Given the urban location of the site, the Highway Officer anticipates the daily traffic associated with each house to be in order of 5 or 6 movements each day - During the busiest period on the highway networks, the impact of this new development is estimated to be maximum of 4 trips in the AM peak and similar number movements during PM peak hour. It is considered that such level of traffic would not be so significant and this would not cause an adverse impact on the safe operation of the local highway network. Therefore Officers consider that the additional traffic caused by this proposal would not be substantiated to warrant a refusal of this application.

5.31 Travel sustainability

It should be noted that the site is situated within reasonable walking distance of bus stops in the area on Hanham Road and High street Kingswood. There are a regular service to and from Bristol City Centre with buses available every 20 minutes during weekdays which ensure good connectivity to and from the application site. Good and easy access is available between the site, areas of employment and local facilities and other amenity sites near the High Street Kingswood. Overall, Officers therefore consider the site is situated in a sustainable location.

5.32 Parking

Levelled access can be created for all properties from the access road and parking areas. Plan submitted with this application shows 2no. parking spaces for each house and this meets South Gloucestershire parking standards – and the existing bungalow would be provided with up to 4no. parking spaces. Therefore the proposal would provide an acceptable level of parking on site.

5.33 In view of all the above-mentioned therefore, there is no highway objection to this application subject to the planning conditions seeking the implementation of the access road, the provision of off-street parking, the relocation of telegraph pole, and details of construction management plan.

- 5.34 Regarding the residents' suggestions relating to the financial contribution on traffic calming measures and the restriction on one-way system on the access, Officers have considered such restriction would not substantiate given that the proposed development is relatively small in scale and there is already traffic calming measure, i.e. speed limit, in place.
- 5.35 Coal Mining History
The application site does not fall within the defined Development High Risk Area; therefore, there is no objection from this perspective.
- 5.36 Impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.
- 5.37 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers. The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.
- 5.38 Planning Balance
The application site is located within the established urban area and as such the principle of development is acceptable. The scheme would add 3 houses to the existing shortfall in the supply of housing and this is given some weight in its favour. The impact of the development on the residential amenity of closest neighbours has been assessed. Although there would be a degree of impact upon these properties, it is considered that the proposed scheme would not give rise to an unacceptable impact on amenity sufficient to warrant a refusal of this application. Neutral weight is accordingly awarded. An appropriate level of on-site parking can be provided for this development – this is given weight in its favour. On balance the scheme can be viewed positively and as such is recommended for approval.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: 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 It is recommended that the application be **APPROVED** subject to the following conditions:

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

2. Development shall proceed in strict accordance with the following plans:

As received by the Council on 1 June 2018

Site Location Plan, 3015-201

Existing Site Plan, 3015-203

As received by the Council on 14 September 2018

Proposed Site Plan, 3015-204B

Sections A-A, B-B and C-C, 3015-205A

Sections D-D and E-E, 3015-206B

Proposed Plans (Floor Plans), 3015-207B

Proposed Elevations, 3015-208C

Proposed Vehicle Tracking and Vision Splay, 3015-209B

Reason

For the avoidance of doubt and to accord with Policies CS1, CS5 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and Policies PSP1,2,5,8,11,16 and 43 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) 2017.

3. Construction Management Plan (Pre-commencement Condition)

Prior to the commencement of the development hereby approved, a construction management plan or construction method statement including any works of demolition shall be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide reference to the followings:

- Parking of vehicle on site for operatives and visitors,
- hours of operation,
- method of prevention of mud being carried onto highway,
- pedestrian and cyclist protection,

- arrangements for turning vehicles and to ensure that a banksman is available on site in case of any reversing vehicle, and
- Any damage to the public highway arising from the development and/or construction traffic and/or works by utility companies in association with this development shall be made good by the developer to the final satisfaction of the Highway Authority.

Reason

This is a pre-commencement condition in order to avoid any remedial work in the future and to safeguard the amenities of the nearby occupiers and public highway safety, and to accord with Policy CS8 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; and the provisions of the National Planning Policy Framework.

4. Surface Water Drainage Details (Pre-commencement condition)

Prior to the commencement of the development, surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection shall be submitted to and approved in writing by the Local Planning Authority. A detailed development layout showing surface water and SUDS proposals shall be submitted as part of the proposed details. All works shall take place in accordance with the approved details.

Reason

This is a pre-commencement condition to avoid any unnecessary remedial action in future, to minimise flood risk and to comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012.

5. Landscaping scheme (Pre-commencement condition)

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

Reason

To protect the character and appearance of the area and to protect the amenity of neighbours to the north of the site and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP2 and PSP8 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

6. External Materials

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

Reason

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

7. Location of the bird boxes

Prior to first occupation of the development, the locations of sparrow terrace nesting boxes on each dwelling shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details prior to the first occupation of the proposed development hereby approved.

Reason

In the interests of local biodiversity, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, the National Planning Policy Framework.

8. Implementation of highway works

Prior to the first occupation of any dwelling hereby approved, the following items shall be fully implemented in accordance with Proposed Site Plan, Drawing No. 3015-204 Revision B. Development shall be maintained as such thereafter.

- a. All off street parking and turning area on site as shown on the submitted and approved plan,
- b. The approved works relating the access drive as shown on the submitted and the approved plan,
- c. The relocation of the power pole outside the application site on Orchard Road, and
- d. The proposed bin collection area near the front of No. 31 Orchard Road.

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.

9. Construction hours:

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.

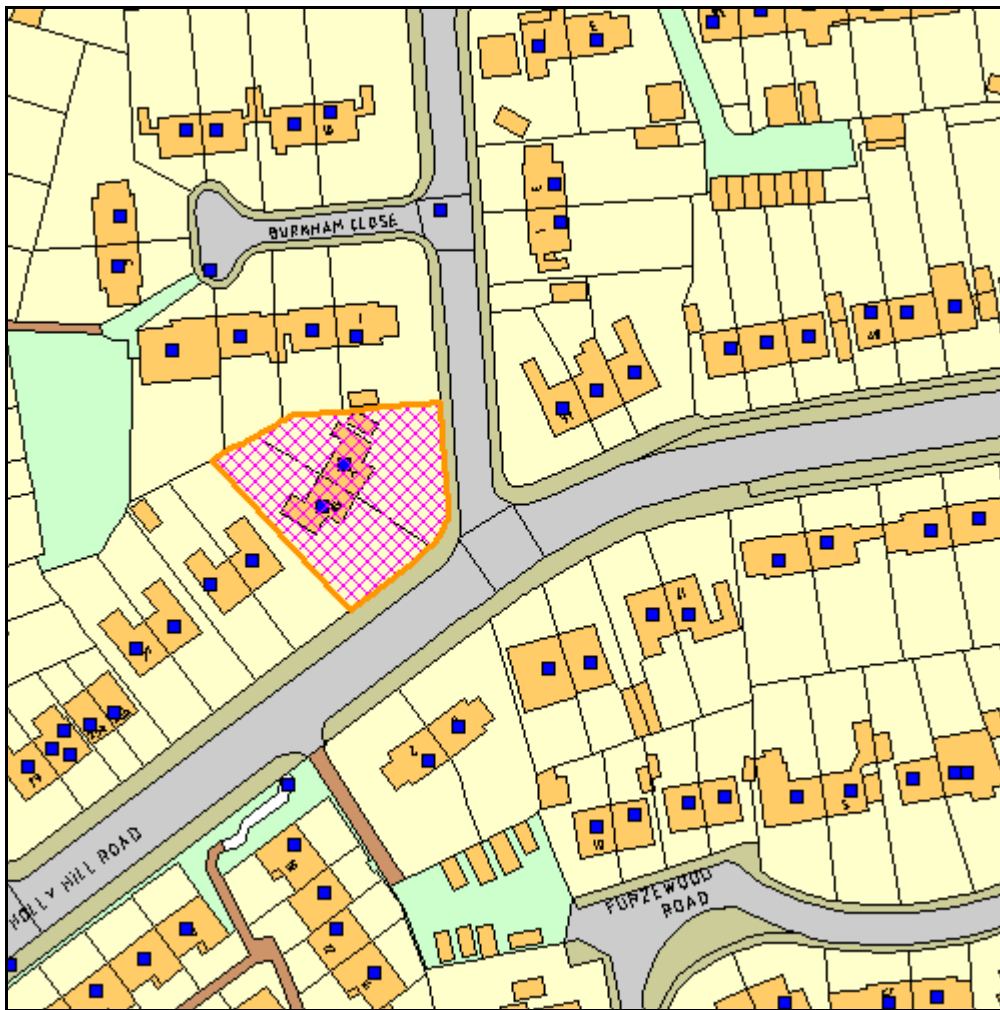
The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

CIRCULATED SCHEDULE NO. 45/18 – 9 NOVEMBER 2018

App No.:	PK18/4252/F	Applicant:	Mr David Iles
Site:	35 Holly Hill Road And 2 Burnham Drive Kingswood Bristol South Gloucestershire BS15 4DF	Date Reg:	24th September 2018
Proposal:	Demolition of existing outbuildings and erection of 2 No. attached dwellings and associated works.	Parish:	None
Map Ref:	365597 174023	Ward:	Kings Chase
Application Category:	Minor	Target Date:	13th November 2018



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following comments from 3 local residents contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the demolition of existing outbuildings and the erection of 2no. attached dwellings and associated works. The application site relates to No. 35 Holly Hill Road and No. 2 Burnham Drive, Kingswood.
- 1.2 This application follows on from pre-application planning advice which itself followed a refused application PK17/4415/F for the erection of 4no. flats with access, parking and associated works. The section below gives more details of the planning history.
- 1.3 The site relates to an existing pair of modest two-storey, semi-detached dwellings located on a prominent corner position of Holly Hill Road and Burnham Drive in the urban area of Kingswood. Holly Hill Road slopes down west to east. These properties benefit from good sized front gardens as they are set back from the road. Both existing properties have two bedrooms and single storey attached side extensions/outbuildings which would be removed to facilitate the development.
- 1.4 This application follows a number of refused schemes for development on this site which were considered to constitute overly ambitious proposals which had detrimental impacts on the host properties, the street scene, residential amenity and in some instances on parking. This submission follows detailed pre-application advice and represents several differences between what was previously proposed and refused. The Design and Access Statement declares the proposal has been re-designed and the proposed accommodation has been reduced from four flats to two houses with private amenity space provision. It is stated that the width and the rear projections have been reduced to move away from the edges of the plots to respect residential amenity of future occupants and nearby existing neighbours.
- 1.5 During the course of the application revised details regarding parking provision on the site were requested and received.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework July 2018

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP37	Internal Space Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

SPD: Design checklist (adopted) 2006

3. RELEVANT PLANNING HISTORY

These are relevant applications relating to nearby properties:

Land at 35 Holly Hill Road and 2 Burnham Drive

- 3.1 PRE18/0014 Demolition of outbuildings, and erection of side extension to each house to provide a new houses on each side, provision of car parking, bin stores and associated facilities
Advice given 19.3.18
- 3.2 PK17/4415/F Erection of 4no. attached flats with access, parking and associated works.
Refused 7.12.17
1. Design: The proposed development would constitute poor design and would appear incongruous in the street scene. By virtue of the proposed number of units and side extension additions, the proposal fails to achieve the highest possible standards of design and site planning causing demonstrable harm to the visual amenity and character of the area. The proposal is therefore considered to be contrary to Policies CS1 and CS4A of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; Policy PSP1 of the South Gloucestershire Local Policy Sites and Places Plan (Adopted) 2017); and the guidance contained in the NPPF (2012).
 2. Residential amenity: Due to potential overlooking and overbearing impact, the proposed development would harm the neighbouring properties to the detriment of the amenities of these neighbouring occupiers. Furthermore, the proposal would also have a negative impact on the amenity of future occupants due to poor private amenity space provision for the proposed flats.

This is considered contrary to Policy PSP8 and PSP38 of the South Gloucestershire Local Policy Sites and Places Plan (Adopted) 2017); Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; and the guidance contained in the NPPF (2012).

- 3.3 PK16/6791/F Erection of 4no. attached flats with access, parking and associated works
Refused 3.2.17
- 3.4 PRE16/0891 Two schemes proposed for the conversion of two houses into 4no. flats or demolition of outbuildings and erection of side extension to each dwelling to provide 4no. flats
Completed 1.11.16

Land at 1 Burnham Close

- 3.5 PK18/1264/F Demolition of existing outbuilding and erection of 1 no. detached dwelling with associated works
Approved 22.6.18

Land at 4 Holly Hill Road

- 3.6 PK17/2237/F Conversion and extension to existing dwelling to form Total 3no. dwellings with access parking and associated works
Approved 9.8.17
Total development amounted to one new attached dwelling and the conversion of the existing house into 2 flats

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
The area is not parished

Internal Consultees

- 4.2 Highway Structures
No objection

Statutory Consultees

- 4.3 Transport
Insufficient parking provision. Revised plans required

Updated comments:

No objection subject to condition

- 4.4 Drainage
No objection subject to informative regarding Wessex Water pipelines if planning is approved

Other Representations

4.5 Local Residents

Objections have been received from 3 local residents. The points raised are summarised as follows:

Parking:

- Insufficient parking – existing parking problems will be made worse

Design:

- Development not compatible with the surrounding dwellings
- Fails to respect scale and proportions of surrounding buildings
- Higher density – will put strain on local access, amenities and sustainability
- Little storage for those who will live in the properties
- Too close to existing boundaries

Residential amenity:

- Will reduce the daylight into our garden
- Will increase noise
- Overbearing
- Impinges on privacy – overlooking from rear
- Human rights act protocol 1 states a person has the right to peaceful enjoyment of their possessions, which includes home and other land

Other:

- Considerate contractor hours should be included in the consent due to noise from other recent developments in the area.
- Application has differing and conflicting information – especially the rear plan showing the first floor extension

5. ANALYSIS OF PROPOSAL

5.1 The application is for the erection of 2no. attached dwellings with associated works, one to the side of No.35 Holly Hill Road and one to the side of No. 2 Burnham Drive.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. It is acknowledged that South Gloucestershire Council does not have five year land supply of housing. As such paragraph 11 of the updated NPPF is engaged which states that decision takers should approve development proposals that accord with the development plan without delay; where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless:

- the application of policies in the Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole
- 5.3 In light of the absence of a five year land supply for housing some weight is given in favour of the scheme for the erection of one 2 bed house and one 1 bed house. Notwithstanding the above, the starting point for the assessment is the adopted development plan with which any new proposal must accord. Adopted policies indicate that the development of new housing within the Bristol East Fringe Urban Area is acceptable principle subject to the considerations detailed below:
- 5.4 Design and Visual Impact
The application site comprises a pair of two-bed semi-detached hipped roofed houses. These properties are set within a street scene of similar post war properties and are of modest proportions. The site is located on the corner of Holly Hill Road and Burnham Drive and is particularly visible when approached from the east on Holly Hill Road. In total the proposal would encompass 4no. dwellings on the site.
- 5.5 This proposal differs from the previously refused scheme in terms of the scale and massing of the two side additions. Since the previous refusals a number of planning permissions have been granted in this area of Kingswood both for extensions to existing properties to create new dwellings and also for the erection of independent new dwellings. The adjacent permission at No. 1 Burnham Close is cited as a recent example. The differing circumstances are acknowledged but the permission on the site next door is a material consideration. This is considered to give some weight in favour of this scheme. In addition, as the scheme has addressed the previous concerns raised by Officers, it is unlikely that a refusal of this scheme could be successfully supported in an appeal situation. This is also a material consideration.
- 5.6 The existing houses form a footprint of around 7 metre by 5 metres each (excluding their respective single storey additions). The side additions would be set back from the front elevation by around 1 metre and would be around 4.2 metres in width. This would result in a subservient and symmetrical front elevation. Furthermore, this is considered to have addressed the previously raised issue of the scheme being too close to side boundaries.
- 5.7 Turning to the rear elevations, both side extensions would also have small rear extensions, extending out to the rear by around 2.5 metres. However, Unit C as identified on the plans, would have a larger two storey element to this projection whereas the proposed rear extension to Unit D would be single storey only. To be clear Unit C would be a 2 bed property, Unit D would be a 1 bed property and the existing pair of semis in between would each remain 2 bed properties.
- 5.8 The above has indicated that the applicant has made sufficient alterations to the scheme for it now to be regarded as acceptable in its particular context. Good quality materials will be required to ensure the additions fit in with the street scene. Overall the changes would result in a better proportioned

structure which is more in keeping with the pattern of development in the immediate area.

5.9 Residential Amenity

The adopted PSP document indicates the minimum amenity space standards required as a result of new development. Plans indicate that the two existing dwellings, centrally positioned within the proposed rank would have private amenity space to the rear amounting to between 58 square metres and 72 square metres. Officers would agree that these measurements are approximately correct and therefore indicate the amount of amenity space would accord with adopted policy. However there is a query regarding the amount of garden space shown for both of the two new houses. Amenity space must be functional and this means of an appropriate size and shape and cannot include paths or small spaces that would not be practical or useable. It is therefore considered that the amenity space for Unit C, (although not 72 square metres as labelled on submitted plans), would achieve the 50 square metres as required by adopted policy. Unit D on the other hand has two triangular areas, one to the side and one to the rear. The one to the rear is the more functional of the two and amounts to around 25 square metres, the one to the side would be around 16 square metres. A 1 bed house requires 40 square metres and in numerical terms this property achieves this amount of space. Although the garden space for Unit D may be lacking in terms of functionality, there would be a large area of shared front garden to the front which would be available to the occupants of this proposed 1 bed unit. Overall the amount of amenity space for the existing and proposed development is considered appropriate.

5.10 Neighbours have commented on the potential for adverse impact on their privacy resulting from this proposed development. Looking at Unit D, this would be around 12.5 metres away from the rear of No. 1 Burnham Close and with no openings on the opposing side elevation there would be no overlooking from this new house. Similarly, as the extension would follow on from the side of the existing property and essentially follow the building line, although there would be some changes for the neighbour at No. 1 Burnham Close, the changes in the amount of daylight would not be sufficient to warrant a refusal of the application. Given that the rear first floor window in Unit D would serve a bathroom and therefore be of frosted glass, there would be no additional overlooking of Nos. 2 or 3 Burnham Close over and above the existing situation.

5.11 Other comments have mentioned increase in noise from both construction and from new properties. It is considered that any noise resulting from the introduction of 2 small new houses would be of a domestic nature. With regards to any potential inconsiderate noise, neighbours are advised to contact the correct authority which would be the Environmental Health Department of the Council or alternatively the Police Authority. With regards to construction noise, this can be dealt with by an appropriately worded condition being attached to the decision notice to protect neighbours.

5.12 Overall the proposed development is considered to accord with policy and can be recommended for approval.

5.13 Transport

Following the submission of revised plans a total of 4no. car parking spaces can be provided on site. As such the proposed parking would be in accordance with adopted policies. Cycle parking is proposed for the 2 new dwellings. Waste/recycling bins for the entire development are to be located within the front garden and the provision also complies with policy standards. Subject to a condition there are no highway objections to the scheme.

5.14 Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

5.15 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.16 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

5.17 Other Matters

Matters raised from the consultation responses not addressed in the main body of this report will be considered below.

Higher density will put strain on services in local area.

It is considered unlikely that the introduction of one 2 bed house and one 1 bed house would be of a scale of development likely to put an unacceptable strain on services and amenities in Kingswood.

Human Rights:

One comment has quoted the Human Rights Act. (1998) citing the 'right to peaceful enjoyment of all their possessions, which includes the home and other land'.

The purpose of this Act and the associated European Convention on Human Rights (ECHR) is to set out the basic rights of every person together with the limitations placed on these rights. The planning system by its very nature respects the rights of individuals whilst acting in the interests of the wider community. This is inherent in the professional assessment made by planners of all planning applications. The Department of Local Government and Communities is satisfied that these planning processes and practices are compatible with the ECHR.

5.18 Planning Balance:

The proposed development would add one 2 bed house and 1 one bed house to the housing shortage. Weight is awarded in its favour for this reason. It is noted that this scheme has taken into consideration the points raised in previously refused schemes and in pre-application advice. As a result the overall amount of development has been reduced with the corresponding effect of addressing amenity and design issues. The proposal would not have a negative impact on the residential amenity of closest neighbours and although the amount of private amenity space for the one bed house falls below the ideal total, additional space to the front of the house is considered to provide sufficient compensation. Car parking to a level that accords with adopted policy can be provided within the site as can cycle parking and waste refuse facilities. The proposed development would be of an acceptable scale and massing, appropriate to the character of the area. Given the above, the application can be recommended for approval.

6. **CONCLUSION**

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: 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 It is recommended that the application be **APPROVED** subject to the conditions attached to the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

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

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 PSP8 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017; and the provisions of the National Planning Policy Framework.

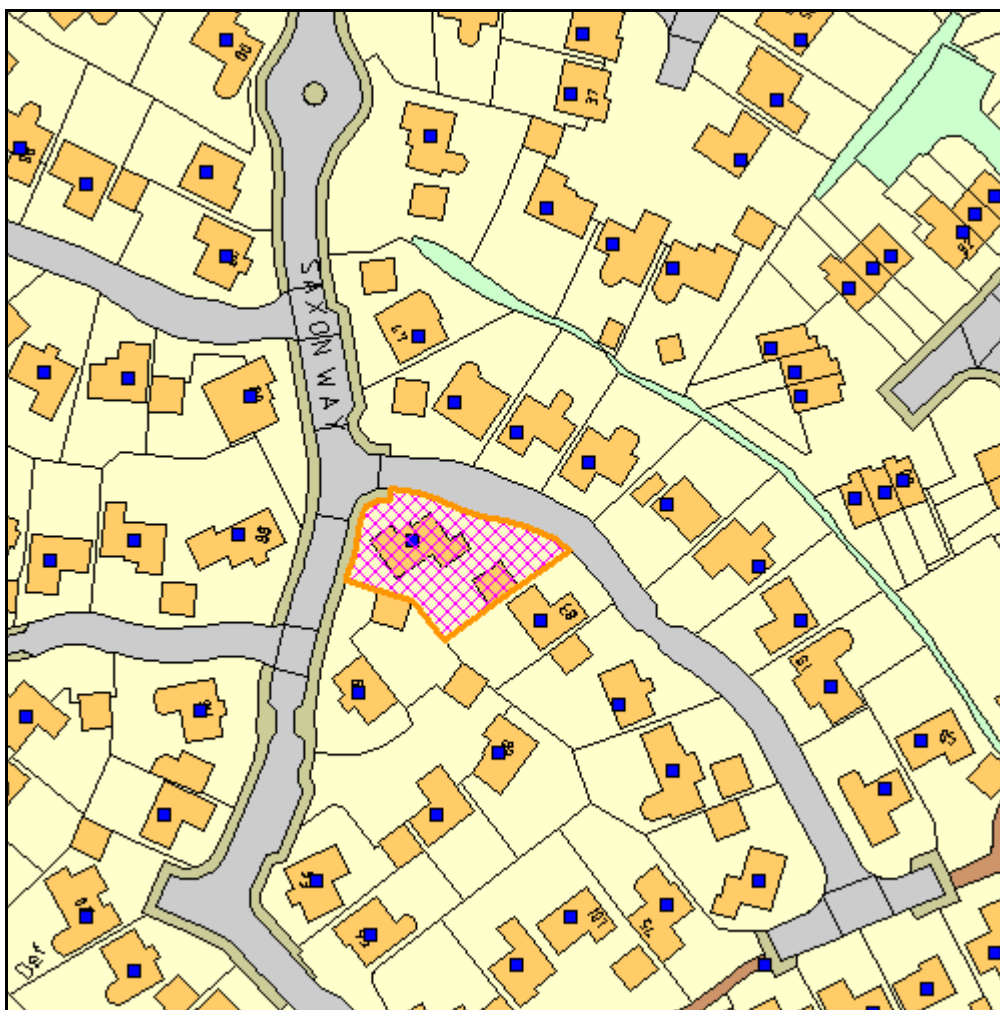
3. Prior to the first occupation of any new dwelling hereby approved, the off street parking area, as shown on plan Site Plan as Proposed - P-306-P(0)09 Rev E, shall be provided and subsequently maintained thereafter.

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. 45/18 – 9 NOVEMBER 2018

App No.:	PT18/2869/F	Applicant:	Mr & Mrs Michael Leatherbarrow
Site:	85 Saxon Way Bradley Stoke Bristol South Gloucestershire BS32 9AR	Date Reg:	20th June 2018
Proposal:	Erection of single storey rear and side extension to provide additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361241 182123	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Householder	Target Date:	14th August 2018



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REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to representations contrary to the findings of this report, with the number of contrary representations made exceeding a total of three. Under the current scheme of delegation it is therefore required to be taken forward under the Circulated Schedule procedure.

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey side and rear extension to provide additional living accommodation at no. 85 Saxon Way, Bradley Stoke.
- 1.2 The application site consists of a large detached property set within a relatively large corner plot. The site is located within the established residential area of Bradley Stoke. The site is situated at the entrance to a portion of Saxon Way, which is generally made up of detached properties set within generous plots. An area of open garden, situated to the north-east of the main dwelling, separates the rear boundary wall from the highway. Sections of panel fencing are present atop the boundary wall. An existing conservatory projects from the side and rear of the main dwelling, and is set behind the boundary wall.
- 1.3 Revised plans were received by the Local Planning Authority on 9th October 2018. The revisions involved alterations to the scale and layout of the proposed extension. The revisions made to the scheme were considered to trigger an additional round of consultation, which was carried out from 15th October 2018 to 29th October 2018.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2018
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
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP5	Undesignated Open Spaces within Urban Areas and Settlements

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 relevant planning history associated with the site.

4. **CONSULTATION RESPONSES**

First Round of Consultation

- 4.1 Bradley Stoke Town Council
 Objection – proposals are out of keeping with the streetscene.

- 4.2 Other Consultees

Archaeology Officer
 No comment

Other Representations

- 4.3 Local Residents
 A total of 7 letters of objection were received during the initial statutory consultation period. The main concerns raised are summarised below:

Design/Character

- Flat roof is not in keeping with area.
- Extension will reduce openness and will appear too modern and contemporary.
- Extension will make street feel more enclosed.
- Proposal located in prominent position at top of road, and will strike you visually when entering the street.
- Proposal will result in bleak and oppressive views in to the street.
- House already large. Proposal would increase footprint by 2/3.
- Well established tree has been cut down which provided natural beauty and screening.

Residential Amenity

- Extension will result in significant loss of light to neighbouring windows.
- Proposal will reduce outlook and will in neighbours staring at brick wall which will result in feeling of depression and bleakness.

Transport

- Extension would obstruct visibility as vehicles turn in to cul-de-sac.
- No pavements on Saxon Way, and extension will come close to road, endangering pedestrians.

Other Matters

- Deeds outline that structures should not be erected on front gardens of properties along Saxon Way.
- Proposal will devalue other properties in area.

Second Round of Consultation

4.4 Bradley Stoke Town Council
No objection to amended application

4.5 Other Consultees

Archaeology Officer
No comment

Other Representations

4.6 Local Residents
A total of 4 letters of objection were received during the second round of consultation. In addition to this, photographic evidence to support an objection comment was submitted by a local resident. The main concerns raised are summarised below:

Design/Character

- Previous objections not dealt with – proposal would still reduce openness.
- Extension would still not be in keeping with surrounding buildings.
- Proposed flat roof and bulbous skylights will look ugly.
- Extension is too big, high and unsympathetically designed.
- Proposal will make right hand side of road look overdeveloped and closed in.
- Tree has been removed and owners of properties opposite will be faced by characterless high red brick wall.
- Proposal will increase current floor space by 70%-75%. Will appear overbearing and out of scale.

Residential Amenity

- Proposal would still reduce outlook and lead to loss of light at neighbouring properties.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a single storey side and rear extension. 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 The proposed extension would project to the rear and side of the main dwelling, and would replace the majority of the existing boundary wall and conservatory. The proposed extension would incorporate a flat roof, with a roof lantern set in to the roof.

5.4 As originally submitted, the footprint of the extension was to extend beyond the line of the existing boundary wall, and in to the open section of garden to the north-east of the main dwelling. The highway-facing elevation of the extension was to be set at an angle, with a number of corners incorporated. Overall, it was considered that the proposed layout resulted in an overly complicated, contrived appearance. It was also considered that the projection of the extension in to the open space would also detract from the appearance of the immediate streetscene, and would reduce the sense of openness currently provided at the prominent corner plot.

5.5 Following discussions with the applicant, amended plans were submitted to the Local Planning Authority. The revised scheme proposes a simpler layout, with the proposed north-west and north-east elevations of the extension following the same line as the existing boundary wall. As such, the structure would not project in to the area of open space to the north-east of the main dwelling. On this basis, it is not considered that the erection of the proposed extension would significantly detract from the sense of openness at the head of Saxon Way.

5.6 The revisions also involve a marginal reduction in the height of the extension. It is acknowledged that the extension would be significantly taller than the existing boundary wall, and would result in a larger expanse of brick facing on to the highway. That said, simply erecting a taller structure is not considered to necessarily result in significant harm to the character of locality or the visual amenity of the streetscene. The main assessment is the extent to which the structure integrates in to adjacent built form and the streetscene as a whole.

- 5.7 In terms of the form of the extension, it is noted that flat roof extensions are not prevalent in the area. Whilst the proposed flat roof form with lantern roof lights can be considered as being relatively modern and contemporary, Saxon Way can be considered as being a relatively modern street, and as such it is not considered that a more modern extension would be at odds with the prevailing character of the area.
- 5.8 Furthermore, it is proposed to match the bricks used in the external finish of the extension to those used in the external finish of the main dwelling and boundary wall. It is considered that this design approach would allow for the extension to integrate in to the host dwelling, and a condition will be appended to any decision, ensuring that the bricks used in the external finish of the extension match those used for the main dwelling. Overall, whilst the form of the extension does not match that of other structures in the area, it is not considered that it would appear as a significantly incongruous or dominating feature.
- 5.9 On the basis of the assessment set out above, whilst it is acknowledged that the proposed extension would be a noticeable addition, it is not considered that its erection would cause significant harm to visual amenity, or significantly degrade the character and distinctiveness of the locality. It is considered that an acceptable standard of design has been achieved, and the proposal therefore accords with policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan.
- 5.10 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.
- 5.11 It is acknowledged that the proposed extension would form a more prominent feature than the current combination of the boundary wall/fence and conservatory, and there would be an overall increase in built form. However the extension would not project beyond the line of the existing wall, and would therefore be no closer to properties to the north-east than the existing boundary wall. A minimum distance of approximately 16m would continue to separate the proposed extension from any neighbouring windows.
- 5.12 Given the degree of separation, and the fact that the site is separated from any facing neighbouring properties by the public highway, it is not considered that the erection of the extension would have any significant overbearing or overshadowing on neighbouring residents. Whilst it is acknowledged that the extension would be visible, it is not considered the increase in height would reduce outlook or result in loss of light to such an extent that it would compromise living conditions.

- 5.13 As the extension would be single storey in nature, and it is not proposed to insert any windows which directly face neighbouring windows, it is not considered that the proposal would lead to a loss of privacy at neighbouring properties through increased overlooking.
- 5.14 In terms of private amenity space, although a section of the rear garden would be lost to facilitate the creation of the extension, it is considered that ample amenity space would be retained on-site. On the basis of the assessment set out above, 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.
- 5.15 Transport
The proposed extension would not alter the existing parking or vehicular access arrangements at the site. Furthermore, the proposed extension would not increase the total number of bedrooms contained within the property, and as such there would be no increased requirement for on-site parking spaces. As the extension would largely follow the line of the existing boundary wall, it is also not considered that the proposed structure would impede visibility for passing motorists to any greater extent than the existing arrangement. Overall there are no concerns with the proposal from a transportation perspective.
- 5.16 Trees and Vegetation
On the basis of a number of comments made by local residents, it appears that an established tree which was previously situated to the north-east of the boundary wall was removed prior to the submission of the application. Whilst the loss of the tree is regrettable, and it is considered that tree would have provided a visual break between the highway and the proposed extension, as the tree was not protected the Local Planning Authority have no control over its removal.
- 5.17 Other Matters
The impact of any development on property values is not a material planning consideration, and as such any impact in this respect has no bearing on the outcome of the application. In terms of any restriction on the erection of extensions in front garden areas, whilst the restrictions have been noted, this is considered to be a matter of law as opposed to a planning matter.
- 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.

5.19 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 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. The bricks to be used externally in the development hereby permitted shall match those of the existing building in colour and texture.

Reason

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