

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. 50/18

Date to Members: 14/12/2018

Member's Deadline: 20/12/2018 (5PM)

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 listed 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.

When emailing your circulated referral request, please ensure you attach the written confirmation from the Supporting Member(s) and Supporting Chair or Spokes

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) Details of Supporting Member(s) (cannot be same ward as Referring Member)

c) Details of Supporting Chair or Spokes Member of the Development Management Committee

Do you consider this is an application of 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

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
50/18	Wednesday 12 th December 5pm	Friday 14 th December 9am	Thursday 20 th December 5pm	Friday 21 st December
51/18	Wednesday 19 th December 5pm	Friday 21 st December 9am	Thursday 3 rd January 5pm	Friday 4 th January
No Circulated on Friday 28 th December				

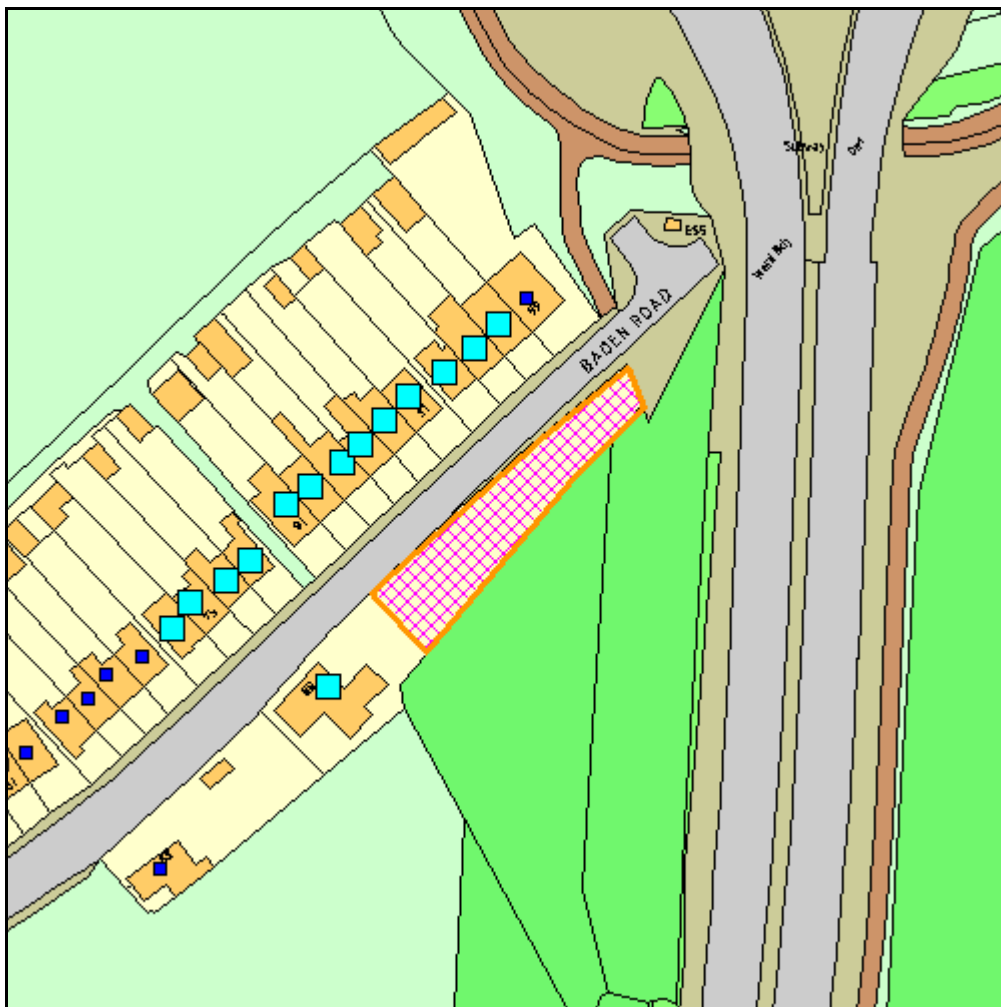
Dates and officer deadlines for Circulated Schedule Christmas Holidays 2018

CIRCULATED SCHEDULE - 14 December 2018

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK18/3053/F	Approve with Conditions	Land Adjacent To 68 Baden Road Kingswood South Gloucestershire BS15 9XE	Parkwall	Oldland Parish Council
2	PK18/3426/F	Approve with Conditions	Cedar Lodge Back Street Hawkesbury Upton Badminton South Gloucestershire GL9 1BB	Cotswold Edge	Hawkesbury Parish Council
3	PK18/4984/RVC	Approve with Conditions	Bridge View Westerleigh Road Westerleigh South Gloucestershire BS37 8QG	Westerleigh	Westerleigh Parish Council
4	PT18/3013/O	Approve with Conditions	Land Adjacent To The Lodge Gloucester Road Grovesend Thornbury South Gloucestershire BS35 3TU	Thornbury South And Alveston	Thornbury Town Council
5	PT18/4215/F	Approve with Conditions	South Face Cowship Lane Cromhall Wotton Under Edge South Gloucestershire GL12 8AY	Charfield	Cromhall Parish Council
6	PT18/4436/F	Approve with Conditions	71 Field Farm Close Stoke Gifford South Gloucestershire BS34 8XX	Stoke Gifford	Stoke Gifford Parish Council
7	PT18/4778/F	Approve with Conditions	87 Kenmore Crescent Filton Bristol South Gloucestershire BS7 0TP	Filton	Filton Town Council
8	PT18/4978/F	Approve with Conditions	25 Clyde Road Frampton Cotterell South Gloucestershire BS36 2EF	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 18 – 14 DECEMBER 2018

App No.:	PK18/3053/F	Applicant:	SJP Architectural Consultants Ltd
Site:	Land Adjacent To 68 Baden Road Kingswood Bristol South Gloucestershire BS15 9XE	Date Reg:	16th July 2018
Proposal:	Erection of 1no bungalow with access, parking and associated works. Resubmission of PK18/1741/F.	Parish:	Oldland Parish Council
Map Ref:	366515 173388	Ward:	Parkwall
Application Category:	Minor	Target Date:	8th September 2018



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 100023410, 2008. **N.T.S.** **PK18/3053/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.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Furthermore, the application has been subject to other representations which are 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.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of 1no. bungalow with access, parking and associated works. The application relates to land adjacent to no. 68 Baden Road, Kingswood.
- 1.2 The application site consists of a narrow parcel of land, situated to the north-east of no. 68 Baden Road. The site appears undeveloped, and is largely made up of trees and other vegetation; with a substantial hedgerow separating the site from Baden Road to north-west. The site is situated to the west of the A4174, with the site being set approximately 15m away at its nearest point. The site is situated within the urban fringe area of Kingswood. A Grade II listed building (The Cottage, 66 Baden Road) is situated approximately 50m to the south-west of the site.
- 1.3 The application forms a re-submission of previously withdrawn application PK17/1741/F.
- 1.4 Revised plans were received by the Local Planning Authority on 10th October 2018. The revisions to the scheme involve minor alterations to the layout and form of the proposed bungalow, and the removal of the proposed detached garage from the scheme.
- 1.5 An ecological assessment was submitted to the Local Planning Authority on 10th October 2018. A Coal Mining Risk Assessment was also submitted to the Local Planning Authority on 19th November 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
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP21	Environmental Pollution and Impacts
PSP22	Unstable Land
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

Application Site

3.1 PK18/1741/F

Erection of 1no. bungalow and associated works.

Withdrawn: 23.05.2018

3.2 PK17/2235/O

Erection of 1no. single storey detached dwelling (Outline) with layout to be determined. All other matters reserved.

Withdrawn: 12.01.2018

Adjacent Site

3.3 K4111/2AP (Reserved Matters)

ERECTION OF DETACHED BUNGALOW WITH GARAGE. CONSTRUCTION OF NEW ACCESS TO HIGHWAY (Previous ID: K4111/2AP)

Approved: 19.11.1990

3.4 **K4111/2** (Outline)

ERECTION OF ONE DETACHED DWELLING AND GARAGE.
CONSTRUCTION OF VEHICULAR AND PEDESTRIAN ACCESS (OUTLINE)
(Previous ID: K4111/2)

Approved: 02.04.1990

4. **CONSULTATION RESPONSES**

4.1 Oldland Parish Council Objection - Overdevelopment

4.2 Other Consultees

Sustainable Transport
No objection

Conservation Officer
Following revisions to scheme and given the degree of separation, it is considered that setting of nearby listed building would be preserved. However site landscaping should be re-considered.

Ecology Officer
No objection subject to conditions

Lead Local Flood Authority
No objection subject to comments

Public Rights of Way
No objection

Open Spaces Society
No comment

Highway Structures
No comment

Coal Authority
No objections to submitted Coal mining Risk Assessment, subject to conditions.

Other Representations

4.3 Local Residents A total of 7 objection comments were submitted during the statutory consultation period. The main concerns raised are summarised below:

Visual Impacts

- Proposal would result in loss of vegetation which contributes to character of area.
- Loss of trees would negatively impact outlook from neighbouring properties.
- Should be assurances that hedgerow is not replaced by fence in future.

Transport Impacts

- Baden Road is very narrow with lots of congestion.
- Proposal will increase traffic. 2 parking spaces not sufficient for 3-bed property. Proposal will lead to additional on-street parking.
- Proposed access is located at very narrow part of road – access will be difficult.
- Baden Road is well used by pedestrians, cyclists and school children. Already lots of vehicular manoeuvring – proposal will make this worse.
- Double yellow lines could encourage people to park further up road.
- Large vehicles struggle to manoeuvre on road and often have to mount kerb.
- Suggest access to new dwelling is shared with no. 68.

Impacts on Residential Amenity

- Vegetation at site contributes to reducing the sound impact of the A4174. Should vegetation be cleared, noise pollution would increase.

Ecological Impacts

- Loss of hedgerow and other vegetation would have negative impact on wildlife.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of 1no. detached bungalow. Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of the north and east fringes of the Bristol urban area, and within defined settlement boundaries. The application site is located within the area defined as the east fringe of the Bristol urban area. As such, based solely on the location of the site within the context of the Council's locational strategy for development, the principle of the development is acceptable.

5.2 The development is acceptable in principle under the provisions of policy CS5, and it is acknowledged that the provision of a new dwelling towards housing supply would have a modest socio-economic benefit. However the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm. For this type of development at this

location, the further areas of assessment are; impacts on visual amenity and heritage assets, impacts on residential amenity, impacts on the surrounding transport network, impacts on habitats for wildlife, and impacts on ground stability.

5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy seeks 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. Policy CS1 is fully compliant with design guidance in the NPPF.

5.4 Starting with the proposed bungalow structure, as originally submitted, there was concern that the proposed hipped roof and overall layout resulted in an unremarkable, overly suburban appearance. Whilst it is acknowledged that the north-western side of Baden Road consists of a terrace row of two storey properties, the south-eastern side is more rural in character, with intermittent properties separated by substantial vegetation.

5.5 The scheme was subsequently amended, with the building layout altered to an 'L' shape, and the hipped roof replaced by a gabled roof. The proposed palette of materials was also altered, with the incorporation of elements of natural stone. Overall, it is considered that the alterations result in a less suburban appearance, with the proposed bungalow now appearing more akin to a converted outbuilding. It is considered that the revised design allows for the building to integrate more effectively in to the site. In terms of the impact that the structure would have on the character of the wider area, it is noted that a proposed boundary hedge would largely screen the property from public view. Furthermore, a modern bungalow is also situated immediately to the south-west of the site, and as such a further bungalow would not appear as an entirely incongruous addition to the streetscene.

5.6 Overall, the detailed design of the proposed bungalow, as put forward as part of the amended proposal, is considered acceptable. However in order to ensure a satisfactory standard of external appearance, a condition will be attached to any decision, requiring details of the proposed materials to be agreed prior to the application of any external materials to the building.

5.7 In terms of other associated works, it is noted that large areas of existing vegetation would be cleared from the site in order to facilitate the creation of the bungalow and associated parking and garden areas. As previously noted, the south-eastern side of Baden Road is largely undeveloped and is considered to retain a rural character. The existing vegetation is considered to contribute positively to the character of the area, and it is considered that the proposed level of clearing is excessive, and would in turn detract from the character of the surrounding area.

5.8 Whilst it is acknowledged that some vegetation would have to be cleared to make way for the bungalow, parking area, and an area of garden, the second garden area proposed for the north-eastern end of the site is not considered

- necessary. It is considered that the retention of vegetation at this portion of the site would lessen the impact of the development on the character of the area.
- 5.9 Whilst a suitable scheme of landscaping has not been agreed upon at this stage, it is considered that this could be agreed following the determination of the application. As such, whilst there are outstanding concerns regarding landscaping, as the issue can be addressed through the submission of further details following determination, the issue is not considered to substantiate a reason for refusing the application. A condition requiring a scheme of landscaping to be submitted to and agreed by the Local Planning Authority prior to the commencement of development will be attached to any decision.
- 5.10 Overall, subject to the agreement of a suitable scheme of landscaping, it is not considered that the development would cause significant harm to the character and distinctiveness of the site or immediate locality. The proposal is therefore broadly consistent with policy CS1 of the Core Strategy.
- 5.11 Heritage Impact
Policy PSP17 of the Policies, Sites and Places Plan and policy CS9 of the Core Strategy relate to conservation, and seek to protect the character and appearance of conservation areas and the significance and setting of heritage assets such as listed buildings.
- 5.12 The site is set roughly 50m from a designated heritage asset in the form of a Grade II listed building. The designated heritage asset is an interesting survival being a former game keeper's cottage dating from the 18th century with a mid-19th century extension. Set on the south-eastern side of Baden Road, it stands in isolation in contrast to its post-war terraced neighbours although the contrast of styles, scales, street pattern and plot layouts has been somewhat eroded by the modern development of the modern bungalow at number 68.
- 5.13 It is acknowledged that as no. 68 Baden Road is positioned between the application site and the listed building, the overall impact of the development on the significance and setting of the listed building would be reduced. However as previously noted, the existing suburban bungalow at no.68 is considered to degrade the setting of the listed building, and the provision of an additional bungalow as originally submitted was considered to compound the issue. However following the amendments to the scheme, and the introduction of a more traditional design approach, it is considered that the setting and significance of the listed building would be preserved.
- 5.14 Whilst there is concern regarding the loss of vegetation, and the impact that this would have on the setting of the listed building, it is considered that this issue can be overcome through the agreement of a suitable scheme of landscaping.
- 5.15 Subject to the agreement of further details, it is considered that the significance and setting of the nearby listed building would be preserved. The proposal is therefore considered to accord with policy CS9 of the Core Strategy and PSP17 of the Policies, Sites and Places Plan.

5.16 Residential Amenity

- Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. 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.
- 5.17 The proposed bungalow would be separated from the row of neighbouring properties to the north-west by a boundary hedgerow, as well as the public highway. Given the degree of separation and the single storey nature of the proposed dwelling, it is not considered that the development would result in any overbearing or overshadowing impacts on the occupants of the neighbouring properties. Given the single storey nature of the proposal, it is also not considered that the development would give rise to any overlooking issues.
- 5.18 The nearest neighbouring property would be no. 68 Baden Road to the south-west, which also consists of a relatively modern bungalow. Overall it is considered that the two bungalows would have an acceptable relationship, and it is not considered that the proposed development would cause any significant harm to the residential amenity of the occupants of no. 68.
- 5.19 The concerns raised regarding the potential loss of vegetation, and the impact that this would have in terms of noise pollution, have been taken in to account. It is acknowledged that the existing vegetation at is likely to act as a sound barrier between traffic along the A4174 and the residential properties situated along Baden Road.
- 5.20 However as previously noted, a condition will be attached to any decision, requiring a landscaping scheme to be submitted prior to the commencement of any works at the site. The potential for both existing and proposed vegetation to provide a sound barrier will be taken in to account when agreeing a suitable scheme of landscaping.
- 5.21 It is also noted that substantial vegetation would continue to separate the application site from the A4174. A treeline borders the highway on its western side. As this vegetation lies outside of the application site, it would not be affected by the development, and would remain in-situ. It is considered that the vegetation lying outside of the application site would continue to act as a sound barrier. Overall and subject to the agreement of an acceptable scheme of landscaping, it is not considered that the development would result an unacceptable increase in noise pollution for neighbouring residents.
- 5.22 It is acknowledged that the erection of a new dwelling is likely to cause a degree of disturbance and disruption to nearby residents during the construction period. Whilst this is not considered to sustain a reason for refusing to grant planning permission, in the interests of protecting residential amenity, a condition will be attached to any decision restricting the permitted working hours during the construction period.

- 5.23 In terms of amenity space, a patio and garden area will be provided immediately to the south and west of the proposed bungalow. This area would extend to approximately 100m², which is considered to be a sufficient provision for a 3-bed dwelling. It is also considered that the space would be sufficiently private, usable and accessible. It is noted that a second garden area would be situated towards the north-eastern end of the site. Given the degree of separation between this area and the main dwelling, this garden area is however considered to hold lower amenity value. Furthermore, the concerns set out in earlier stages of this report regarding the proposed removal of large areas of vegetation have been taken in to account, and as such there is some doubt as to whether this garden area should be provided. Notwithstanding this, the areas of amenity space immediately surrounding the bungalow are considered adequate.
- 5.24 Subject to the conditions set out above, it is not considered that the development would result in any unacceptable impacts on residential amenity. The proposal therefore accords with policies PSP8 and PSP38 of the Policies, Sites and Places Plan.
- 5.25 Transport
In terms of parking provision, under policy PSP16 of the Policies, Sites and Places Plan, a minimum of two parking spaces should be provided for a 3-bed dwelling. The proposed block plan indicates that two parking spaces will be provided to the north-east of the main dwelling. The spaces are sufficiently large, and the provision therefore meets the Council's minimum standards for residential development. A turning area would also be provided, which would enable vehicles to enter and exit the site in a forward gear. Overall, the proposed parking arrangements are considered acceptable. As sufficient on-site parking would be provided, it is considered unlikely that the development would add to on-street parking pressures in the locality. However for the avoidance of doubt, a condition will be attached to any decision, ensuring that the proposed parking spaces are provided prior to the first occupation of the dwelling, and thereafter retained.
- 5.26 In terms of vehicular access, the transport officer has raised some concern with the narrow nature of the highway, and the impact of the boundary hedgerow on visibility. However given that the proposed access is situated towards the end of a cul-de-sac, and on the basis that the provision of one new dwelling would only marginally increase vehicular movements in the area, it is not considered that highway safety would be compromised as a result of the development.
- 5.27 All of the transportation related concerns and issues raised by residents have been given due consideration. However for the reasons set out above and subject to compliance with the aforementioned condition, it is not considered that the development would have any severe impacts on highway safety, which would sustain a reason for refusing to grant planning permission.
- 5.28 Ecological Impacts
An ecological assessment has been submitted in support of the application. The ecology officer is satisfied with the contents of the assessment, and therefore raises no objection to the proposal. However the ecology officer has

outlined that development must proceed in strict accordance with the Mitigation Measures provided in Avoidance, Mitigation and Compensation of the Ecological Assessment. The ecology officer has also outlined that no development shall take place until a plan showing the location of bat boxes, bird boxes, and proof of their installation have been submitted to the Local Authority for approval in writing. Conditions to this effect will be attached to any decision. Subject to these conditions, there are no objections to the proposal from an ecological perspective.

5.29 Coal Mining Issues

The application site and surrounding area has been subject to past coal mining activity. As such, a Coal Mining Risk Assessment has been submitted in support of the application. The submitted risk assessment has been found to be acceptable by the Coal Authority. As such, they raise no objection subject to the inclusion of a condition on any decision notice, requiring an appropriate scheme of intrusive site investigations, and any other works required (dependant on the results of the investigations), to be carried out prior to the commencement of development. Conditions to this effect will be attached to any decision.

5.30 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.

5.31 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. Prior to the application of any external materials to the dwelling 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, and shall thereafter be retained as such.

Reason

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

3. Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the trees and other vegetation to be protected and the means of protection during construction, in line with BS 5837:2012; any proposed landscaping features; and, details of the hedgerow proposed at the north-western boundary of the site. Development shall be carried out in accordance with the approved plan.

Reason

To protect the character and appearance of the area and the significance and setting of designated heritage assets, and to preserve the amenities of neighbouring residents, to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP8, PSP17 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

This is required to be agreed prior to the commencement of development to avoid causing damage to existing trees and vegetation during any ground works.

4. The hours of working on site during the period of construction shall be restricted to 0730 - 1800 on Mondays to Fridays and 0800 - 1300 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery

(mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

5. The off-street parking facilities (for all vehicles, including cycles) shown on the proposed block plan (Drawing no. PA18/32/03 Rev A) hereby approved shall make provision for the parking of a minimum of 2 vehicles (measuring at least 2.4m by 4.8m), and shall be provided before the dwelling is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

6. The development shall proceed in strict accordance with the Mitigation Measures provided in the Avoidance, Mitigation and Compensation section of the Ecological Assessment (Quantock Ecology, October 2017). Prior to the commencement of development, a timescale and details of phased habitat clearance, as well as details of sensitive lighting, hedgerow and tree protection, and sensitive timing of works relating to birds shall be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the approved timescale and details.

Reason

To ensure works are carried out in an appropriate manner and in the interests of the health and wellbeing of protected species, to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

This is required to be agreed prior to the commencement of development in light of the potential presence of protected species at the site, which needs to be investigated prior to the disturbance of the ground, and considered at the earliest stage.

7. Prior to the commencement of development, details of the location and type of bat boxes and bird boxes to be installed at the site, specified within Recommendations of the Ecological Assessment (Quantock Ecology, October 2017), shall be submitted to the Local Planning Authority for approval in writing. The development shall then proceed with the scheme as agreed with the boxes installed prior to first occupation of the dwelling.

Reason

In pursuit of a net gain in biodiversity and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

This is required to be agreed prior to the commencement of development in light of the potential presence of bats and nesting birds at the site, and to mitigate the impacts of the development in this respect at the earliest stage.

8. Prior to the commencement of development, a scheme for intrusive site investigation into the coal mining legacy issues on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To establish if remedial works to treat areas of shallow mine workings are required and to ensure the safety and stability of the proposed development to accord with Policy PSP22 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.

This information is required prior to the commencement of development as it is first necessary to establish whether historic coal mining has affected the stability and safety of the land, prior to any development commencing on site.

9. Prior to the commencement of development, the intrusive site investigations as required by condition 8 shall be undertaken in accordance with the approved scheme. This shall be followed by the submission of a report to the Local Planning Authority, setting out the findings of the intrusive site investigations.

Reason

To establish if remedial works to treat areas of shallow mine workings are required and to ensure the safety and stability of the proposed development to accord with Policy PSP22 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.

This information is required prior to the commencement of development as it is first necessary to establish whether historic coal mining has affected the stability and safety of the land, prior to any development commencing on site.

10. Should intrusive site investigations carried out in accordance with condition 8 and 9 require remedial works, details shall be submitted to the Local Planning Authority for written approval and development should be carried out in accordance with the approved details.

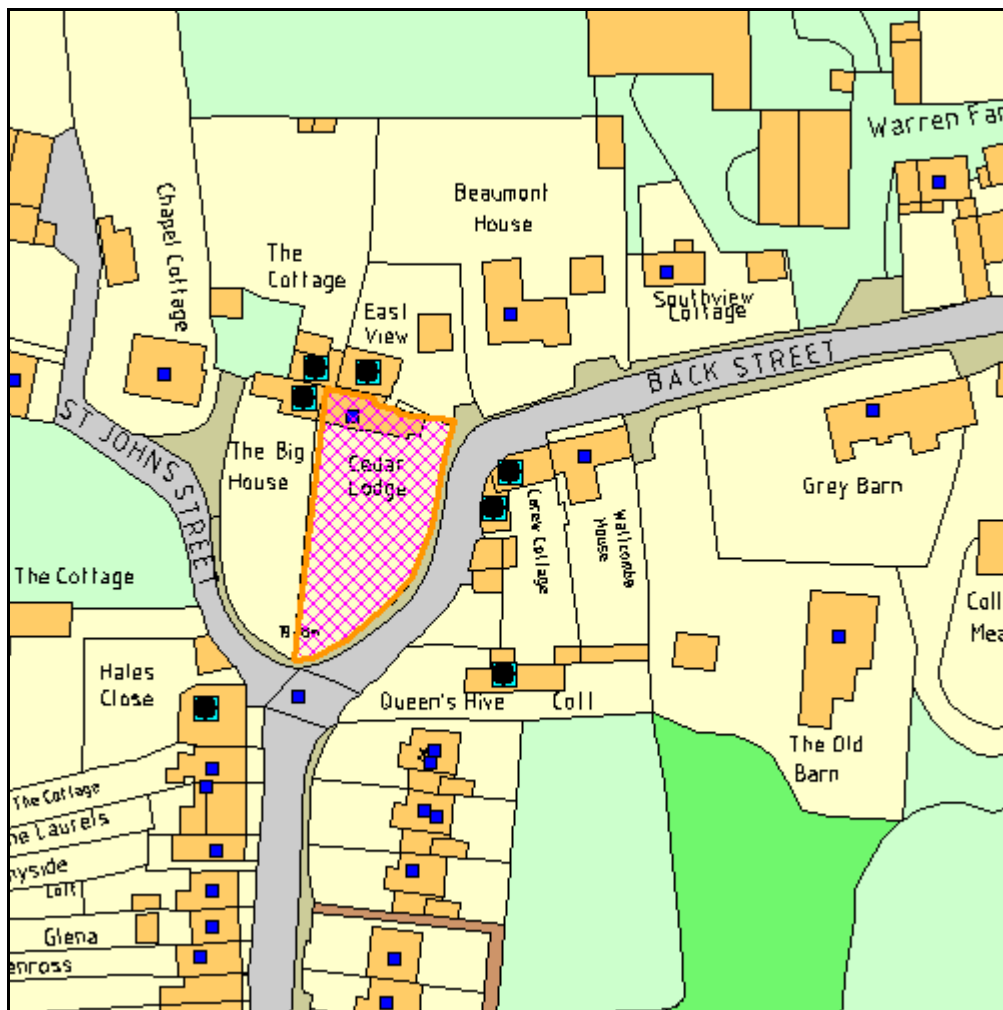
Reason

To ensure the safety and stability of the proposed development and to ensure any necessary remedial works are carried out prior to the commencement of development. To accord with Policy PSP22 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.

CIRCULATED SCHEDULE NO. 18 – 14 DECEMBER 2018

App No.:	PK18/3426/F	Applicant:	Mr And Mrs J Ruthven
Site:	Cedar Lodge Back Street Hawkesbury Upton Badminton South Gloucestershire GL9 1BB	Date Reg:	25th July 2018
Proposal:	Erection of garden timber cabin.	Parish:	Hawkesbury Parish Council
Map Ref:	378076 187148	Ward:	Cotswold Edge
Application Category:	Householder	Target Date:	14th September 2018



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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.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is circulated as a result of a consultation response from the Parish Council which is contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a garden timber cabin within the residential curtilage of Cedar Lodge, Back Street, Hawkesbury Upton.
- 1.2 Cedar Lodge forms part of a Grade II listed property which has been subdivided into 4no individual properties. The application site is therefore located within the setting of a listed building and sits within Hawkesbury Conservation Area and the Cotswolds Area of Outstanding Natural Beauty.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

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

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

- PSP1 Local Distinctiveness
- PSP8 Residential Amenity
- PSP11 Transport
- PSP16 Parking Standards
- PSP17 Heritage Assets and the Historic Environment
- PSP38 Development within Existing Residential Curtilages
- PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/2379/LB
Retention of 5 no. replacement windows.
Approved: 08/10/2002
- 3.2 P96/2602/L
Demolition of bradstone wall and replacement with drystone wall and resiting entrance gates.
Approved: 06/01/1997
- 3.3 N76
Comprising or including works for the alteration or extension of a listed building. Erection of double domestic garage and garden store. (In accordance with Drawing No. 74/37/1/1DO received by the Council on 28th August 1974).
Approved: 20/12/1974

4. CONSULTATION RESPONSES

4.1 Hawkesbury Parish Council

Objection:

- The position of the outbuilding, visible from the road- could it be placed closer to the existing shed.
- Size is a concern
- Clarification as to what the outbuilding will be used for “recreational use”
- What amenities will be installed

4.2 Listed Building & Conservation Officer

In light of the distance from the listed building and the intervening planting, in principle, a proposed garden room structure in this location could ensure that the setting of the listed building is largely preserved. However to ensure that there is no resultant adverse impact, a more refined design should be considered. The garden room is also excessive in height and should be reduced to decrease its potential presence.

The substantial planting to the southern boundary should screen views to and from the site sufficiently that it will have no impact on the public realm. Consequently, the character and appearance of the conservation area would be preserved.

4.3 Landscape Officer

Concern regarding construction in relation to trees. Looking at aerial photos the proposed location is amongst a canopy of trees and, notably, a cedar tree. If consent in this location is felt to be acceptable then a tree survey may be required to ensure root zone protection.

Any screening of the structure currently relies on existing vegetation which, apart from ivy and some laurel in places, is largely deciduous, potentially making the building more visible during winter months. If consent were felt to be acceptable then it is suggested that the building be screened with evergreen shrub planting such as Portuguese laurel

(Prunus lusitanica) or laurustinus (Viburnum tinus) especially on the elevations visible from the road.

At the southern end of the neighbouring garden are some unfinished/dilapidated sheds of a more traditional design that are largely screened by laurels. Consider moving the proposed location closer to the existing garden structures

4.4 Tree Officer

Only concern being the cabin does not impact the existing Blue Atlas Cedar. The tree appears to be of good quality, providing significant amenity within the Conservation Area.

Whilst I accept it is not the intention to damage the tree, without the proper safeguards this could easily happen.

To this end, I would recommend that a Tree Protection Plan and Arboricultural Method Statement that lay out the steps to be taken in order to prevent the proposal having a deleterious effect on the retained vegetation are submitted and approved.

Other Representations

4.5 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. Of particular importance is Policy PSP17 of the PSP Plan which states development affecting listed buildings and conservation areas are expected to preserve, and where appropriate, enhance the those elements which contribute to their historic interest and character. The proposal accords with the principle of development subject to the consideration below.

5.2 Design, Visual Amenity and Heritage

The proposed development consists of a single storey cabin which would create a recreational space within the garden of the host property, Cedar Lodge. The proposal would be constructed of timber and consist of a grass and herb 'green roof'. It would be 4.77 metres in length and 3.51 metres in depth; it would consist of a flat roof with a height of 2.5 metres. The proposal is considered to be of an appropriate size and scale within the context of the site.

5.3 The application site is located within the setting of Grade II listed Cedar Lodge and falls within the Hawkesbury Conservation Area. The proposal would be located at the southern end of the application site, approximately 31 metres

from the aforementioned heritage asset. As highlighted by the Conservation Officer, the separation distance from the listed building, and the intervening planting, ensures that the setting of the listed building is preserved. The proposal was re-located during the course of the application to position it at the southern end of the site, this reflects the siting of existing timber sheds on the neighbouring property. The existing shrubs on the boundary help to mitigate the impact of the proposal on the Conservation Area and the proposed further planting combined with the 'green roof' further soften the proposals impact on the public realm during winter months. It is therefore considered that the proposal would not result in significant harm to the listed building or Conservation Area and as such would not undermine policy PSP17 of the PSP Plan.

5.4 The application site sits within the Cotswolds Area of Outstanding Natural Beauty. Paragraph 172 of the NPPF states that great weight should be given to conserving landscape and natural beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to landscape and scenic beauty. The proposal is not considered to significantly harm the character of the surrounding area and in turn is not considered to harm the AONB and would therefore not undermine paragraph 172 of the NPPF.

5.5 Overall, it is considered that the proposed cabin would not be detrimental to the character of the host dwelling or the surrounding area and is of an acceptable standard of design. As such, the proposal is deemed to comply with Policy CS1 of the Core Strategy and Policy PSP17 of the PSP Plan.

5.6 Landscape and Trees

The application site consists of a 1 metre high natural stone wall boundary treatment with adjacent shrubs and trees acting as a screen from the public realm. All existing garden trees and shrubs would remain undisturbed and the application is proposing further planting to each side of the proposed cabin. The proposed planting would consist of *Prunus lusitanica* or *Viburnum tinus* as suggested by the Landscape Officer. Any gaps in the existing boundary planting would be inter planted with *Prunus lusitanica* or *Viburnum tinus*. This is considered by the Officer to act as a sufficient screen from the public realm, a condition will be included on the decision notice to ensure the proposed planting is carried out in accordance with the submitted plans. The proposal would be located relatively close to an existing established Blue Atlas Cedar tree, the proposal would sit on a reinforced concrete slab and although no damage to the tree is anticipated or intended, to ensure the existing tree is safeguarded a condition will be included on the decision notice for an arboricultural method statement and tree protection plan to be submitted and approved by the Council prior to the erection of the proposed cabin.

5.7 Residential Amenity

Policy PSP8 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

5.8 Considering the siting and single storey nature of the proposal, it would not appear to result in an overbearing or overlooking impact, nor is it considered to alter the existing levels of light afforded to the neighbouring occupiers. Furthermore, sufficient private residential amenity space would remain for the occupiers of the host dwelling following development. Therefore, the proposal is deemed to comply with policy PSP8 of the PSP Plan.

5.9 Sustainable Transport and Parking Provision

The application is not proposing any additional bedrooms, nor is it impacting the existing parking provision. As such, no objections are raised in terms of transport.

5.10 Equalities

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

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

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: James Reynolds
Tel. No. 01454 864712

CONDITIONS

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

Reason

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

2. Prior to the commencement of the works hereby approved, an arboricultural report containing an arboricultural method statement and tree protection plan shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason

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

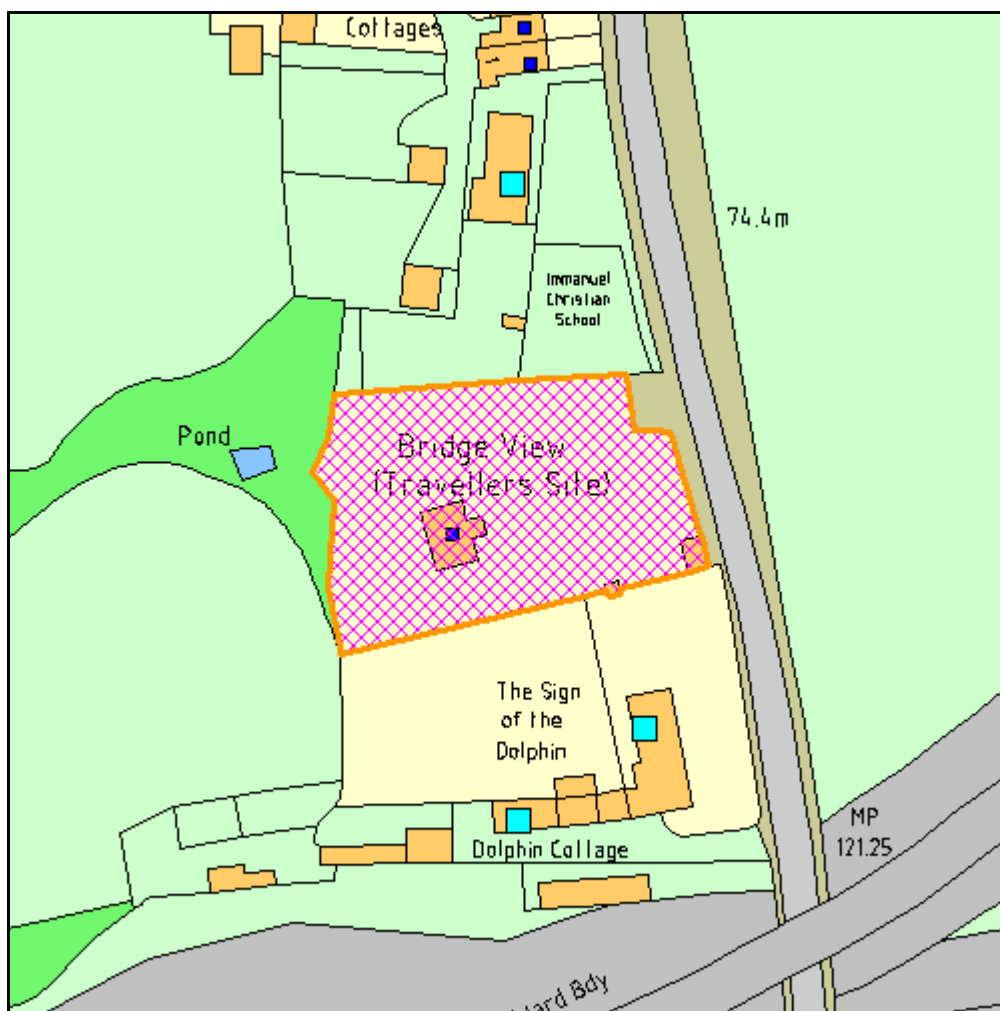
3. All hard and soft landscape works shall be carried out in accordance with the approved details (D.JR.18.07.01A). The works shall be carried out as set out within the first planting season following the commencement of works.

Reason

To ensure a satisfactory standard of appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 18 – 14 DECEMBER 2018

App No.:	PK18/4984/RVC	Applicant:	Mr And Mrs John And Karen O Connor
Site:	Bridge View Westerleigh Road Westerleigh South Gloucestershire BS37 8QG	Date Reg:	6th November 2018
Proposal:	Variation of condition 2 attached to planning permission PK18/2925/F to include the wording 'and any dependent family' and removal of condition 3 to facilitate change to condition 2.	Parish:	Westerleigh Parish Council
Map Ref:	369907 180393	Ward:	Westerleigh
Application Category:	Minor	Target Date:	31st December 2018



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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 report appears on the Circulated Schedule following comments from the Parish Council contrary to Officer recommendation.

1. THE PROPOSAL

1.1 The application has been submitted under section 73 of the Town and Country Planning Act 1990 and seeks permission for the variation of condition 2 attached to planning permission PK18/2925/F to include the wording 'and any dependent family' and removal of condition 3 to facilitate change to condition 2.

1.2 Condition 2 on application PK18/2925/F reads as follows:

The mobile home and one amenity block/dayroom hereby permitted shall be occupied only by Mr H R Elsey.

Reason:

The permission has been granted solely having regard to the special circumstances of the case and any use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Development Plan, and any other material considerations.

Condition 3 reads:

If the pitch hereby approved, ceases to be occupied by the person named in condition 2 above, the use of that individual pitch hereby permitted shall cease and all relevant materials and equipment brought onto the premises in connection with the pitch, including the amenity block, shall be removed. Within 6 months of that time the land shall be restored to its condition before the use commenced.

Reason:

The permission has been granted solely having regard to the special circumstances of the case, and any use not in accordance with the requirements of the condition would require further consideration of the Local Planning Authority in the light of the Development Plan, and any other material considerations.

1.3 The application site relates to land adjacent to Bridge View, Westerleigh road, Westerleigh, an established Gypsy and Traveller site. The site is safeguarded by policy CS21 of the South Gloucestershire Local Plan Core Strategy 2013. The application site is sited beyond any settlement boundary within the open countryside and in the Bristol/Bath Green Belt. Heritage assets in the form of grade II listed buildings are present adjacent to the site.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning (Pre-Commencement Conditions) Regulations 2018

National Planning Policy Framework (July 2018))

National Planning Policy Framework (Technical Guidance)

Planning Policy and Gypsy and Traveller Sites (PPTS). On August 31 2015 CLG issued an updated version of planning policy for Traveller sites (PPTS).

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment".

Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2nd Edition)

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
CS21	Gypsy and Traveller Accommodation
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
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
PSP21	Environmental Pollution and Impacts

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

Planning Policy for Traveller Sites document (March 2012)

South Gloucestershire Gypsy and Traveller Accommodation Assessment (GTAA) 2017; update February 2018

3. RELEVANT PLANNING HISTORY

Most relevant planning history:

- 3.1 PK18/2925/F Erection of 1no day room and siting of 1no mobile home and associated works.
Approved 20.9.18
- 3.2 PT13/2912/F Approved 23.10.13
Erection of front porch to existing day room.
- 3.3 PT11/3324/F Approved 26.4.12
Change of use of land for 2no. permanent gypsy and traveller pitches to include the stationing of 2no. mobile homes and retention of 1 transit pitch. Erection of 1no. day room.
- 3.4 PT10/0960/F Approved 14.6.10
Change of use of land to gypsy caravan site to facilitate the retention of 1 no. existing mobile home and the siting of additional mobile home and erection of day room.
- 3.5 PT09/5184/F Split decision 16.11.09
Change of use of land to gypsy caravan site to facilitate the retention of 1 no. existing mobile home and the siting of additional mobile home and erection of day room.

4. CONSULTATION RESPONSES

4.1 Westerleigh Parish Council

Objection:

The Parish council feel that a new specific person may be named in condition 2 but that condition 3 should remain in order to safeguard the use of the site. It is hoped that would help ensure and encourage a single named person to have some stability and become settled in their community and environment.

4.2 Other Consultees

Corporate Travellers Unit

No objection

Lead Local Flood Authority

No objection

Archaeology

No objection

Sustainable Transport

No objection

Other Representations

4.3 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application is submitted under Section 73 of the Town and Country Planning Act 1990. In accordance with Section 73(2) in determining such an application the Local Planning Authority shall consider only the question of the conditions subject to which planning permission has been granted. The Planning Practice Guidance advises that every condition must always be justified by the Local Planning Authority on its own planning merits on a case by case basis. Furthermore, it advises that any proposed condition that fails to meet any of the six tests should not be used. Paragraph 55 of the NPPF states that planning conditions should only be imposed where they are:

1. Necessary;
2. Relevant to planning;
3. Relevant to the development to be permitted;
4. Enforceable
5. Precise;
6. Reasonable in all other respects.

5.2 Being mindful of the reasons for attaching the condition in the first place, when assessing this application Officers will consider the implication of the personal conditions on the site and policy. Following this, it will also need to be considered what conditions attached to application PK18/2925/F need to be carried forward and if any further conditions need to be attached to any new consent.

Assessment

5.3 Planning application PK18/2925/F gave approval for the intensification of an existing Gypsy and Traveller site which has been established at this location for a number of years as demonstrated in the planning history above.

5.4 The site is located in the Bristol and Bath Green Belt and a case of very special circumstances was put forward and accepted to justify the new development on this site. In this case the health of an elderly relative was considered to outweigh any harm to the Green Belt and also the intensification of an existing and established Gypsy and Traveller site counted in its favour.

5.5 Condition 2 and 3 are related. Condition 2 was made specifically to allow the named person to occupy the new pitch but failed to specify that other dependent relatives could be included. This was an oversight and it is entirely reasonable that a named person and other dependent relatives can be allowed to occupy the proposed new pitch as it would have no greater impact on openness than that previously approved. On this basis Condition 2 can be amended to include any dependent relatives.

5.6 Moving on the condition 3. Given that the amendment to condition 2 has been justified above and dependent relatives are allowed to occupy the pitch condition 3 would not apply. Its removal is therefore accepted. If further

justification were required, it could be argued that given the lack of supply of Gypsy and Traveller pitches in South Gloucestershire, the retention of one pitch would be to the overall benefit of this group. This carries significant weight in any assessment.

5.7 Other conditions attached to PK18/2925/F

Planning permission PK18/2925/F was approved subject to 7 other conditions. The effect of an application under Section 73 of the Act is to grant a wholly new planning permission. Therefore, the conditions attached to any original consent should be replicated on a new permission, reviewed or removed.

5.8 Condition 1

This condition relates to the implementation of development within 3 years from the date of permission, in line with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended). The development has not been implemented and as such this condition needs to be carried over. However, as section 73 applications cannot be used to extend the life of applications, the original time limit will be retained within the condition.

5.9 Conditions 2 and 3 have been dealt with above.

5.10 Condition 4

This condition limits the occupation of the pitch to persons falling under the definition of Gypsy and Travellers in Annex 1 of the Glossary to the DCLG document Planning Policy for Traveller Sites August 2015. It is recommended that this is carried forward.

5.11 Condition 5

This condition relates to there being no outside storage to minimise the impact on the character and visual amenity of the landscape and the Green Belt and the setting of the adjacent listed buildings. It is recommended that this condition is carried forward.

5.12 Condition 6

This condition declares the mobile home shall not exceed the footprint dimensions as shown on submitted drawings, again to minimise the impact on the character and visual amenity of the landscape and the Green Belt and the setting of the adjacent listed buildings. It is recommended that this condition is carried forward.

5.13 Condition 7

This condition state the development shall be complete in accordance with the submitted drawings. The reason being to minimise the impact on the character and visual amenity of the landscape and the Green Belt and the setting of the adjacent listed buildings and it is again recommended that this condition is carried forward.

5.14 Condition 8

This condition specifies no commercial activities shall take place on the land, including the storage of materials. The reason being to minimise the impact on the character and visual amenity of the landscape and the Green Belt and the

setting of the adjacent listed buildings and it is again recommended that this condition is carried forward.

5.15 Condition 9

This is a prior to commencement condition regarding the potential for contaminated land. The applicant has indicated agreement that this condition can be pre-commencement to investigate further and to avoid any unnecessary remedial action in future and to ensure that adequate measures have been taken to mitigate against contaminated land it is recommended that this condition be taken forward.

5.16 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.

5.17 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.

5.18 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 a positive impact through the provision of additional specialist accommodation.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That condition 2 attached to planning permission PK18/2925/F is varied to include the wording 'and any dependent family' and condition 3 is removed.

Condition 2 is varied as follows:

The mobile home and one amenity block/dayroom hereby permitted shall be occupied only by Mr H R Elsey and any dependent family

Reason

The permission has been granted solely having regard to the special circumstances of the case and any use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Development Plan, and any other material considerations..

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 the original permission.

Reason

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

2. The mobile home and one amenity block/dayroom hereby permitted shall be occupied only by Mr H R Elsey and any dependent family.

Reason:

The permission has been granted solely having regard to the special circumstances of the case and any use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Development Plan, and any other material considerations.

3. The pitch hereby approved shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1: Glossary to the DCLG document Planning Policy for Traveller Sites August 2015.

Reason

To ensure that the site is not occupied by people other than those of Gypsy and Traveller status, given the limited availability of Gypsy and Traveller sites within South Gloucestershire.

4. There shall be no outside storage on the site.

Reason:

In order to minimise the impact upon the character and visual amenity of the landscape and the Green Belt; and the setting of the adjacent listed buildings and to accord with Policy PSP7, PSP2, PSP11 and PSP17 of the South Gloucestershire Policies Sites and Places Plan (Adopted) November 2017.

5. The mobile home hereby approved shall be positioned as shown, and shall not exceed the foot print dimensions as shown upon Drawing: Proposed floor plan and elevations block plan Numbered PL 01. Thereafter the approved development shall be retained as such.

Reason:

In order to minimise the impact upon the character and visual amenity of the landscape and the Green Belt; and the setting of the adjacent listed buildings and to accord with Policy CS1 of the South Gloucestershire Council : Core Strategy (Adopted) 2013, Policy PSP7, PSP2 and PSP17 of the South Gloucestershire Policies Sites and Places Plan (Adopted) November 2017.

6. The development hereby approved shall be completed strictly in accordance with the details shown upon drawing : Proposed floor plan and elevations Number PL 03 for the mobile home and drawing : Proposed floor plan and elevations block plan Number PL 01 which shows the day room.

Reason:

In order to minimise the impact upon the character and visual amenity of the landscape and the Green Belt; and the setting of the adjacent listed buildings and to accord with Policy CS1 of the South Gloucestershire Council : Core Strategy (Adopted) 2013, Policy PSP7, PSP2 and PSP17 of the South Gloucestershire Policies Sites and Places Plan (Adopted) November 2017.

7. No commercial activities shall take place on the land, including the storage of materials.

Reason:

In the interests of highway safety and in order to minimise the impact upon the character and visual amenity of the landscape and the Green Belt; and the setting of the adjacent listed buildings and to accord with Policy PSP7, PSP2, PSP11 and PSP17 of the South Gloucestershire Policies Sites and Places Plan (Adopted) November 2017.

8. A) Desk Study - Previous historic uses of land within 250m of the site may have given rise to contamination. No development shall commence until an assessment of the risks posed ground gases from the quarry fill shall have been carried out and submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175 Investigation of potentially contaminated sites and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site.

B) Intrusive Investigation/Remediation Strategy - Where following the risk assessment referred to in (A), a potential risk from ground gases is identified, no development shall take place until a ground gas survey has been carried out. A report shall be submitted for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes. Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development is occupied.

C) Verification Strategy - Prior to first occupation, where works have been required to mitigate contaminants (under condition B) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

Reason

This is a prior to commencement of development to avoid any unnecessary remedial action in future and to ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

The applicant has agreed this can be included as a pre-commencement condition.

CIRCULATED SCHEDULE NO. 18 – 14 DECEMBER 2018

App No.:	PT18/3013/O	Applicant:	Mrs Harraway
Site:	Land Adjacent To The Lodge Gloucester Road Grovesend Thornbury South Gloucestershire BS35 3TU	Date Reg:	10th July 2018
Proposal:	Conversion and extension of existing stable buildings to create 1no. dwelling and 1no. storage room (Outline) with access and layout to be determined and all other matters reserved.	Parish:	Thornbury Town Council
Map Ref:	365868 189566	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	31st August 2018



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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.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Under the current scheme of delegation it is therefore required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 Outline planning permission is sought for the conversion and extension of existing stable buildings to create 1no. dwelling and 1no. storage room, with access and layout to be determined and all other matters reserved. The application relates to a parcel of land adjacent to The Lodge, Grovesend.
- 1.2 The application site consists of a number of outbuildings and a manège. The site was previously associated with the residential unit at The Lodge, however it is understood that the site and this property are now under separate ownership. The site is located along the A38, outside of the defined settlement boundary of Thornbury. The site is separated from the designated highway by a substantial row of vegetation. The site is bounded on its northern, southern and eastern sides by open fields.
- 1.3 As originally submitted, the proposal sought outline consent for the conversion and extension of 3no. stable buildings to create 2no. new dwellings and an ancillary storage room. However following discussions with the applicant, the total number of stable buildings to be converted was reduced to two, with one being converted to a dwelling and one to an associated storage room. To this end, amended plans were submitted to the Local Planning Authority on 1st October 2018. Following this, a further round of consultation was carried out from 15th November 2018 to 6th December 2018.
- 1.4 A preliminary ecological survey and structural survey were also submitted on 1st October 2018, in support of the application.

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
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

3.1 **PT12/4049/F**

Erection of 2 no. detached dwellings with associated works. (Re Submission of PT12/0758/F)

Refused: 28.01.2013

Appeal dismissed: 29.10.2013

3.2 **PT12/0758/F**

Erection of 2no. detached dwellings with associated works.

Refused: 14.05.2012

3.3 **PT01/2450/O**

Erection of dwelling (outline)

Refused: 26.09.2001

Appeal dismissed: 30.04.2002

3.4 **P97/2447**

Construction of all-weather riding arena.

Approved: 04.12.1997

3.5 **P95/1046**

Change of use of 0.24 hectares of agricultural land for the manufacture, storage and distribution of timber products and fencing. Erection of building (totalling 398 square metres) for storage of timber products and fencing.

Refused: 08.03.1995

Appeal dismissed: 19.01.1996

3.6 **P94/1364**

Change of use of land for the manufacture, storage and distribution of timber products and fencing. Erection of building) totalling 494.4 square metres) for the manufacture and storage of timber products and fencing.

Refused: 14.09.1994

Appeal dismissed: 16.06.1995

3.7 **P92/2391**

Use of land and buildings for manufacture, storage and distribution of timber products and fencing

Approved: 09.12.1992

3.8 **P91/2366**

Use of land and buildings for manufacture, storage, distribution and sale of timber products and fencing

Refused: 13.11.1991

3.9 **P91/1107**

Use of land and buildings for the manufacture storage and sale of timber fencing and buildings.

Refused: 13.03.1991

3.10 **P90/2763**

Use of the land and buildings for the manufacture, storage and sale of timber fencing and buildings

Refused: 06.12.1990

3.11 **P87/1264**

Change of use of property from residential to offices.

Refused: 01.04.1987

3.12 **P84/1994**

Erection of single storey side extension to provide dining room and bedroom.

Approved: 08.08.1984

3.13 **P84/1457**

Use of land for the storage of touring caravans.

Refused: 18.07.1984

Pre-application advice

3.14 **PRE17/1050**

Conversion / extension of existing outbuildings (stables) to create two new dwellings and construction of one new dwelling.

Response sent: 30.01.2018

Conclusions

Overall, should you wish to proceed to full application stage, it is recommended that the proposed new dwelling is omitted from any scheme, as it is not considered that the erection of a new build dwelling at this location would be acceptable in principle. The extension/conversion of the outbuildings may be acceptable in principle, subject to the proposals meeting the criteria outlined in policy PSP40 of the Policies, Sites and Places Plan. Should the conversion of the outbuildings be found to be acceptable in principle, the proposal would need to be assessed against further relevant policy. Further details would need to be submitted in order for an assessment to be carried out.

4. CONSULTATION RESPONSES – FIRST ROUND OF CONSULTATION

4.1 **Thornbury Town Council**

Objection – Concerns due to prominent position and therefore impact on rural character and landscape, and also development is outside development boundary.

4.2 Other Consultees

Sustainable Transport

Objection subject to further information – Intensification of use of access on to A38 would cause severe highway safety impact. However acknowledged that there has been a commercial use at site in the past, and if extant, highway safety impact of residential development would not be greater than commercial use, and as such impact would not be severe. Further clarification required.

Lead Local Flood Authority

No objection - The proposed method for managing foul effluent has not been specified as part of this application. These details however can be confirmed at the Reserved Matters stage.

Ecology Officer

Objection – the site has potential for protected species, and no ecological information has been provided.

Landscape Officer

No apparent visual landscape objection. However landscape scheme should be submitted.

Tree Officer

There are no objections to this application provided that all works are in accordance with the submitted Arboricultural report and tree protection plan which will need to be conditioned.

Environmental Protection

No objection subject to informative.

Other Representations

4.3 Local Residents

No comments received

5. CONSULTATION RESPONSES – SECOND ROUND OF CONSULTATION

5.1 Thornbury Town Council

No further comment received

5.2 Other Consultees

Sustainable Transport

Given the planning history on the site, it is accepted that the residential movements would substitute the employment movements generated from the site. Although previous residential developments were refused, they were not done so on transportation grounds. It would therefore be hard to sustain a transportation objection to the proposal in this respect. Site is fairly remote from services in Thornbury, however facilities could be accessed via footway network and public transport network.

Lead Local Flood Authority
Previous comments still stand

Ecology Officer
No objection subject to conditions

Landscape Officer
No further comment

Tree Officer
No further comment

Environmental Protection
No further comment

Other Representations

5.3 Local Residents
No comments received

6. ANALYSIS OF PROPOSAL

- 6.1 Principle of Development
The application seeks outline consent for the conversion of existing buildings to create a new residential unit and associated storage room. The site is situated outside of any defined settlement boundary.
- 6.2 Policies CS5 and CS34 of the Core Strategy state that new build housing should be limited to urban areas and established settlement boundaries. Therefore the proposal is contrary to the adopted development plan as it proposes new dwellings outside of any established settlement boundaries as shown on the Proposals Map, and within the open countryside.
- 6.3 However policy PSP40 of the Policies, Sites and Places Plan does allow for certain types of residential development in the countryside. One such category of development is the conversion and re-use of existing buildings for residential purposes where:
- i. the building is of permanent and substantial construction; and
 - ii. it would not adversely affect the operation of a the rural business(es) or working farm(s); and
 - iii. any extension as part of the conversion or subsequently is not disproportionate to the original building; and
 - iv. if the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting
- 6.4 PSP40 also outlines that development proposals including any alterations, extensions or the creation of a residential unit, will only be acceptable where

they do not have a harmful effect on the character of the countryside, or the amenities of the surrounding area.

- 6.5 In order to satisfy part (i), a structural survey has been submitted in support of the application. The survey concludes that buildings A and B (as shown on the proposed block plan), are not showing any signs of distress and appear to be in good condition. Whilst some retro fitting of insulation and damp proofing would be required in order to convert the buildings, it is concluded that the buildings are of a permanent and substantial construction. The assessment made during an officer site visit is consistent with these conclusions, and it is considered that the buildings are sufficiently permanent and substantial. The proposal therefore meets criterion (i).
- 6.6 In terms of part (ii), the site does not form part of a working farm. Whilst it is acknowledged that there have been some commercial activities at the site in the past, these uses appear to have ceased some time ago. In recent times, the site has been used for the keeping of horses, in association with the residential property at The Lodge. However the site is no longer required for this purpose, and is therefore currently redundant. Overall it is not considered that the proposal would adversely affect the operation of a the rural business(es) or working farm(s). The proposal therefore meets criterion (ii).
- 6.7 As scale is not a matter to be determined at this stage, only indicative elevational plans have been provided at this stage. However the plans that have been provided indicate that the only increase to the scale of any building would be a slight increase in roof height of building B. The footprint is not to be increased, and as layout is to be determined at this stage, the footprint can be secured. Overall, there is considered to be a sufficient degree of likelihood that any extensions to the buildings would remain proportionate to the original building. As such, the proposal is considered to meet criterion (iii).
- 6.8 It is noted that the buildings are no longer used for the keeping of horses, and can therefore be considered as redundant/disused. At present, whilst the existing buildings and manège are considered to be typical features of a rural site, they are not considered to significantly enhance the character of the area or appearance of the surrounding landscape. Other than the buildings and manège, the site is made up of relatively unmaintained areas of hardstanding and gravel. The lack of use has also resulted in the buildings appearing somewhat dilapidated. Overall, it is considered that the replacement of two dilapidated buildings with residential units, and the provision of additional landscaped areas would enhance the overall appearance and setting of the site. As such, the proposal is considered to meet criterion (iv).
- 6.9 As previously noted, it is likely that the only extension to any building will be the minor increase in the height of building B. The site would remain largely open, with no additional structures proposed. Whilst the provision of garden fencing would reduce openness to some extent, it is not considered that the development would have any significant impact on the character of the countryside or amenities of the surrounding area.

- 6.10 On the basis of the assessment set out above, and provided that the scale of the building remains largely consistent with the indicative plans put forward at this stage and the scale not significantly increased at reserved matters stage, the proposal is considered to comply with the provisions of policy PSP40. The development is therefore acceptable in principle.
- 6.11 The development is acceptable in principle under the provisions of policy PSP40. However the proposal is to be reviewed against other relevant areas of assessment in order to identify any potential harm arising from the development. The key areas of assessment in this case are impacts on visual amenity, impacts on the surrounding landscape, impacts on residential amenity, and impacts on the surrounding transport network. The impact of the development on wildlife habitats, trees and vegetation and site drainage will also be considered.
- 6.12 Design, Visual Amenity and Landscape Impacts
Policy CS1 of the Core Strategy is the principal design policy. This policy requires development to meet the 'highest possible' standards of site planning and design. Development proposals are required to demonstrate that they respect and enhance the character, distinctiveness, and amenity of the site and its context and that the density and overall layout is well integrated into the existing adjacent developments.
- 6.13 In terms of a landscape impact, policy PSP2 of the Policies, Sites and Places Plan outlines that development proposals should seek to conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape. Furthermore, policy CS34 of the Core Strategy outlines that development proposals will seek to protect, conserve and enhance the rural areas' distinctive character and beauty.
- 6.14 It is acknowledged that the development would fundamentally alter the rural character of the site. However as previously touched upon, the site at present is somewhat dilapidated in terms of its appearance. Furthermore, the site is not considered to exhibit any special character or distinctiveness, which should necessarily be protected. As such, provided that an appropriate scheme of landscaping is agreed at reserved matters stage, it is not considered that the domestication of the site would result in any significant harm to visual amenity.
- 6.15 To add to this, the site is bordered on its western boundary by a substantial hedgerow, as well as other forms of vegetation. As such, any views in to the site from the public areas offered along the A38 are extremely limited. In this respect, the overall impact of the development on the character and distinctiveness of the immediate locality would be minimal
- 6.16 In terms of the physical appearance of the proposed dwelling and outbuilding, this is not a matter to be determined at this stage. However there is no in principle objection to the conversion of the buildings from a visual perspective. The proposed dwelling is sufficiently separated from the main dwelling at The Lodge, and as such any development should not be required to assimilate the appearance or form of this dwelling. Given the degree of separation and the

- scale of the works, it is also not considered that the development would significantly erode the character of setting of the neighbouring dwelling.
- 6.17 In terms of landscape impacts, it is noted that the site opens out in to large fields to the north, south and east. Whilst the proposal would represent the encroachment of residential development towards this rural landscape, the landscape is not considered to be particularly special or unique. On this basis, and due to the fact that the site is already developed, it is not considered that the development would have any significant detrimental impacts on the character or beauty of the surrounding landscape.
- 6.18 Overall, no fundamental issues regarding the impact of development on the character of the area or visual amenity in general have been identified at this stage. It is also not considered that the proposal would have any unacceptable impacts on the character of the surrounding landscape. The proposal is therefore considered to accord with policies CS1 and CS34 of the Core Strategy, and policy PSP2 of the Policies, Sites and Places Plan.
- 6.19 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. 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.
- 6.20 It is acknowledged that scale and appearance are to be determined at reserved matters stage. That said, given the degree of separation between the proposed dwelling and outbuilding, and the nearest neighbouring property at The Lodge, it is considered highly unlikely that the development would negatively impact the residential amenity of the occupants of this property. As such, there are no fundamental issues regarding the impact of the development on residential amenity have been identified at this stage.
- 6.21 It is however acknowledged that the conversion of the buildings would likely cause a degree of disruption and disturbance to nearby residents during the construction period. Whilst this is not considered to sustain a reason for refusing to grant outline consent, in the interests of protecting residential amenity, a condition will be attached to any decision restricting the permitted working hours during the construction period.
- 6.22 In terms of the provision of amenity space, the proposed dwelling would be served by a spacious garden area which would be enclosed by a boundary fence. The proposed provision of amenity space is considered to acceptable, and it is considered that an acceptable standard of living would be afforded to any prospective occupants.
- 6.23 Subject to the aforementioned condition restricting working hours, it is not considered that the development would have any unacceptable impacts on

residential amenity. The proposal therefore accords with policy PSP8 of the Policies, Sites and Places Plan.

6.24 Transport

In terms of access, the concerns raised by the transport officer have been taken in to account. However it is acknowledged that a commercial use for part of the site has previously been permitted. As it would currently be possible for this use to be re-introduced, this is considered to represent a fall-back position in transport terms. As the provision of 1no. dwelling would be unlikely to generate a greater volume of vehicular movements than the commercial use, it is not considered that the development would have any severe impacts on highway safety.

6.25 In terms of parking, a number of on-site parking spaces are proposed. The level of parking proposed is considered to be sufficient, and it is not considered that the development would place any additional strain on on-street parking in the locality.

6.26 Overall it is not considered that the proposal would have any unacceptable impacts on highway safety. As such, there are no fundamental concerns from a transportation perspective.

6.27 Ecology

The ecological assessment that has been submitted at this stage is considered to be acceptable. The ecology officer has recommended that conditions be attached to any consent, requiring works to be carried out in accordance with the contents of the ecological assessment, and details of enhancement recommendations for bats and birds to be submitted to the Local Planning Authority for approval. Conditions to this effect will be attached to any decision.

6.28 Trees

The tree officer has raised no objection to the proposal, provided that works are carried out in accordance with submitted arboricultural survey. A condition to this effect will be attached to any decision.

6.29 Site Drainage

There are no fundamental concerns regarding site drainage. The proposed method for managing foul effluent has not been specified, however as suggested by the drainage officer, this can be confirmed at reserved matters stage.

6.30 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.

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

7. CONCLUSION

7.1 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.

7.2 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.

8. RECOMMENDATION

8.1 That the application be **APPROVED** subject to the conditions included on the decision notice.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

1. Approval of the details of the scale and appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in the condition above, relating to the scale and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority 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).

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

5. The hours of working on site during the period of construction shall be restricted to 0730 - 1800 on Mondays to Fridays and 0800 - 1300 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017

6. All works shall proceed in accordance with the methods laid out in Section 5 of the Preliminary Bat Roost Assessment by Smart Ecology (October, 2018). This includes avoiding disturbance and/or harm to nesting birds and roosting bats and installation of bat boxes/tubes and bird boxes and a bat friendly lighting scheme. Any deviation from these methods shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure works are carried out in an appropriate manner and in the interests of the health and wellbeing of protected species, to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

7. Prior to the first occupation of the dwelling, details of the enhancement recommendations for bats and birds as set out in Section 5 of the Preliminary Bat Roost Assessment by Smart Ecology (October, 2018), to include number, type and location of bat tiles/tubes/bird boxes/external lighting incorporated into the new building, shall be submitted to the Local Planning Authority for approval in writing. All works shall then take place in accordance with the agreed details, and shall be carried out in full within 3 months of the first occupation of the dwelling.

Reason

In pursuit of a net gain in biodiversity and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policy

PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan
(Adopted) November 2017.

CIRCULATED SCHEDULE NO. 18 – 14 DECEMBER 2018

App No.:	PT18/4215/F	Applicant:	Mr Tryfonos
Site:	South Face Cowship Lane Cromhall Wotton Under Edge South Gloucestershire GL12 8AY	Date Reg:	17th October 2018
Proposal:	Erection of first floor extension and alterations to roof line to form two storey dwelling with associated works.	Parish:	Cromhall Parish Council
Map Ref:	369670 189128	Ward:	Charfield
Application Category:	Householder	Target Date:	10th December 2018



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 100023410, 2008.

N.T.S. PT18/4215/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.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a couple of extensions to the existing dwelling to form a second storey. This includes a first floor extension and alterations to the roofline.
- 1.2 The application site relates to a detached bungalow which forms part of a mixed linear development along Cowship Lane, Cromhall.
- 1.3 In terms of constraints, the site is located outside of any defined settlement in land in the open countryside and may have potential archaeological interest. No other land designations cover the site.

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
CS5	Location of Development
CS8	Improving Accessibility
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP16	Parking Standards
PSP17	Heritage Assets
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 *Adjacent*
PT18/5038/PNGR
Prior notification of a change of use from Agricultural Building to 2 no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (resubmission of PT18/4075/PNGR).

Pending

- 3.2 PT18/4970/O
Erection of 2 No. detached dwellings (Outline) with access determined, all other matters reserved.
Pending

- 3.3 PT18/4075/PNGR
Prior notification of a change of use from Agricultural Building to 2 no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
Refusal
29.10.2018

Reason:

1. No detail in relation to the proposed parking, manoeuvring and turning space has been submitted. The Local Planning Authority therefore have been presented with insufficient information to conclude that the proposal would not be significantly harmful in terms of the effect on highway safety. Accordingly, as inadequacies have been found with the submitted information, the Local Planning Authority is unable to assess whether the proposal conforms with Schedule 2, Part 3, Class Q.2(1)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In accordance with Schedule 2, Part 3, Paragraph W.3(b) of the Order, the development should therefore be refused.

- 3.4 *Host*
P87/1667
Erection of detached bungalow (approval of details).(To be read in conjunction with P86/2052)
Approval
21.06.1987

- 3.5 P86/2052
Erection of detached bungalow. Alteration to existing vehicular access (outline).
Approval
13.08.1986

4. **CONSULTATION RESPONSES**

- 4.1 Cromhall Parish Council
Objection
- overbearing
 - out of scale with residential streetscene harming area character

4.2 Other Consultees

Wickwar Parish Council
No comment

Archaeology Officer
No objection

Sustainable Transport
No objection

Other Representations

4.3 Local Residents

1 local resident has objected. Their comments are summarised below:

- materials nor existing trees indicated on application form
- insufficient, poor quality private amenity space
- no parking details
- covering letter not public
- who occupies house currently?

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for extensions to a detached bungalow in Cromhall.

5.2 Principle of Development

Extensions and alterations are permitted in principle by policy PSP38 subject to an assessment of design, amenity and transport. However, the pending adjacent applications (PT18/5038/PNGR; PT18/4970/O) are material considerations of great weight within the context of the consideration of this application. The proposal will therefore be determined against the analysis set out below.

5.3 Design

Development should respect the character and appearance of the original property. The existing bungalow is fairly typical of others along the road, albeit on a larger footprint. It is predominantly render and part stone with a gable facing front elevation.

5.4 The massing and scale of the extensions are considered to be acceptable given its two-storey neighbour to the west. However, the materials proposed are a weakness of the design. Timber cladding and green fenestration/eaves are not appropriate, being out of keeping with the host building and the wider area. That said, it is considered continuing the existing materials upwards upon the new second storey would provide a satisfactory design solution. Final details of the materials to be used will therefore be dealt with by condition.

5.5 Amenity

Development should not be permitted that has a prejudicial impact on residential amenity. The development itself would not lead to any loss of garden land from the planning unit and therefore would provide adequate living conditions for the occupiers. However, two pending applications (PT18/5038/PNGR; PT18/4970/O) both propose giving over a large strip of the plot to a new vehicular access. Whilst this would not warrant refusal of this application, it is up to the decision-maker of both applications to ensure that

sufficient private amenity space remains for the existing house if permission is granted, as per the requirements of Local Plan policy PSP43.

5.6 If application PT18/5038/PNGR was an extant permission, the layout of the proposal would lead to room-to-room inter-visibility and overlooking of the neighbouring garden space. However, given its pending status, it is up to the decision-maker of this application to assess whether the location and siting of the barn make it practical or desirable to change to a dwellinghouse, specifically in terms of the effect on the living conditions of future occupiers. As such, this is not considered to be a reason to refuse the application.

5.7 Turning to the impact on existing neighbours, it is not considered the proposal would prejudice the amenity of occupiers at Tanglewood. Furthermore, given the first floor extension would be predominantly adjacent a neighbouring garage, it is not considered the proposal would be adversely overbearing for the occupiers of Evergreen.

5.8 Transport

The proposal would increase the number of bedrooms within the dwelling to five. Although the submitted plans lack detail on the proposed parking, the applicant states within the application form that there will be no change to the existing arrangement. Furthermore, there was ample off-street parking available at the time of the Officer's visit. Overall, there is no transportation objection to the scheme.

5.9 Other Matters

Absent details: the cover letter is now publically available, but it is considered the supplied plans are sufficiently detailed to determine the application even in the absence of this.

Silver birch: this tree was noted at the time of the Officer's visit and whilst its loss would be unfortunate, it is not protected so could be removed at any time.

Occupation: there is no definitive evidence that the application site is not in the applicant's ownership.

5.10 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.

5.11 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.

5.12 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 a neutral impact.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended to GRANT planning permission subject to the conditions listed below:

Contact Officer: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the commencement of the relevant works on site, 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 PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the revised National Planning Policy Framework.

4. The development shall be implemented strictly in accordance with the following documents:

Received 14.09.2018:

The Location Plan

Existing Elevations Plan (1732-01)

Existing Ground Floor Plan (1732-03)

Proposed Elevations Plan (1732-08)

Proposed First Floor Plan (1732-06)

Proposed Redevelopment Plan (1732-10)

Existing First Floor Plan (1732-04)

Proposed Ground Floor Plan (1732-05)

Received 03.10.2018:

Covering Letter

Received 16.10.2018:

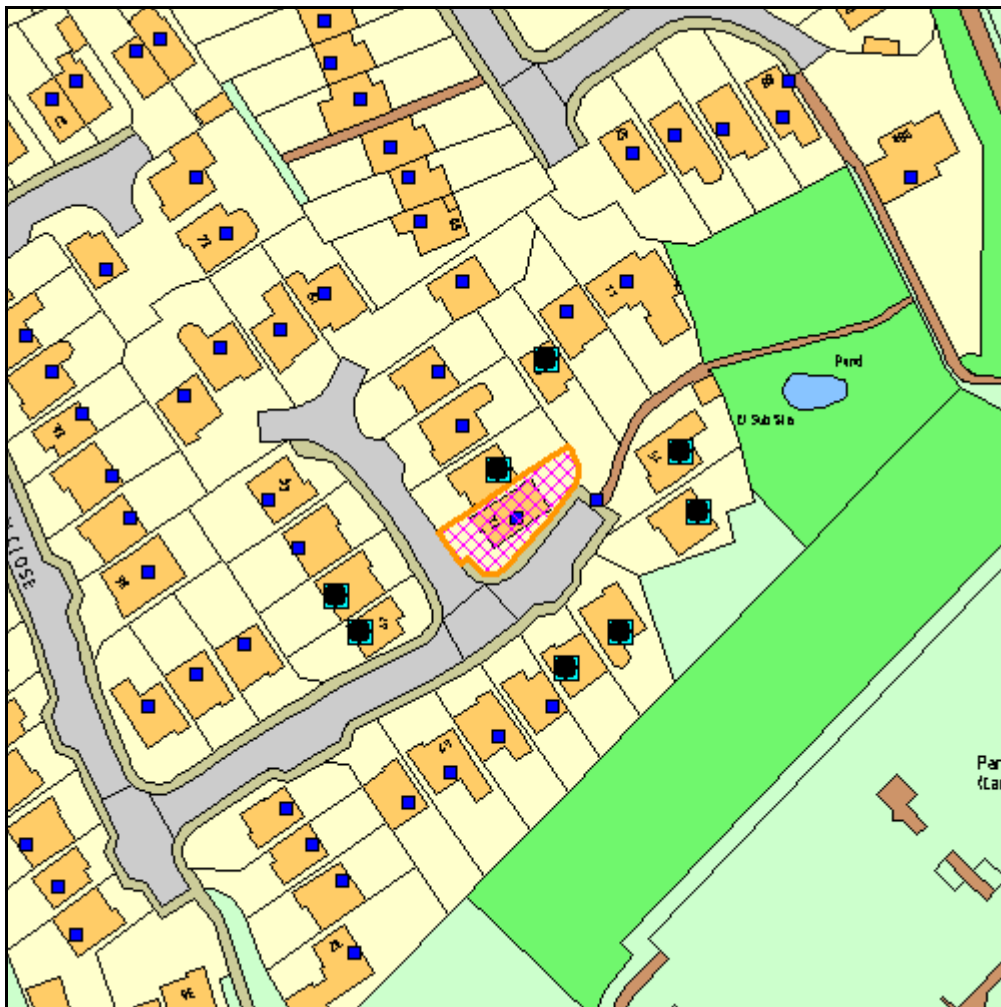
Block Plan

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 18 – 14 DECEMBER 2018

App No.:	PT18/4436/F	Applicant:	Mr Gwilym Thomas
Site:	71 Field Farm Close Stoke Gifford Bristol South Gloucestershire BS34 8XX	Date Reg:	3rd October 2018
Proposal:	Erection of first floor rear extension and single storey extension to form additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362840 179833	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	26th November 2018



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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.

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of an objection from Parish Council.

PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission to erect a first floor extension and a single storey extension at No. 71 Field Farm Close, Stoke Gifford. The application site relates to a two storey detached property siting at the end of the cul-de-sac in a suburban development of toke Gifford.
- 1.2 During the course of the application, a revised block plan has been submitted to show the parking provision of the proposal.

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
CS8 Improving Accessibility

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/1226/F Erection of 2 storey rear extension, single storey rear and single storey side extension to provide additional living accommodation. Withdrawn 24.05.07

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Objection, as the proposal would result in the creation of a fourth bedroom. The Transport Officer has identified that the garage has been converted into habitable space, and as such, with only one parking space identified the application is contrary to the Authority's parking policy.

4.2 Other Consultees

Landscape Officer: No comments

Highway Officer: advised that a scaled plan is required to indicate the location of 2 off street parking spaces (each to measure 2.4m x 4.8m) within the site boundary of number 71.

Other Representations

- 4.3 Local Residents
None Received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design and Visual Amenity

The proposed development consists of a first floor extension and a single storey extension to provide an additional bedroom on the first floor and a w.c. on the ground floor. It is noted that the existing roof structure above the bay window on the south elevation would also be extended to the proposed single storey extension.

- 5.3 The area is characterised by a group of two-storey detached dwellings finishing with brickwork and concrete tiles. Both the proposed first floor extension and single storey extension would be finished with brickwork and concrete tile to

match those of the existing dwelling. A low pitched roof is proposed for the first floor extension to incorporate the existing first floor addition. The proposed single storey extension would have a mono-pitched roof to match the roof canopy of the host dwelling. It is considered that both extensions would be acceptable in terms of scale, design and materials. Therefore, it is considered that the proposed extension would not be detrimental to the character of the host dwelling or surrounding area and is of an acceptable standard of design. As such, the proposal is deemed to comply with policy CS1 of the Core Strategy.

5.4 Residential Amenity

Policy PSP8 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

5.5 First Floor Rear Extension

The nearest to the proposed first floor extension would be No. 69 Field Farm Close. The proposed extension would not project beyond the existing single storey structure. Given that it would have a pitched roof with lower ridgeline and the projection beyond the rear elevation of No. 69 would not be significant, it is considered that the proposed extension would not cause significant overbearing impact upon the neighbouring properties. It is noted that there is a window on the neighbouring property No. 69. Whilst the proposal would introduce a bathroom window on the first floor side elevation, there is no in-principle objection as this window would be an obscured glazed. However, it is considered that the design of the windows, in terms of its opening details, need to be considered given that the proximity to the neighbour's window. To secure this, a planning condition is therefore imposed to seek the design of the proposed window prior to its installation.

5.6 Single storey side extension

Considering the siting and single storey nature of the proposal, it would not appear to result in an overbearing or overlooking impact, nor is it considered to significantly alter the existing levels of light afforded to the neighbouring occupiers. Furthermore, it is considered that sufficient private amenity space would remain for the occupiers of the host dwelling following development.

5.7 Overall, the proposed extensions are not considered to have a detrimental impact on the residential amenity of surrounding properties or the host dwelling. A planning condition is imposed to restrict the construction hours to ensure the adverse impact upon the neighbouring residents. Subject to these condition, the proposal is deemed to comply with policy PS8 of the PSP Plan.

5.8 Sustainable Transport and Parking Provision

The Parish Council's objection is noted. The proposed extension would provide an additional bedroom for this dwelling. In accordance with the adopted Residential Parking Standards, the proposal needs to provide 2 no. parking spaces within the site. To address this concern, a revised block plan has been submitted and both proposed parking spaces will meet the required standards.

Therefore there is no highway objection to the proposal subject to a planning condition securing the provision of the proposed parking facilities.

5.9 Equalities

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

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

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be 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. Matching Materials

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

Reason

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

3. Window Details

Notwithstanding the submitted plans, prior to the first installation of the proposed window at the first floor north side elevation of the proposed development hereby approved, details of the said window, including the type of opening and the proximity to the neighbouring windows, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the said window shall be glazed with obscure glass to level 3 standard or above. Development shall be carried out in accordance with the approved details. Furthermore, no windows other than those shown on the plans hereby approved shall be inserted at any time in the first floor north side elevation of the property. Development shall be carried out in accordance with the approved details.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework July 2018.

4. Implementation of parking provision

Prior to the first occupation of the proposed development hereby approved, The proposed two parking spaces shall be fully provided in accordance with the submitted revised block plan, received by the Local Planning Authority on 25 November 2018. The parking spaces shall be maintained as such 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 PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2018); Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

5. 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

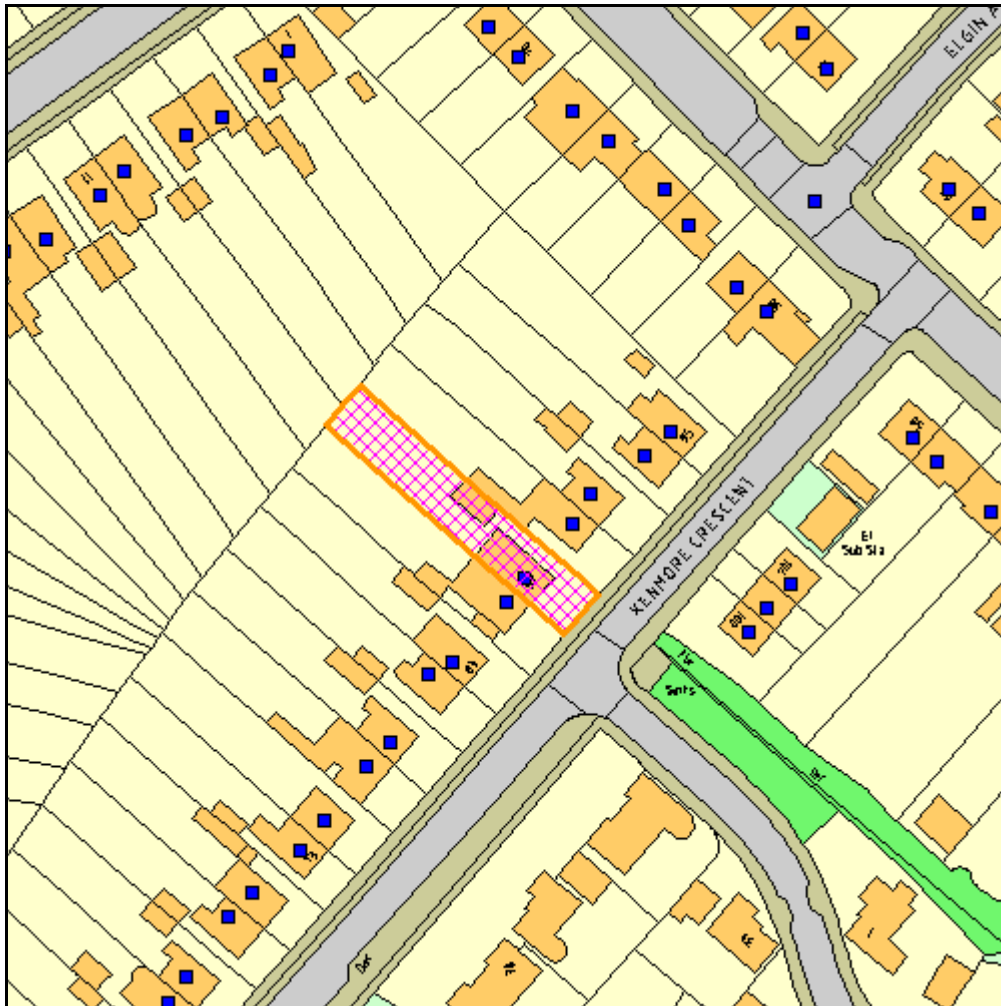
maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To minimise disturbance to occupiers of nearby dwellings and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) and the provisions of the National Planning Policy Framework July 2018.

CIRCULATED SCHEDULE NO. 50/18 – 14 DECEMBER 2018

App No.:	PT18/4778/F	Applicant:	Mr Peter Waterfall
Site:	87 Kenmore Crescent Filton Bristol South Gloucestershire BS7 0TP	Date Reg:	25th October 2018
Proposal:	Demolition of existing detached garage. Erection of single storey side and rear extension to provide additional living accommodation. Installation of raised decking area.	Parish:	Filton Town Council
Map Ref:	359505 178358	Ward:	Filton
Application Category:	Householder	Target Date:	14th December 2018



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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 The application seeks full planning permission for the erection of a single storey side and rear extension to provide additional living accommodation and the installation of raised decking area at 87 Kenmore Crescent, Filton.
- 1.2 The application site relates to a two storey, semi-detached property which is located within a residential area of Filton.
- 1.3 During the course of this application revised plans were received to address transportation concerns.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

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

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

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

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT01/2349/F – Approved - 19.10.2001
Erection of side and rear dormer windows to facilitate loft conversion
- 3.2 P93/1621 – Approved - 27.06.1993

Erection of single storey rear extension to form enlarged kitchen and dining room

4. CONSULTATION RESPONSES

4.1 Filton Parish Council

No Objection in principle - inadequate garage size, concerns over parking

Sustainable Transport

No objections

Archaeology

No comment

Bristol City Council

Bristol City Council does not wish to comment on this application as the scale and nature of the proposal does not detrimentally impact on our Authority

Other Representations

4.2 Local Residents

No comments

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design and Visual Amenity

The application seeks full planning permission for the erection of a single storey side and rear extension to provide additional living accommodation and the installation of raised decking area.

Single storey side and rear

5.3 The proposed single storey side and rear extension will form an “L” shaped wraparound to the existing dwelling. The single storey rear element will extend 3.9metres from the existing rear wall, have a width of approximately 8.6metres and have a maximum height of 4metres. The side element will extend approximately 2.4metres from the existing side elevation, have a depth of 8.4metres and a maximum height of approximately 4.1metres. The proposal will introduce a lean-to roof to the side element, a flat roof to the rear and use materials that match the existing dwelling.

- Rear decking*
- 5.4 Rear decking will be erected as part of the proposal, the decking will measure approximately 1.1metres from ground level, extend 3metres from the rear wall at its widest point and run across the entirety of the new single storey element. The decking will feature a glass balustrade frame with a maximum height of 1.1metres and introduce 5no steps to allow access to the rear garden.
- 5.5 The case officer considers the proposal to be in keeping with the domestic character of the building and will be a modest addition to the rear and side elevations.
- 5.6 Residential Amenity
Policy PSP38 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
- 5.7 In terms of amenity, the area of most concern would be the proposed decking. While the proposed decking would be more noticeable, it is not considered to have a significant impact. Furthermore, a 3metre boundary fence is proposed and will further reduce the extent to which the proposed decking area may impact upon residential amenity in terms of overbearing and overshadowing.
- 5.8 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Due to the location of the extensions, it is not considered that its erection would materially harm the residential amenity at any of the adjoining properties. Due to levels of separation, it is not deemed that the proposed extensions would impact upon the residential amenity enjoyed at properties nearby.
- 5.9 The proposal will occupy additional floor space, however sufficient private amenity space will remain following development.
- 5.10 The subject property is located within a built up residential area and given the scale and location of the proposed development, the proposal will not result in an unacceptable impact on the residential amenity of its neighbouring occupiers. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with Policy PSP38 of the PSP Plan (November 2017).
- 5.11 Sustainable Transport and Parking Provision
No new bedrooms are proposed within the development. It is noted that as part of the works an attached garage will be erected. However, the garage does not meet the residential parking standards and cannot be considered an off-street parking space. A revised plan has now been submitted which shows two parking spaces are to be provided to the front of the property, South Gloucestershire Residential Parking Standards SPD outlines that properties with 3 bedrooms must make provision for the parking of a minimum of 2 vehicles It is therefore considered that sufficient parking will remain at the property.

5.12 Equalities

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

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

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Westley Little
Tel. No. 01454 862217

CONDITIONS

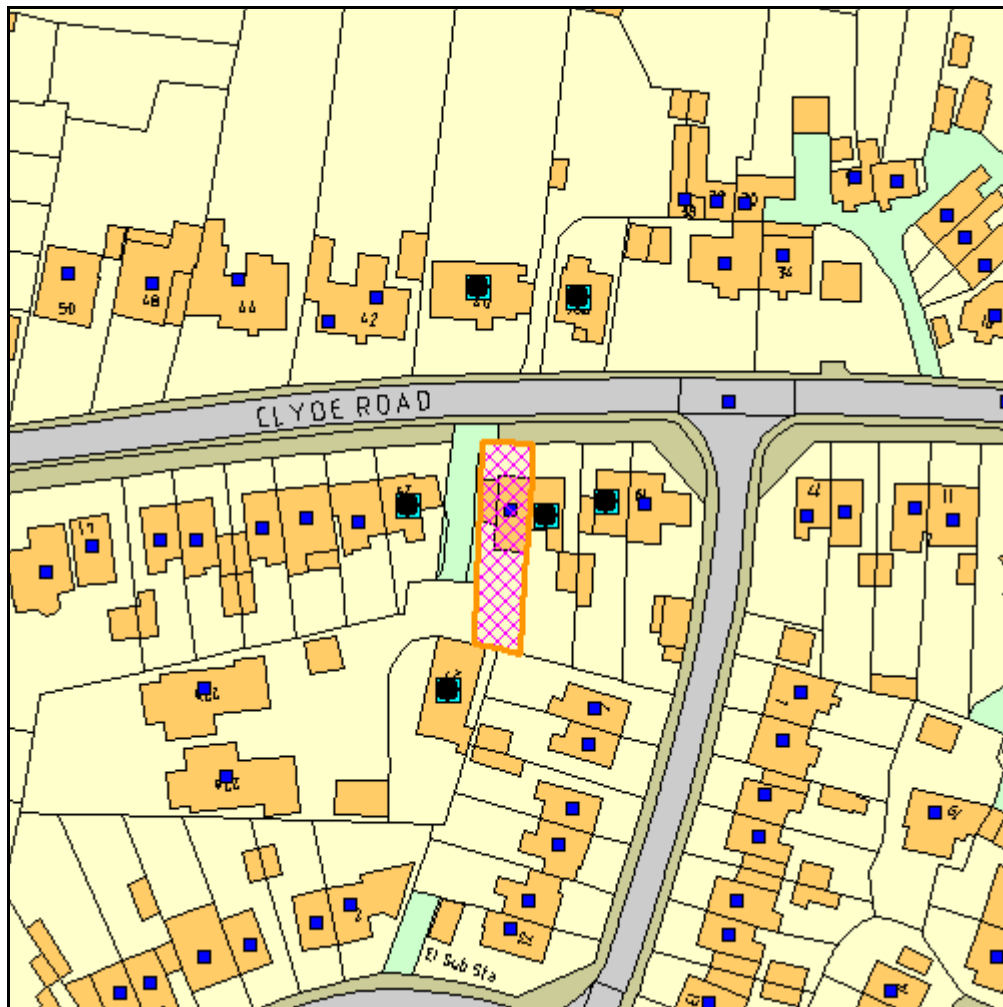
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 18 – 14 DECEMBER 2018

App No.:	PT18/4978/F	Applicant:	Ms Sally Ellis
Site:	25 Clyde Road Frampton Cotterell Bristol South Gloucestershire BS36 2EF	Date Reg:	6th November 2018
Proposal:	Two Storey Side extension and partial loft conversion including 2No. front dormers	Parish:	Frampton Cotterell Parish Council
Map Ref:	366913 181672	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	27th December 2018



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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.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is circulated as a result of a consultation response from the Parish Council which is contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side extension and partial loft conversion including 2no front dormers at 25 Clyde Road, Frampton Cotterell.
- 1.2 The application site relates to a two storey, semi-detached property which is located within the established residential area of Frampton Cotterell.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

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

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

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

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT07/3490/F

Erection of single storey rear extension to provide additional living accommodation.

Approved: 03/01/2008

3.2 N2176

Erection of a car port.

Approved: 11/12/1975

4. **CONSULTATION RESPONSES**

4.1 Frampton Cotterell Parish Council

Objection- Overdevelopment of the site. Insufficient parking. New dormer windows are in the storage area.

4.2 Sustainable Transport

The submitted plans detail 3 off-street parking spaces. However, for ease of use the applicant may choose to alter the parking arrangement to have 3 vehicles parked side by side. A scale plan will need to be submitted and the SGC Streetcare department will need to be contacted in order to obtain specifications to drop the kerb.

Other Representations

4.3 Local Residents

No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

5.2 Design and Visual Amenity

The proposed development consists of a two storey side extension, installation of two front dormers and the extension of an existing rear dormer to provide additional living accommodation.

5.3 The proposed extension would sit on the west elevation of the host property and would extend approximately 2.6 metres from the side elevation. It would consist of a dual pitched roof which would have a ridge height lower than the main dwelling; it would also be stepped back from the principal elevation and therefore would identify as subservient. The principal elevation would include a garage door serving the proposed integral garage. The proposal would extend beyond the rear building line of the main dwelling at a single storey level to continue the existing single storey rear extension, at a width of approximately 2.6 metres. Concerns were raised by the Parish Council of overdevelopment,

- however it is the opinion of the Officer that the size and scale of the proposal is considered to be appropriate within the context of the site. Furthermore, examples of similar extensions can be found on the immediate neighbouring properties.
- 5.4 The materials to be used in the external finish of the proposed side extension include a combination of face brickwork and roughcast spar render elevations, concrete interlocking roof tiles and UPVC windows. All materials would match the host dwelling and are therefore deemed to be acceptable.
 - 5.5 The existing rear box dormer would be extended by approximately 2.4 metres across the roof of the proposed side extension and would be constructed of concrete hanging tiles to match the existing dormer. As such, the proposed extension of the rear dormer is considered to be acceptable in terms of design.
 - 5.6 The initial submission included 3no front dormers, however amendments were sought from the Officer to reduce this to 2no. Subsequently, revised plans were received removing 1no of the proposed front dormers. The proposed dormers would sit on the principal roof slope of the original dwelling and would consist of a pitched roof with a ridge height lower than the main roof. They are considered to result in a well-balanced appearance and would consist of hanging tiles to match the existing roof. Examples of front dormer windows with a similar appearance can be found on neighbouring properties within Clyde Road.
 - 5.7 Overall, the proposed development would not be detrimental to the character of the host dwelling or the surrounding area and is of an acceptable standard of design. As such, the proposal is deemed to comply with policy CS1 of the Core Strategy.
 - 5.8 Residential Amenity
Policy PSP8 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
 - 5.9 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. No.29 Clyde Road would sit adjacent to the proposed side extension, separated by an access lane. There is considered to be sufficient distance between the two properties as not to result in a material loss of privacy, furthermore the proposed first floor side elevation windows would serve a bathroom and landing. The proposed rear windows and front dormers are not considered to significantly alter the existing levels of privacy afforded to any neighbouring occupiers. Considering the siting of the proposed development it would not appear to result in an overbearing impact, nor is it considered to significantly impact the existing levels of light afforded to the neighbouring occupiers.
 - 5.10 The proposal will occupy additional floor space, however it is considered that sufficient private residential amenity space would remain for the occupiers of the host dwelling following development.

5.11 Overall, the proposal is not considered to have a detrimental impact on the residential amenity of the surrounding properties or the host dwelling and is therefore deemed to comply with policy PSP8 of the PSP Plan.

5.12 Sustainable Transport and Parking Provision

The application would increase the number of bedrooms from four to five; South Gloucestershire Council's residential parking standards require a five bedroom property to provide three off-street parking spaces. Although an integral garage is being proposed it does not meet the required internal measurements to count towards the parking standards. That said, the application is proposing to extend the existing front driveway to accommodate three vehicles. This would comply with the Council's parking standards and as such, no objections are raised in terms of transport.

5.13 Equalities

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

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

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: James Reynolds
Tel. No. 01454 864712

CONDITIONS

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

Reason

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

2. The off-street parking facilities shown on the plan hereby approved (ref: 108-Site Location & Block Plan Rev: B) shall be provided within 1 month of the proposed development being substantially complete, and thereafter retained for that purpose.

Reason

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