



**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. 08/18

Date to Members: 23/02/2018

Member's Deadline: 01/03/2018 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

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

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

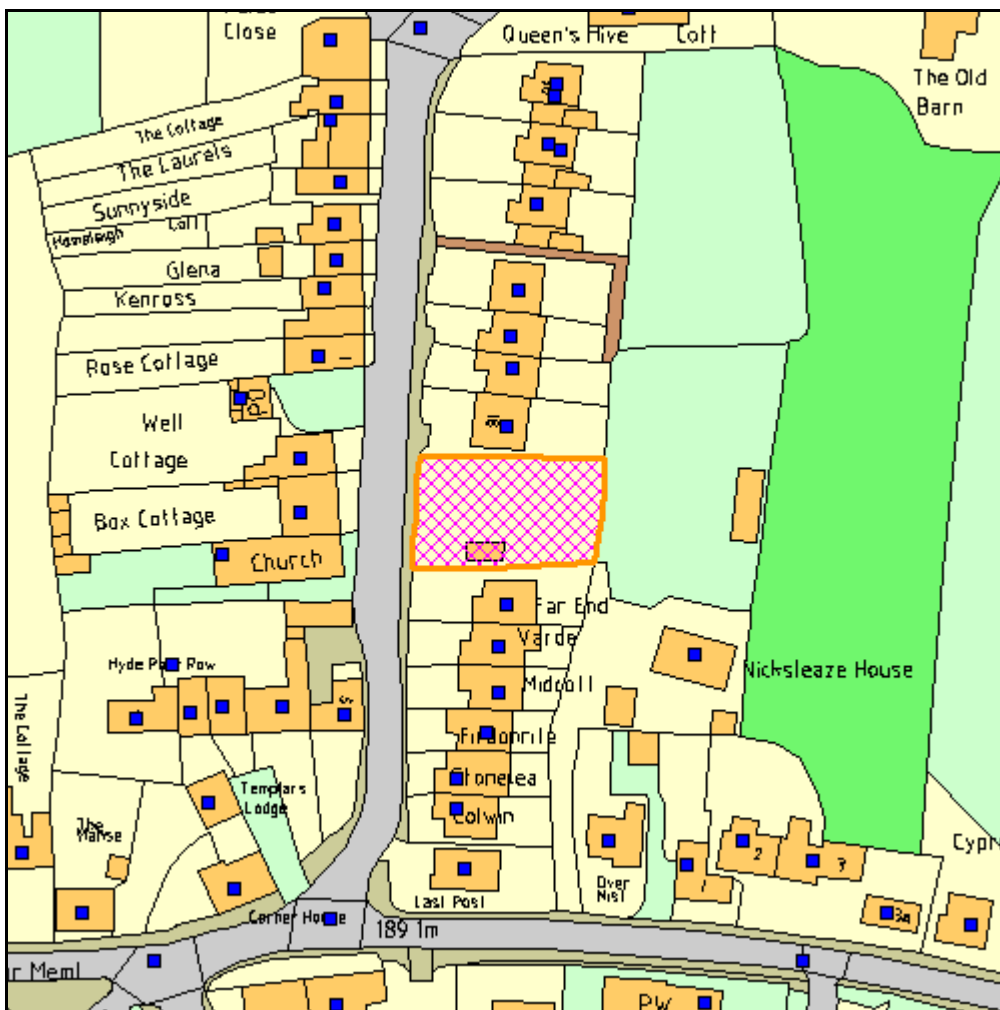
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s)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

CIRCULATED SCHEDULE - 23 February 2018

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK17/5021/F	Approve with Conditions	Back Street Hawkesbury Upton South Gloucestershire GL9 1BB	Cotswold Edge	Hawkesbury Parish Council
2	PK17/5830/F	Split decision See D/N	1 Burley Grove Mangotsfield South Gloucestershire	Rodway	None
3	PK18/0038/F	Approve with Conditions	58A Adderly Gate Emersons Green South Gloucestershire BS16 7EA	Emersons	Emersons Green Town Council
4	PK18/0080/CLP	Approve with Conditions	109 Quakers Road Downend South Gloucestershire	Downend	Downend And Bromley Heath Parish Council
5	PK18/0141/CLP	Approve with Conditions	76 Yew Tree Drive Kingswood South Gloucestershire BS15 4UB	Rodway	None
6	PT17/2809/F	Approve with Conditions	44 Henfield Road Coalpit Heath South Gloucestershire BS36 2TE	Westerleigh	Westerleigh Parish Council
7	PT17/3853/F	Approve with Conditions	22 Rossall Avenue Little Stoke South Gloucestershire BS34 6JT	Stoke Gifford	Stoke Gifford Parish Council
8	PT17/5163/F	Approve with Conditions	Mundy Playing Fields Kington Lane Thornbury South Gloucestershire BS35 1NA	Thornbury North	Thornbury Town Council
9	PT17/5208/F	Approve with Conditions	Porthrepta 65 Down Road Winterbourne Down South Gloucestershire BS36 1BZ	Winterbourne	Winterbourne Parish Council
10	PT17/5484/F	Approve with Conditions	Pooh Corner Main Road Easter Compton South Gloucestershire BS35 5RE	Almondsbury	Almondsbury Parish Council

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PK17/5021/F	Applicant:	Mrs Toni Davis
Site:	Back Street Hawkesbury Upton South Gloucestershire GL9 1BB	Date Reg:	30th November 2017
Proposal:	Erection of 2 no. semi-detached dwellings with access and associated works.	Parish:	Hawkesbury Parish Council
Map Ref:	378080 186992	Ward:	Cotswold Edge
Application Category:	Minor	Target Date:	15th January 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK17/5021/F

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 2no. semi-detached, 3-bedroom dwellings with access and associated works, within a parcel of land at Back Street, Hawkesbury Upton.
- 1.2 The site relates to a green gap between 20th century development either side along Back Street. The site is currently occupied by a single garage and associated access. Low stone walls bound the site from the road. The application site is located within the settlement boundary and conservation area of Hawkesbury Upton, and within part of the defined Rural Areas of South Gloucestershire. It is also within the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 1.3 Throughout the course of the application, a number of amendments have been sought in relation to design and access arrangements. It was not considered necessary to re-consult on the revisions made as they did not raise any significant material changes to the nature of the development, and related more to matters of detail.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS34 Rural Areas

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

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards
- PSP19 Wider Biodiversity
- PSP21 Environmental Pollution and Impacts
- PSP43 Private Amenity Space Standards

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 N62 Approve with Conditions 12.09.1974
Erection of detached dwelling house and garage. (*Not implemented*)

4. **CONSULTATION RESPONSES**

These comments relate to the original plans submitted as part of this development.

- 4.1 Hawkesbury Parish Council
No objection, providing adequate parking facilities.
- 4.2 Lead Local Flood Authority
No objection, subject to further soakaway details.
- 4.3 Highway Structures
No comment
- 4.4 Sustainable Transport
No in-principle objection. Concerns regarding use of existing garage at the site.
- 4.5 Archaeology Officer
No comments received
- 4.6 Landscape Officer
Defer to conservation officer. In the event of consent being felt acceptable then a landscape scheme should be submitted that enhances the setting of the development and contributes to the amenity of the wider landscape and public realm.
- 4.7 Conservation Officer
Objection. Comments summarised as follows:
 - Development will erode openness and contribution that this area makes to the character of the conservation area.
 - Design needs to be improved drawing on examples of good vernacular
 - Scheme should be reduced to 1 dwelling with a greater amount of landscaping.

Other Representations

- 4.8 Local Residents
1no. objection was received from a local resident. Comments summarised as follows:
 - support comments of landscape/conservation officer
 - improved design required
 - undue effect on the character of the area
 - scheme should be reduced to 1no. dwelling

- local stone should be introduced
- parking concerns
- loss of the stone wall will impact character of streetscene.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning permission is sought for the erection of 2no. residential units within the settlement boundary of Hawkesbury Upton. Policy CS5 of the Core Strategy outlines the locations which development is considered appropriate. CS5 dictates that small scale development may be permitted within the settlement boundaries of villages. The application would comprise 'small scale' and would be located within part of the settlement boundary of Hawkesbury Upton. As such, based solely on the location of the site, the principle of the development is acceptable.

5.2 Notwithstanding this, it is recognised that, at present, the local planning authority is unable to demonstrate a five-year supply of deliverable housing land. Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. However as the application site is located within a defined settlement boundary, the principle of development is acceptable under the provisions of Policy CS5. In this instance, as Policy CS5 is not seeking to restrict the supply of housing, it can be afforded full weight.

5.3 Whilst the principle of the proposed development is acceptable under the provisions of Policy CS5, the impacts of the development require further assessment to identify any potential issues. The material considerations (issues) relevant to this application are outlined below.

5.4 Design, Visual Amenity and Heritage

The development would involve the erection of a semi-detached pair within an existing green gap in part of the Hawkesbury Conservation Area.

Character of Area

5.5 Either side of the site there are two storey, semi-detached and terraced modern properties. To the opposite side of the street there is a terrace of period properties which are set close to the road, as well as some larger, double fronted houses and a listed chapel. Along Back Street, the predominate building material is natural stone, which is combined with low stone boundary walls. These contribute to the character of the streetscene. Openings are left open or are formed of metal or timber gates.

Density, Site Layout and Landscaping

5.6 Policy CS16 requires that housing development makes an efficient use of land, to maximise the amount of housing supplied. It also states that it should improve the mix of housing types in the locality. It is considered that the development would comprise a similar density to surrounding development.

It is thought that to reduce the amount of units to 1 (as suggested) would not result in as efficient use of land as the proposal. Moreover, this is more likely to result in one larger dwelling rather than 2 more modest dwellings, which is also unlikely to improve the mix of houses in the area. Such a move would therefore not accord with the objectives of policy CS16.

- 5.7 Plans show that the existing access would be utilised for one of the proposed properties, and another introduced to the north of the front boundary. Some soft landscaping would be introduced, alongside hardstanding which would form parking and pathway areas. The houses would reflect one another, and would both be provided with a side pedestrian access which would lead to the main amenity areas at rear of the site.
- 5.8 Generally, the density, site layout and landscaping of the development is thought to be acceptable. However, it is noted that specific details have not been provided of all boundary treatments, hardstanding materials nor full soft landscaping details. In line with the landscape officer comments, and given the sites location in the AONB, a condition is recommended to ensure that a detailed landscaping scheme is submitted for approval.

Design and Impact on the Conservation Area

- 5.9 The site is located within part of the Hawkesbury Conservation Area. Policy CS9 seeks to conserve, respect and enhance heritage assets (including conservation areas). Further to this, in relation to conservation areas, Policy PSP17 sets out that the elements that contribute to their special character or appearance should be preserved or, where appropriate enhanced. It goes on to state that particular attention should be paid to opportunities to enhance negative parts of the conservation area, and draw on local character and distinctiveness. This reflects the legislation which requires special regard to be had to the preservation of heritage assets – such as a conservation area.
- 5.10 The conservation officer and local residents raised concerns to the original proposal in that it would erode openness and contribution that the area provides. It is also recommended that the number of dwellings are reduced from 2 to 1, to enable more transparency through the site and further landscaping. It is also recommended that the design is improved to reflect local vernacular.
- 5.11 The site is located within a residential street, and is somewhat out of character with the immediate surroundings which present built elevations to the street. It is not accepted, notwithstanding the Conservation Officers comments that the absence of development automatically contributes positively to conservation area whereas built form would not as this would result in an in principle objection to development at the site. It is not entirely clear why a development of 2 units would be considered harmful to the character of the area as opposed to 1 unit. It assumes one unit would not be larger (which is debatable); and furthermore this would be a lower density than the surrounding units. The fact that the site seems to be grassed/green, and the stone wall frontage do contribute positively at present, but it is equally valid to consider that a well designed residential proposal could make an equally positive contribution whilst

also protect the character of the area. It is considered that the pair of semi-detached units would fit comfortably into this street scene and would contribute positively to it.

- 5.12 Revisions to the detailed design have incorporated vernacular features, including chimneys, pitched porches, symmetrical windows with coping and stone quoin surrounds. It is also proposed that the front elevation would be formed of natural stone elevations, alongside render to the side and rear. The design is considered in keeping but some further detailed design conditions are required to secure this.
- 5.13 Information submitted does state the windows and doors would comprise UPVC materials. This is considered acceptable, providing that detailed design submissions demonstrate that they would be of a high quality. For avoidance of doubt white UPVC windows and doors would be considered unacceptable in the conservation area location.
- 5.14 Representations also raised concerns of the loss of the stone boundary wall. These do contribute character to the streetscene. The comments were passed on to the agent, and revised plans now show that the accesses would be moved further apart, allowing a larger element of low stone wall to be retained. While the partial loss of the low stone wall is regrettable, this has now been minimised and it would still provide an element of enclosure of the street. As such, it is thought that the minimal loss of the low stone wall would be acceptable in this instance.

Conclusions

- 5.15 The changes in detailing go some way to address some of the concerns raised by the conservation officer. However, it is judged that 2 dwellings would sit comfortably within the site such that the proposal would not harm the heritage asset, and would preserve and enhance the character of the conservation area.
- 5.16 Residential Amenity
The proposed dwellings would be located between two-storey properties along Back Street. Plans submitted do show that the building line of the development would largely match the adjacent dwellings. As such, it is not considered that the development would result in unacceptable residential amenity impacts.
- 5.17 It is noted that the property to the north of the site has a first floor window facing towards the nearest proposed dwelling. The distance between the properties would be approximately 3.2 metres. Whilst this would cause some impacts to these occupiers, it is noted that at this side of the property, there are also front and rear first floor window this side of the property. As such, it is likely that an additional window serves this room.
- 5.18 There is an existing dwelling and associated residential curtilage to the rear of the site. Given the distance and orientation of the property, it is not considered that the development would have an adverse impact on these neighbouring occupiers.

5.19 In terms of the future occupants of the dwellings, Policy PSP43 sets out private amenity space standards that will be expected for dwellings. The standards are as follows;

1 bedroom flat	5m ²
2+ bedroom flat	5m ² + private shared communal space
1 bedroom house	40m ²
2 bedroom house	50m ²
3 bedroom house	60m ²
4+ bedroom house	70m ²

5.20 Each property would have 3 bedrooms, and it is estimated each would be provided with approximately 84m² of private amenity space. This exceeds the standards, and is considered appropriate.

5.21 Highway Safety

Local residents commented that the proposal could worsen existing parking issues along Back Street. This is understood, and it is noted that Back Street is relatively narrow, and that parking is not generally readily available. Nevertheless, the proposal would provide 2no. off-street parking spaces for each dwelling, which would be in line with PSP16. Transportation colleagues also have no objection to the arrangements. In the event of approval, it is recommended that a condition is issued to ensure that vehicular and cycle parking are provided prior to occupation of the dwelling.

5.22 Transportation colleagues did have concern with the loss of the existing single garage and associated access at the site. It was thought that this may have been used for parking for a nearby property. However, officers have confirmed with the applicant that it was used for maintenance for the site and does not relate to the parking provision of a property.

5.23 Plans do not show the location or details of waste or cycle storage, as such a condition is recommended to ensure that these are approved and provided prior to occupation, in accordance with PSP16 and the Councils Waste Collection SPD.

5.24 Planning Balance

The principle of the development is acceptable in the development plan. Having regard to the assessment above it is concluded that the proposal would preserve the character of the conservation area with some detailed matters secured by condition. The revised proposal represents the most efficient use of the site which is in a sustainable location, and according to paragraph 14 of the NPPF should be approved without delay.

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 Policies, Sites and Places Plan (Adopted) November 2017 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

7.1 That the application be **APPROVED** subject to the conditions set out below.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

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 relevant stage of development, sample panels of external stonework, demonstrating the pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To protect the character and appearance of the conservation area, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1 and PSP17 of the Policies Sites and Places DPD (Adopted) 2017; and the National Planning Policy Framework.

3. A sample panel of the external roofing and render materials indicating colour and texture, shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To protect the character and appearance of the conservation area, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1 and PSP17 of the Policies Sites and Places DPD (Adopted) 2017; and the National Planning Policy Framework.

4. Notwithstanding the submitted information, prior to their installation, full details of the windows and doors proposed to the front (west) elevation shall be submitted for approval in writing by the Council. Development shall be carried out in accordance with the agreed details.

For avoidance of doubt: White upvc would be considered unacceptable.

Reason

To protect the character and appearance of the conservation area, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1 and PSP17 of the Policies Sites and Places DPD (Adopted) 2017; and the National Planning Policy Framework.

5. The dwellings shall not be occupied until the access and parking arrangements have been completed, and made available, in accordance with the submitted Combined Plan (dwg no. 28717/C, as received by the Council 14th February 2018). They shall be retained 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 CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

6. Prior to the first occupation of the dwellings a scheme of all hard and soft landscaping, to include full details of the proposed planting including species and size of specimens, all boundary treatments, and full details (including materials) of the proposed hardstanding (to be used as a parking area) to the front of the site; and a timetable for implementation shall be submitted for approval in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To maintain the character and appearance of the conservation area and Cotswolds AONB, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP1, PSP2 and PSP17 of the Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

7. Prior to the relevant parts of the development hereby approved, the proposed location and detailed design of the following items shall be submitted and approved in writing by the local planning authority.
 - a. Bin Store
 - b. Cycle Store

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details prior to the first occupation of the dwellings.

Reason 1

To maintain and enhance the character and appearance of the conservation area, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP1 and PSP17 of the Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

Reason 2

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, to encourage sustainable transport choices and to accord with Policy CS8 and CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013; and the South Gloucestershire Council Waste Collection: Guidance for new developments SPD (Adopted) January 2015.

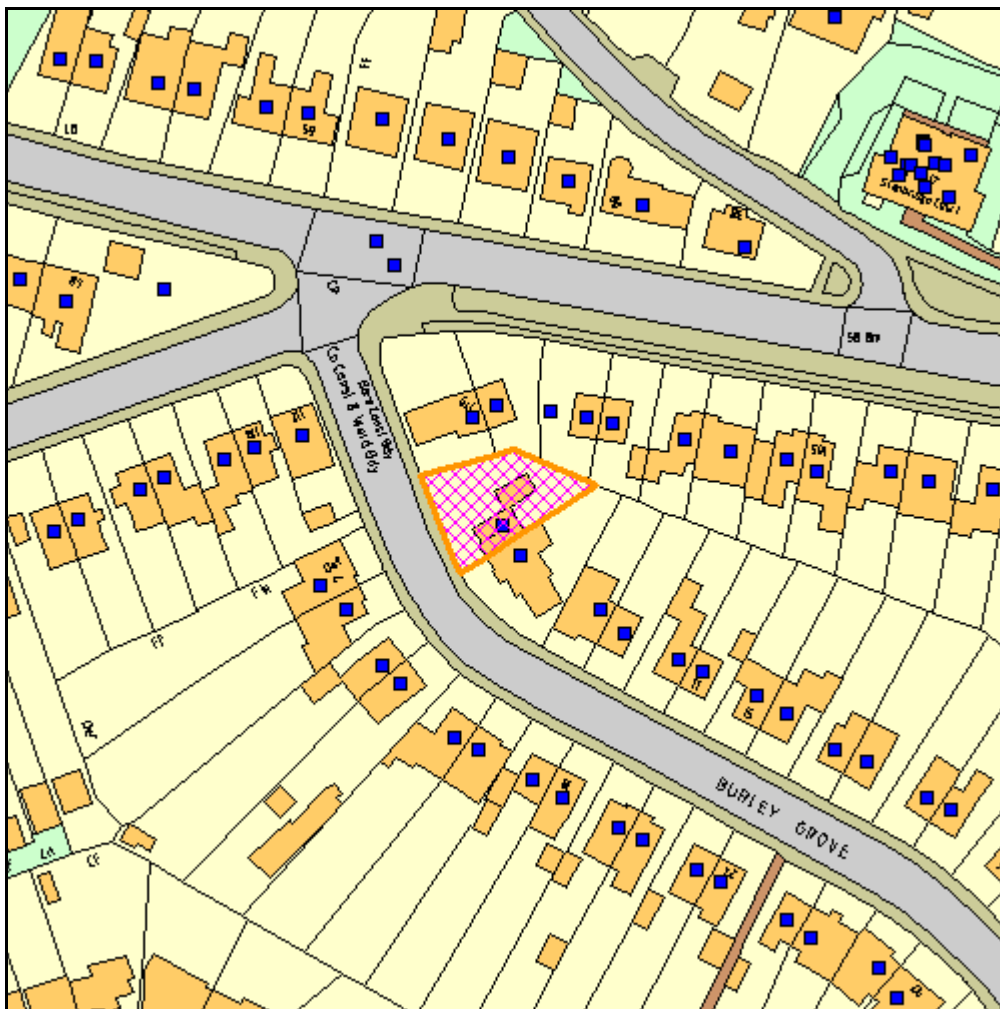
8. Prior to relevant stage of development a labelled drainage layout plan showing the exact location of soakaways shall be submitted for approval by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason

To prevent flooding, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP20 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PK17/5830/F	Applicant:	Mr J Bunce
Site:	1 Burley Grove Mangotsfield Bristol South Gloucestershire BS16 5QB	Date Reg:	9th January 2018
Proposal:	Erection of two storey rear extension to form additional living accommodation. Erection of 1 no. detached dwelling and associated works.	Parish:	None
Map Ref:	365727 176649	Ward:	Rodway
Application Category:	Minor	Target Date:	15th February 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. N.T.S. PK17/5830/F

1. THE PROPOSAL

- 1.1 This planning permission seeks permission to erect a two storey rear extension to the existing property, 1 Burley Grove, Downend. In addition, permission is sought for 1no. single storey 2-bedroomed dwelling, which would be sited directly adjacent to the existing dwelling.
- 1.2 The application site is located in the built up residential area of Mangotsfield and within part of the East Fringe of the Bristol Urban Area. The host dwelling itself is a semi-detached two storey dwelling with pebble dash elevations. The immediate surrounding area is strongly characterised by two storey semi-detached pairs which are all of a similar design.
- 1.3 Submitted information states that the proposed dwelling would have a ramped access, and would be suitable for a disabled person.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS29 Communities of the East Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages, including extensions and new dwellings
PSP43 Private Amenity Space Standards

2.3 South Gloucestershire Supplementary Planning Documents

Residential Parking Standards SPD (Adopted) December 2013
Design Checklist SPD (Adopted) 2007
Waste Collection: Guidance for New Development SPD (Adopted) January 2015

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history

4. CONSULTATION RESPONSES

4.1 Sustainable Transport

The development complies with Councils Parking Standards. No objection, subject to condition.

4.2 Lead Local Flood Authority

No objection but request clarity on location of surface water disposal.

4.3 Highway Structures

No comment

Other Representations

4.4 Local Residents

2no. objections were received from local residents. Comments summarised as follows:

- Highway Safety concerns
- Hours of working
- Dust concerns
- Lack of cycle parking
- Environmental issues in relation to proposed bin stores
- Drainage concerns
- Maintenance of existing structures adjacent to shared boundary.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

South Gloucestershire Council does not have a five year land supply. As such paragraph 49 of the NPPF is engaged. Paragraph 49 declares that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 14 of the NPPF goes on to states that proposals that accord with the development plan should be approved without delay. Notwithstanding the above, the adopted development plan remains the starting point for assessment.

5.2 In general, the development plan supports residential development within the established settlement boundaries. CS5 of the Core Strategy encourages new residential development in settlement boundaries and urban areas, and CS29 of the Core Strategy encourages new provision of housing in the East Fringe of Bristol Urban area. Similarly, Policy PSP38 of the PSP Plan states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area, would not prejudice the amenities of neighbours, would not prejudice highway safety or provisions of an acceptable level of parking provision for any new and existing buildings, would not prejudice the provision

of adequate private amenity space, and would not lead to the loss of gardens that form part of a settlement pattern that contributes to local character.

- 5.3 Policy CS16 explains that housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied. Similarly, Policy CS17 states that the mix of housing should contribute to providing choice in tenure and type, having regard to the existing mix of dwellings in the locality. The density of new development should be informed by the character of the local area and contribute to the high quality design set out in Policy CS1, improving the mix of housing types and providing adequate levels of semi-private communal open space and private outdoor space. Further to this, Policy PSP43 sets out specific private amenity space standards for all new residential units.
- 5.4 The proposal is for planning permission to erect a two storey rear extension to the existing dwelling, as well as 1 no. detached dwelling. Consequently the main issues to deliberate are the impact on the character of the area and the host dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision. These details are discussed below for both elements of the proposal.

1no. detached dwelling

Design and Visual Amenity

- 5.5 Plans show that the dwelling would be single storey with a partly pitched, partly flat roofed arrangement. The dwelling would have a maximum height of 4 metres to the ridge and 2.4 metres to the eaves. Its width would narrow toward the rear to reflect the angular nature of the application site. It would have 2no. windows to the front elevation, a main entrance door (and associated ramped access) to the side (north) elevation, sliding patio doors to the rear elevation, as well as 2no. rooflights and a skylight. It is proposed that the materials would comprise block and render elevations, UPVC windows and a tiled roof.
- 5.6 Surrounding dwellings along Burley Grove and the general vicinity are strongly characterised by two-storey, semi-detached housing with hipped roofs. Contrasting with the surrounding area, the proposal is for a single storey, detached dwelling which would have a pitched/flat roof. By virtue of its detached nature, as well as height and scale the proposal would appear contrived, and would fail to be informed by, reflect nor enhance the distinctiveness of the surrounding area. It would be sited directly adjacent to two storey properties and would appear out of place within the streetscene.
- 5.7 In addition to the above, Officers note that the proposed fenestrations of the dwelling do not reflect surrounding properties. Further, unlike properties along Burley Grove, it is proposed that the property would have a side entrance with a canopied porch. These details fail to be informed by, nor respect the character of the area.

5.8 Overall, the development is unacceptable in terms of design and visual amenity. It would be incongruous with the defined two storey, semi-detached character of Burley Grove, and would have a detrimental impact on the streetscene.. Further, the site is cramped, this is evident in the proposed angular form of the dwelling and limited private amenity space provision. For these reasons the proposal is considered contrary to the provisions of Policy CS1, PSP1 and PSP38 of the adopted Local Development Plan and the provisions of the NPPF (2012). Significant negative weight will be attached to the design considerations of the proposal.

Residential Amenity

5.9 The proposed dwelling would be of a single storey. Therefore, whilst it is noted that the introduction of an additional household would be noticeable to nearby occupiers, it is not thought that it would have harmful impacts.

5.10 In terms of the residential amenity and living standards of future occupants, it is thought that detrimental impacts would result. The dwelling would be constructed within part of the amenity space of the existing dwelling. Policy PSP43 sets out private amenity space standards that will be expected for dwellings. Full weight is given to this policy in the assessment of this proposal. The standards are as follows;

1 bedroom flat	5m ²
2+ bedroom flat	5m ² + private shared communal space
1 bedroom house	40m ²
2 bedroom house	50m ²
3 bedroom house	60m ²
4+ bedroom house	70m ²

5.11 Plans define where the shared boundary between the two properties would be. The proposed 2-bedroom house would have just 20 metres (approx.) of private amenity space. The existing property has 3 bedrooms, and following the erection of the dwelling would have only 40m² of private amenity space. As such each property would be provided with insufficient private amenity space, which would fail to meet the standards set out in PSP43.

5.12 In addition to the above, in setting out these standards PSP43 states that the amenity space should be:

- functional and safe; and
- easily accessible from living areas; and
- orientated to maximise sunlight; and
- of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and
- designed to take account of the context of the development, including the character of the area.

- 5.13 The garden of the proposed dwelling would be surrounded two storey dwellings, with the nearest windows at first floor being approximately 11 metres away. It is thought that not only would this create a 'hemmed in' feel which would not be orientated to maximise sunlight, it would also be overlooked, and not strictly 'private'.
- 5.14 Given all of the above, the amenity space provision for both dwellings is considered unacceptable and would have a materially significant negative impact on the occupiers of both the host and proposed dwellings. The proposal is therefore contrary to policies, PSP8, PSP38 and PSP43. This weighs heavily against the proposal.

Access and Parking

- 5.15 Plans show that the development would involve the widening of an existing dropped kerb and crossover. This would allow a total of 4no. parking spaces to be introduced to the front (2no. for each property). Transportation colleagues have reviewed this arrangement and consider it acceptable. Further, officers note that it would comply with the Councils Parking Standards, as set out in PSP16. No objection is therefore raised to these matters.

Equalities

- 5.16 Officers have regard to the Public Sector Equality Duty (PSED) contained in s.149 of the Equality Act 2010, which sets out the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. It is noted that the dwelling would be designed for use for a disabled person. This is a protected characteristic for the purposes of the PSED.

Two storey rear extension

Design and Visual Amenity

- 5.16 A two storey extension would be erected to the rear of the existing dwelling. Plans show that it would be partly single storey when adjacent to the attached neighbours boundary to the south. The two storey element would be approximately 1.8 metres from the shared boundary. The two storey element would have a width of 3.2 metres, and a depth of 3.5 metres. It would have a hipped gable roof which would be set down from the existing ridge by 0.8 metres, and would have a maximum height of 6 metres to the ridge and 4.7 metres to the eaves.
- 5.17 The extension would introduce 2no. windows and patio doors to the rear elevation as well as 2no. rooflights to the single storey element. Submitted information states that the materials would match those found on the existing property. As such, whilst it would be a large addition to the property, it is not felt that it would result in detrimental design or visual amenity impacts.

Residential Amenity

- 5.18 The host is situated such that a number of neighbouring dwellings rear face (at an angle) the rear elevation of the property. As such, the extension would likely be noticeable to nearby occupiers, and would in some instances bring built form up to 3.5 metres further towards these neighbouring dwellings. There would clearly be some additional impact on the adjacent, attached occupiers at No. 3 Burley Grove. Nevertheless, given the two storey element of the extension would be 1.8 metres from the shared boundary, it is not considered that the development would be harmful.
- 5.19 Overall, given the orientation and relationship with these properties, on balance, it is not considered that the extension would result in unacceptable impacts.

Access and Parking

- 5.20 The property has an existing single garage and large area of hardstanding for parking cars (this would be lost as a result of the proposed dwelling). The extension would allow for a larger master bedroom, and would have a total of 3 bedrooms. As such, it would require 2 parking spaces in line with PSP16. Plans show that 2no. off-street car parking spaces would be provided to the front of site. This is considered acceptable.

Other matters

- 5.21 Local residents raised concerns in terms of noise/dust as a result of the construction period. In the event of approval, the applicant will be informed of the recommended process and hours of working for construction sites.
- 5.22 Concerns were raised regarding environmental impacts as a result of the proposed bin store adjacent to shared boundary. While it is noted that some odours could result, it is not thought that this would be an unacceptable or unusual location for a bin store in a built up area. Nevertheless, if unacceptable odour impacts did occur, this would be a matter that should be reported to Environmental Health.
- 5.23 Concerns were raised that the proposed drainage of the extension could result in impacts to an existing single storey structure adjacent to the shared boundary. Whilst these comments are understood, these drainage matters would be considered under building regulations, and do not form a material consideration as part of this planning application.
- 5.24 An adjacent neighbour raised concerns that following the erection of the extension that there would be no ability for maintenance of an existing single storey structure. These concerns would be a civil matter, and should be discussed with the applicant.

Conclusions

- 5.25 It is recommended that a split decision is issued.

- 5.26 Officers note that the proposed dwelling would be designed for use by a disabled person, and do have regard to the Equality Act 2010 in the decision making of this planning application. However, it is not considered that these matters are of sufficient weight to outweigh the identified harmful implications the proposed dwelling would have on the character and visual amenity of the area, nor the living conditions of the future occupants of the proposed dwelling, as well as occupants of the existing dwelling.
- 5.27 Paragraph 14 of the NPPF sets out that development proposals that accord with the development plan should be approved without delay. The preceding assessment found that the development would be contrary to the development plan. It is considered that these harms would in any event amount to a significant and demonstrable harm that would outweigh the modest benefit of an additional dwelling to the overall supply. Accordingly, the proposal is considered to be contrary to paragraph 14 of the NPPF, and this element of the proposal is recommended for refusal.
- 5.28 The proposed two storey rear extension to the existing dwelling is considered acceptable in this instance. Without the proposed dwelling element of the proposal, sufficient parking would remain. It is therefore recommended that this part of the proposal is approved (with conditions).

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 **issue a split decision** has been taken having regard to the policies and proposals in the South Gloucestershire Policies, Sites and Places Plan (Adopted) 2017 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- 7.1 It is recommended that a SPLIT DECISION is issued, **refusing** planning permission for the erection of 1no. detached dwelling and **approving (subject to conditions)** the proposed two storey rear extension, in accordance with the reasons and conditions on the decision notice.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

PART APPROVAL (TWO STOREY REAR EXTENSION)

CONDITIONS

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

Reason

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

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

Reason

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

PART REFUSAL (1NO. DETACHED DWELLING)

REFUSAL REASONS

1. The proposal to introduce a detached single storey dwelling to part of the residential curtilage of 1 Burley Grove would result in a cramped and contrived form of development unreflective of the two storey, semi-detached character of the surrounding area, and one that would be detrimental to the appearance of the streetscene. A symptom of its poor design and the cramped form of development would be the poor living conditions for future occupants. This is evident through the inadequate provision of private amenity space for the existing dwelling (totalling only 40m²) and proposed dwelling (totalling only 20m²). Furthermore, the resulting garden of the proposed dwelling would be surrounded by two storey dwellings which would create a 'hemmed in' feel, it would also fail to maximise sunlight nor would it be private. The proposed development, therefore, would fail to secure a high quality standard of design or a good standard of amenity for future occupants contrary to Policy PSP1, PSP38, PSP43 and PSP8 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) 2017; Policies CS1 and CS16 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the NPPF (2012).

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PK18/0038/F	Applicant:	Mrs Denning
Site:	58A Adderly Gate Emersons Green Bristol South Gloucestershire BS16 7EA	Date Reg:	8th January 2018
Proposal:	Conversion of existing attached garage into additional living accommodation and erection of a detached store building.	Parish:	Emersons Green Town Council
Map Ref:	366873 177210	Ward:	Emersons Green
Application Category:	Householder	Target Date:	1st March 2018



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

PK18/0038/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The proposal seeks permission for the change of use of the integral garage to additional living accommodation and the erection of a detached garage/store at 58A Adderly Gate, Emersons Green.
- 1.2 The host dwelling is a late-20th or early-21st century detached dwelling over 2 storeys with a gabled roof and brick elevations.
- 1.3 The proposal would be situated to the front of the property on a patch of garden space, separated from the property by a vehicular access.
- 1.4 The property is situated in the built up residential area of Emersons Green.
- 1.5 This application is a resubmission of a withdrawn application. This was in relation to ownership concerns raised under the resubmitted application and an earlier application.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK17/3710/F – Withdrawn – 14/11/2017 – Conversion of existing attached garage into additional living accommodation and erection of new detached store building.

- 3.2 P98/4617 – Approval of Reserved Matters – 25/11/1998 – Erection of 7no. dwellings - plots 69, 70, 70a, 71, 75, 75a, & 76 (modification of planning consent P97/4698)
- 3.3 P97/4698 – Approval of Reserved Matters – 02/03/1998 - Erection of 75no. dwellings reserved matters)
- 3.4 K7528 – Approval of Outline – 05/10/1995 - Comprehensive development for residential/district centre/public house/restaurant/roads/footpaths/open space and other associated uses (outline).

4. CONSULTATION RESPONSES

- 4.1 Emersons Green Town Council
Objection, the proposed detached store building will have a negative effect on the surrounding area.
- 4.2 Other Consultees

Transport Officer
No Objection

Other Representations

- 4.3 Local Residents
A neutral comment has been received concerned that during construction materials will be left restricting access and the potential impact on visibility of the neighbouring accesses. Two objections have also been lodged. These are primarily concerned with the structure sitting forward of the railings to the east, the associated impact on the streetscene and the potential loss of visibility for vehicles accessing properties to the west. Comments also refer to the drop in elevation from east to west and how the structure would appear taller than it is. Comments also indicate concern over the storage of materials and access to land during construction. These comments are addressed in the relevant sections of the report.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. PSP38 of the Policies Sites and Places DPD (Adopted November 2017) is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal site whilst separated by the highway from the host dwelling is closely associated with the property and falls within the ownership of the dwelling. It is not totally clear whether this in fact

forms residential curtilage however other properties nearby (including no.77 and no.63) share a similar relationship with land to the front of the dwellings and these areas appear to have been included as part of the residential curtilage since their construction. No.77 has railings around their proportion of the space that appear to have been formed at the time of the original permission for the estate. Additionally the proposal site is at the end of a private cul-de-sac and would only reasonably be used by properties on this close and is not seen to be prominent in the public domain. The site itself is small, only has a small amount of planting and therefore would not provide any real amenity value in terms of recreation or visual amenity. Even if it were the original intention that land in question fulfilled a wider public amenity function, given the apparent residential curtilages of the neighbours, its location at the end of a private cul-de-sac, the level of amenity provided by the space both visually and in terms of recreational amenity value on balance the proposal has not been found to constitute a material loss to the general public amenity space in the vicinity. The proposal is subject to the consideration below.

5.2 Design and Visual Amenity

The proposal seeks to erect a single storey detached store to the front of 58A Adderly Gate. Objection was received from the Town Council concerned with the impact on the area, whilst it is not made clear what this is in reference to, it is assumed this is in relation to the visual impact of the structure and the potential visibility impact. Objection comments have also been received from local residents with regard to the positioning and size of the structure proposed. With regard to openness it should be first made clear that permission has been granted on a similar plot to the front of no.77 for the erection of an almost identical structure; the proposal would be of a similar scale and size, however would have a hipped roof rather than a gabled roof and would therefore have a smaller built form than this other structure. Furthermore this property had a garage which is now connected by a link extension to the main dwelling. If it is a question of the impact on openness this other property has degraded this characteristic to a greater degree than that proposed and this was deemed acceptable. As a result officers hold no objection in this respect.

5.3 In terms of positioning it is noted that there is another garage structure directly to the west of the site and forward of no 63. Given this, officers find that the principle of erecting a garage structure is established and acceptable. Whilst the structure will be situated slightly beyond the railings to the east, this will only be by a small proportion and would sit behind the edge of the grass and the existing site boundary. There is a pavement defined by coping blocks around the junction head and the proposal site sits beyond this pavement and the extent of the adopted highway. On this basis the proposed siting is not seen as unusual and the proposal would be positioned broadly in line with the permitted garage to the east, the existing garage to the west and the defined pattern of development in the locality.

5.4 The garage would not have an unusual design or scale and is considered to be in keeping with the general suburban character of the area, the existing garage to the west and that permitted to the east. On this basis there is no objection raised to the appearance of the structure itself.

- 5.5 The proposal also seeks to convert the existing garage into additional living accommodation. The works to convert the property would be modest in scope and would remove the garage door and replace it with a domestic opening. This would be seen to improve the appearance of the structure and there is no objection to this part of the proposal. Furthermore positive weight could be attached to this improvement. On balance the harm caused by exceeding the line of the railings is viewed as equal to the positive weight attached to this improvement which has not been considered to amount to refusal in any case.
- 5.6 Overall, it is considered that the proposed structure would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to accord with policies CS1 and PSP1, and the criteria in the adopted Local Plan.
- 5.7 Residential Amenity
Policy PSP43 of the Policies Sites and Places DPD gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling.
- 5.8 Comments have suggested the proposal would have an overbearing impact on the area. The proposal site is separated from any neighbouring properties by the access and turning area and is around 12 metres from the host property and further from neighbours. This is in accordance with guidelines for primary windows to a blank elevation. As a result the proposal would not be considered to have a harmful impact on the amenity of any neighbouring properties.
- 5.9 Concern has been raised with regard to the use of the structure. This is in part as it would have double garage doors. This is not considered to be an unusual choice for an outbuilding structure. Comments are also concerned the property may change to a residential use at a later date. A condition will be attached requiring the structure has no commercial use and is only used for purposes 'incidental' to the enjoyment of the property. In the interests of fullness of information in planning terms an incidental use is a use that cannot normally take place within a traditional C3 (residential use) such as for example garaging, personal gym, storage etc. An incidental use would not provide primary living accommodation. An ancillary use is any use that may normally take place within a property (eating, sleeping, showering etc.) and would form what would be considered traditional residential space.
- 5.10 The proposal would occupy a proportion of outdoor amenity space but sufficient private outdoor space would remain following development and there is no objection in this regard.

- 5.11 The subject property is located within a built up residential area and given the scale and location of the proposed development, will not result in an unacceptable detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy PSP38 of the adopted Policies Sites and Places DPD.
- 5.12 Sustainable Transport and Parking Provision
Currently the property has an area of hardstanding to the front of the property and an integral garage. The proposal would result in the loss of the garage space, however the hardstanding has been considered sufficient for the size of the property and accords with the parking standard.
- 5.13 Comments have been received concerned with the impact of the structure in relation to visibility for vehicles. The subject property is located in a residential area where speed is expected to be low and the proposal would be located off the adopted highway. There are only two other properties to the west that could be affected by the proposal and even so the level of visibility restriction is limited. Given the road speed is expected to be very low, the property is off the adopted highway and the structure would only project a very small amount, the proposal is not seen to have a harmful impact on highway safety. According to paragraph 32 of the NPPF permission should only be refused where the cumulative residual impact is severe. The proposal will only affect the access of two property and this is not considered to be a severe negative impact. On this basis the proposal is not considered to have a severe impact on highway safety and is therefore acceptable.
- 5.14 Given the proposal will not include additional bedrooms, it will not require any additional parking space nor will it have an unacceptable negative impact on highway safety or the retention of an acceptable level of parking provision, meaning the proposal is in accordance with the Local Development Plan. The LPA has no objection to the proposal in relation to highway safety or parking provision.
- 5.15 Other Matters
Comments have indicated concern over access to land and storage of materials etc. on site during construction. It should first be noted that the application is a resubmission of a withdrawn application. This application was withdrawn as there was a conflict over the ownership of the land to be developed. It appears that both interested parties held title plans indicating the land was under the ownership of both properties. It is believed discussion was held with the Land Registry to solve the dispute. Given boundaries delineating the land and the fact the host properties title was earlier, it was found the land was in the ownership of the applicant and the dispute is considered to be resolved. With regard to planning permission the LPA only require that the correct ownership certificate is signed in order for the application to be decided. Access to neighbouring land for the purposes of construction is covered by separate non-planning legislation and therefore is not considered relevant to the assessment of this planning application. An informative will be included to that effect.

5.16 Consideration of likely impact on Equalities

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

6. CONCLUSION

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

6.2 “The recommendation to **grant** permission has been taken having regard to the policies and proposals in the 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 attached to the decision notice.

Contact Officer: Hanni Osman
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The store building hereby permitted shall not be occupied at any time other than for purposes incidental to the enjoyment of the residential use of the dwelling known as 58A Adderly Gate, Emersons Green and no commercial uses shall take place.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy PSP8 of the South Gloucestershire Policies Sites and Places DPD (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PK18/0080/CLP	Applicant:	Mr Brader
Site:	109 Quakers Road Downend Bristol South Gloucestershire BS16 6NJ	Date Reg:	11th January 2018
Proposal:	Application for a certificate of lawfulness for the proposed installation of a side and rear dormer.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365305 177977	Ward:	Downend
Application Category:	Certificate of Lawfulness	Target Date:	6th March 2018



© South Gloucestershire Council 2007. all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008.

N.T.S.**PK18/0080/CLP**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed installation of 1no rear and 1no side dormer at no. 109 Quakers Road, Downend would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B.

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK17/5247/CLP
Application for a certificate of lawfulness for the proposed installation of a rear and side dormer to facilitate loft conversion.

Refused: 11th December 2017

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection.
- 4.2 Councillor
No comments received.

Other Representations

- 4.3 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Site Location Plan- Received by the Council on 9th January 2018
Elevations- Received by the Council on 9th January 2018

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

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

- 6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1 of the GPDO 2015. It should be noted that there is no restriction on permitted development rights at the subject property. As such permitted development rights are intact and exercisable.

- 6.3 The proposed development consists of the installation of a 1no rear and 1no side dormer. This development would fall within Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. This allows dormer additions and roof alterations subject to the following:

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

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

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

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

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

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

The proposed dormer windows would be located to the rear and side of the property, and as such would not extend beyond any existing roof slope which forms a principal elevation of the dwellinghouse and fronts a highway. As such the proposal meets this criterion.

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

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

The property is a semi-detached house and the proposal would result in an additional volume of no more than 50 cubic metres.

- (e) **It would consist of or include –**

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

The proposal would include none of the above.

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

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

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

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

Submitted plans indicate that the proposed dormers will incorporate a render finish. These are considered acceptable.

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

- (i) **other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –**

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

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

- (ii) **other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and**

The rear and side dormers would be over 200mm away from the eaves of the original roof. Additionally, the proposal does not protrude beyond the outside face of any external wall of the original dwellinghouse.

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

The proposal does involve the insertion of a window into the side elevation of the dwelling; however, the plans show that this will be obscure glazed and non-opening.

Roof lights to front elevation

The proposal also involves the installation of roof lights to the front elevation of the property. The roof lights meet the criteria set out in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015, and as such constitute permitted development.

7. RECOMMENDATION

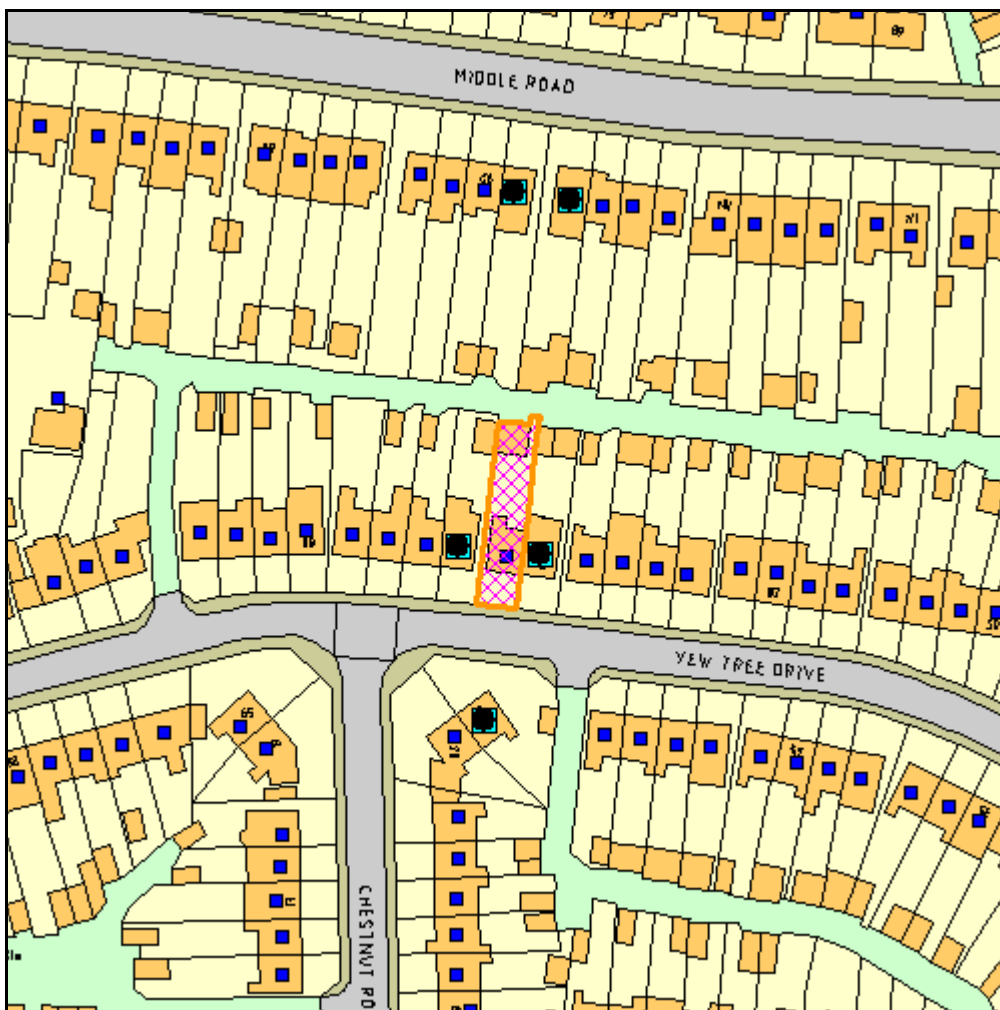
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the reasons listed below:

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

Contact Officer: James Reynolds
Tel. No. 01454 864712

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PK18/0141/CLP	Applicant:	Mr And Mrs Samuel And Helena Bond
Site:	76 Yew Tree Drive Kingswood Bristol South Gloucestershire BS15 4UB	Date Reg:	16th January 2018
Proposal:	Certificate of Lawfulness for the proposed single storey rear extension to form additional living accommodation.	Parish:	None
Map Ref:	365710 175215	Ward:	Rodway
Application Category:	Certificate of Lawfulness	Target Date:	9th March 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK18/0141/CLP**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed single storey rear extension 76 Yew Tree Drive, Kingswood would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

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

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

- 4.1 Councillor
No comments received

Other Representations

- 4.2 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Existing Elevations
Existing First Floor
Existing Ground Floor
Proposed Elevations
Proposed First Floor
Proposed Ground Floor
Site Location and Block Plan

6. **ANALYSIS OF PROPOSAL**

6.1 **Principle of Development**

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

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

6.3 The proposed development consists of a single storey extension to the rear of property. This development would fall within Schedule 2, Part 1, Class A, which allows for the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria as detailed below:

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

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

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

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

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

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

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

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

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

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

The extension does not extend beyond a wall which fronts a highway or forms the principal elevation of the original dwellinghouse.

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

The proposal does not extend beyond the rear wall of the original dwellinghouse by more than 4 metres, or exceed 4 metres in height.

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

Not applicable.

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

The extension would be single storey.

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

The extension would be within 2 metres, however, the eaves would not exceed 3 metres in height.

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

The proposal does not extend beyond a side wall of the original dwellinghouse.

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

The proposal does not include any of the above.

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

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

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

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

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

The submitted plans indicate that the proposed extension would be finished in materials to match existing. As such, the proposal meets this criterion.

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

Not applicable.

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

Not applicable.

7. RECOMMENDATION

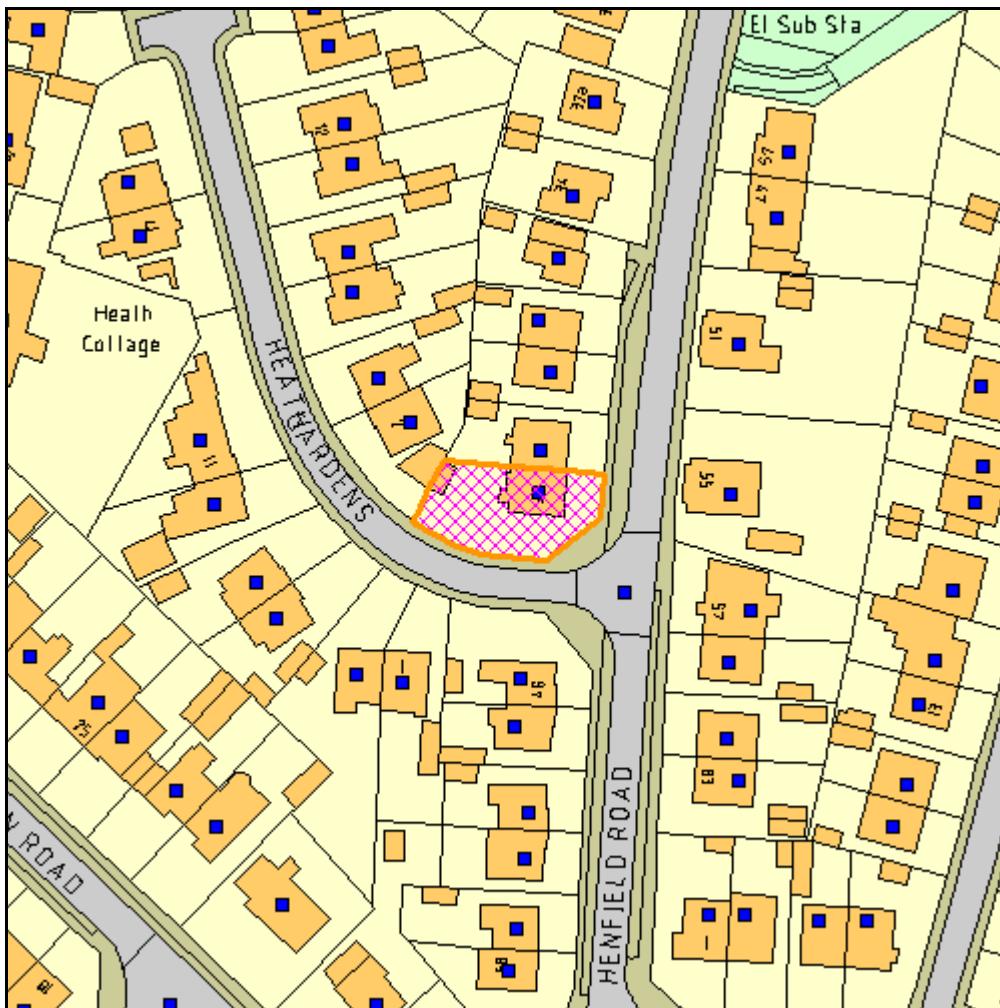
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the reasons listed below:

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

Contact Officer: Westley Little
Tel. No. 01454 867866

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PT17/2809/F	Applicant:	Mr Hillier
Site:	44 Henfield Road Coalpit Heath Bristol South Gloucestershire BS36 2TE	Date Reg:	12th July 2017
Proposal:	Sub-division of existing dwelling to form 2no dwellings with new pedestrian access and associated works.	Parish:	Westerleigh Parish Council
Map Ref:	367404 180432	Ward:	Westerleigh
Application Category:	Minor	Target Date:	1st September 2017



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT17/2809/F**

REASON FOR REPORT APPEARING ON CIRCULATED SCHEDULE

This application is due to appear on the Circulated Schedule due to the objections of individual Parish Councillors and a local resident, contrary to the Officer's recommendation. The application did appear previously on Circulated Schedule 03/18 but is being referred again after additional consultations were received from a re-consultation process.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the sub-division of the existing dwelling to form 2no. dwellings with new pedestrian access and associated works.
- 1.2 The application site comprises a modest semi-detached bungalow located within the settlement boundary of Coalpit Heath, an established residential area. The property has an existing rear garage with hardstanding in front for the parking of 1no. vehicle and a rear private garden.
- 1.3 During the course of the application, revised plans in relation to the proposed parking arrangement and private gardens have been submitted to overcome Officer's concerns. The application will be assessed based on the submitted revised plans.
- 1.4 It is noted that the 'Combined Existing' plan has not been available to the public for inspection since the registration stage. To remedy this, a 21 day re-consultation was issued.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A 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
CS34 Rural Areas

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport Impact Management

PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision and HMOs
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013
 Waste Collection: Guidance for New Developments SPD (Adopted) 2015

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/1453/F
 Erection of single storey side and rear extension to form additional living accommodation. Amendment to previously approved scheme PT12/3360/F to include 3 no. windows to the south elevation.
 Approval
 12.08.2013
- 3.2 PT12/3360/F
 Erection of single storey side and rear extension to form additional living accommodation.
 Approval
 12.12.2012

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
 Objection:
 - bin store should be relocated away from neighbouring properties and windows; matter could be dealt with by condition
- 4.2 Parish Councillors
 Objections have been received from 2 individuals who are also Westerleigh Parish Councillors, however it is not considered that they purport to be making comments on behalf of the Parish Council. Their concerns are summarised as follows:
 - would increase parking pressure on street, harming highway safety
 - unauthorised front driveway
- 4.3 Other Consultees
- Highway Structures
 Attach informative advising applicant what to do if the application includes:
 - a structure that will support the highway or land above a highway; or
 - a boundary wall alongside the public highway or open space land.
- Lead Local Flood Authority
 No objection

Sustainable Transport

No objection

Other Representations

4.4 Local Residents

1no. comment (neither objecting nor supporting) has been received which raises the following points:

- there is existing pressure and demand for onstreet parking from property; proposal is likely to only increase demand for spaces
- harm to occupiers of no. 42 due to location of bin store adjacent bedroom window; request bin stores are relocated

5. ANALYSIS OF PROPOSAL

5.1 **Principle of Development**

The application site is located within the existing settlement of Coalpit Heath where, under policy CS5, new development is directed. As such the principle of development in this location is acceptable, but significant weight will be given to the positive impact of additional housing given the Council's lack of 5-year land supply and any adverse impact will be balanced against this. In addition the proposal would make more efficient use of the land, and contribute to a greater mix of housing size in the immediate area. The scheme must also demonstrate that it reaches a high standard of design and would not have unacceptable impacts on area character, residential amenity and highway safety. This analysis is set out in the report below.

5.2 **Design**

The proposal mainly comprises internal work with some external alteration in the form of a front door and rear window in unit 2. The existing dwelling has four bedrooms, bathroom and a kitchen/living area. The proposed layout would involve subdividing the unit, installing a separate entrance for unit 2 and creating one double bedroom, a bathroom and open plan kitchen/lounge. The lounge will have double French doors opening out onto an existing terrace down to the new rear garden. The Officer suggested dividing the rear garden evenly into two private gardens with a central boundary treatment so house 1 will have more amenity space. The existing rear garage will become storage for this unit. Overall, the proposed physical alterations to the bungalow are considered acceptable.

5.3 **Residential Amenity**

Residential amenity should not be prejudiced as a result of development. Careful consideration is required regarding the living accommodation to be created and the effect on neighbouring occupiers given that the dwelling would be sub-divided into two smaller units.

5.4 The external alterations are minor and would unlikely harmfully impact any nearby residents, but due regard must be had of a local resident's concerns about the proposed refuse disposal arrangements. Both bin stores would be located to the front of the buildings and would be within enclosed spaces, however, the store for Unit 1 would be sited adjacent the northern boundary

and in close proximity to the bedroom windows of the host and no. 42 Henfield Road. It would be convenient for the occupiers of the building to use, but it is more likely than not that the new store would have an unacceptable impact on the occupiers of nos. 42 and 44 as a result of odour emanating from the bins, particularly during warmer weather. However, measures can be taken to minimise this adverse impact by virtue of design and siting. Officers are satisfied that there is a reasonable prospect of designing such a facility in a different location, and consider that this is a matter which can reasonably be addressed by the imposition of a condition which requires a detailed scheme to be submitted and approved in writing by the Council prior to first occupation.

5.5 With regard the amenity space to be provided, the amount indicated for each unit is considered acceptable.

5.6 Overall, the proposal will provide acceptable living conditions for future occupiers and will not prejudice existing levels of residential amenity.

5.7 **Transport**

Parish Councillors have commented that the present off-street parking for two vehicles off Henfield Road is unauthorised. There is no evidence within the Council's planning history to contradict this view. In this regard, the proposal will include regularisation of this existing hardstanding area which is proposed for the two-bed bungalow. The existing vehicular parking off Heath Gardens will remain for the one-bed bungalow.

5.8 Following earlier transportation comments in the process, detail was submitted demonstrating the proposed boundaries for the site. Officers are now satisfied with the proposal as submitted. The proposed vehicular parking also complies with the Council's residential parking standards. In light of the above, no transportation objection is raised to the proposed development.

5.9 Officers have noted the concerns raised by Parish councillors and a local resident regarding the subdivision placing additional parking pressure on the public highway within the immediate area. However, the Highway Officer raises no objection to the development on this basis.

5.10 **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 come 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 neutral impact.

5.13 **Overall Planning Balance**

The proposed development would contribute 1 dwelling towards housing supply in the district. This is a benefit of the proposal. The site would also see the redevelopment of an existing residential curtilage, which is generally accepted as an environmentally sustainable form of development.

5.14 There would be economic and social benefits from providing housing in the rural settlement. Overall, there would be benefit resulting from the development if permitted which should be given moderate weight.

5.15 Some harm has been identified through this analysis. Some operational development would be required to facilitate the conversion, but this is not so significant that it would outweigh the benefit of the proposal and the bin store can be redesigned by condition.

5.16 Therefore, the planning balance falls in favour of permitted the proposed development.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED subject to the attached conditions:

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).

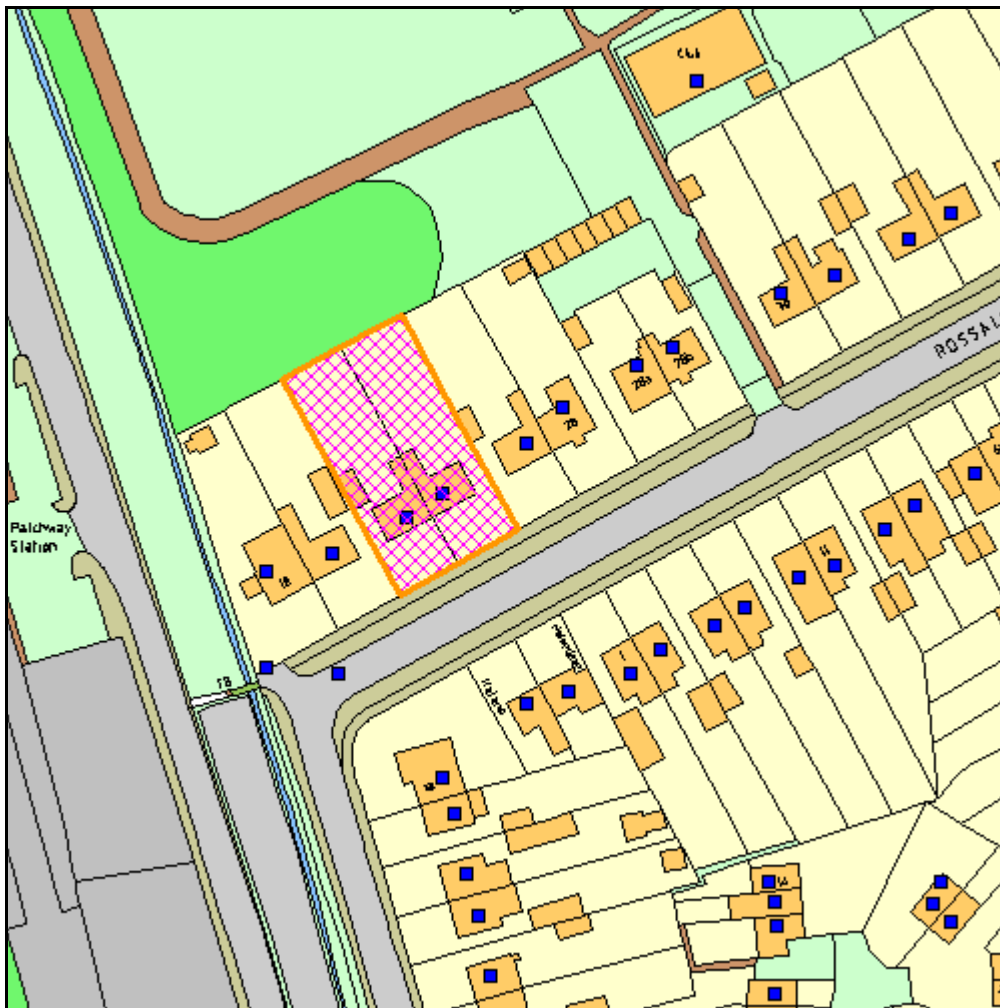
2. Notwithstanding the submitted plans, prior to first occupation of Unit 2 details of the proposed refuse store and area/facilities allocated for storing of recyclable materials shall be submitted and approved in writing by the local planning authority. The approved refuse storage and recycling facilities shall be implemented in accordance with the approved plans and thereafter permanently maintained.

Reason

To safeguard the amenity of the existing occupiers and those of adjoining premises, protect the general environment, prevent obstruction to vehicular and pedestrian movement, to ensure that there are adequate facilities for the storage and recycling of recoverable materials, and to accord with Policies PSP8 and PSP11 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) 2013; the National Planning Policy Framework March 2012; and the Waste Collection: Guidance for New Developments SPD (Adopted) January 2015.

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PT17/3853/F	Applicant:	Jaija and Sukhvinder Singh and Kaur
Site:	22 Rossall Avenue Little Stoke Bristol South Gloucestershire BS34 6JT	Date Reg:	13th September 2017
Proposal:	Demolition of 2no. existing dwellings and erection of 4no. dwellings with access, parking and associated works.	Parish:	Stoke Gifford Parish Council
Map Ref:	361168 180904	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	10th October 2017



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT17/3853/F**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule as the comment from the parish council, despite its wording, could be construed as an objection.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of the existing pair of semi-detached houses and the erection of a short terrace of 4 dwellings. The application site is within the existing urban area of the North Fringe of Bristol. Nearby, land use is predominantly residential. However, the site is also in close proximity to employment such as Rolls Royce and Filton airfield. The site is approximately 100 metres from Patchway Railway Station and 100 metres from Little Stoke Park.
- 1.2 Rossall Avenue has a mixed character. Towards the western end (on the northern side – where the site is located), the dwellings are gable-ended ex-local authority housing on generous plots dating from the mid-twentieth century. Whereas towards the eastern end and on the southern side, the dwellings have a different appearance and proportions being later more imposing hipped roofed semis and short terraced runs.
- 1.3 During the course of this application, the proposal has been amended to overcome officer concerns about overdevelopment and design quality. The dwellings now present a greater mix, with two 2-bedroom houses and two 4-bedroom houses as bookends on either side. Design quality remains a concern but should be weighed in the overall planning balance. The amendment to the mix of the proposed housing is considered to be an improvement.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	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
CS25	Communities of the North Fringe of Bristol

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

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

CIL and S106 SPD (Adopted) March 2015

Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. RELEVANT PLANNING HISTORY

- 3.1 PT15/5376/PND No objection 14/01/2016
Prior notification of the intention to demolish 2no dwellings.

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

No objection, although concern that proposal is not in keeping with the appearance of the street scene.

Internal Consultees

- 4.2 Archaeology Officer
No objection

- 4.3 Highway Structures
No comment

- 4.4 Lead Local Flood Authority
No objection; request SUDS scheme

- 4.5 Sustainable Transport
Initial objection raised. Revised plans submitted to address concerns – no objection. Conditions required to address vehicle crossover and cycle parking.

Statutory / External Consultees

- 4.6 Wales and West Utilities
Development should not affect equipment; applicant should contact Wales and West Utilities

Other Representations

- 4.7 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks permission to erect a terrace of 4 dwellings on land in Little Stoke.
- 5.2 Principle of Development
Little Stoke is within the existing urban area of the North Fringe of Bristol. Under policy CS5, new residential development is directed to the existing urban areas and defined rural settlements. Development in this location would therefore accord with the locational strategy of the district and is acceptable in principle. The determination of the application therefore falls on the specifics of the proposal.
- 5.3 Design
Policy CS1 allows only the 'highest possible' standards of site planning and design which respects the character and appearance of an area and is of an appropriate scale. Policy PSP1 seeks to reinforce local distinctiveness by requiring key aspects of local vernacular or character to be interpreted and promoted in new proposals.
- 5.4 The proposed development is not of high quality design. The initial scheme was cramped in nature containing four 3-bedroom properties; although the principal elevation was well proportioned albeit inconsistent with the general appearance of the area. In order to reduce the amount of development, it was suggested that either the number of proposed dwellings was reduced or the size (in terms of the number of bedrooms) of some of the properties was reduced. Subsequently, plans for two 4-bedroom and two 2-bedroom properties were received. The level of bedroom accommodation therefore remains the same but the required level of parking is reduced. In order to increase the number of bedrooms, the properties at either end of the terrace have additional accommodation in the roof space. The concept behind this was to create a bookend to the development although the interpretation has not been hugely successful.
- 5.5 Little Stoke has some areas which have a distinct character, such as the Radburn style developments between Little Stoke Lane and Braydon Avenue. However, this particular area is rather non-descript post-war housing. The street scene is not homogenous as there are a variety of housing style. There are few high quality design cues locally to inform the design of development here.
- 5.6 The proposed development consists of a gable-ended main section. Within this, the two ends have a projecting hipped front element and the two properties in between are slightly recessed. While this is not as clean as the original proposal, it is likely to be more in keeping with the mix of residential styles within the locality. The proposed development has an oversized roof which appears overly prominent. At the rear, the bookending is more obvious. However, this is considered an improvement over the original proposal which saw the introduction of four individual gable roofed dormers. Externally, the building would be finished in brick with a double roman clay tile.

- The materials are considered appropriate and there are other examples of these nearby.
- 5.7 In terms of quality, the proposal does not execute itself well. It still appears cramped and the roofline is contrived. However, the comments with regard to local character should be noted. While the design is not of the highest quality design, and it would result in some harm to the appearance of the area, the level of harm that should be attributed to the harm should be balanced by other factors.
- 5.8 A footway (with steps) links Rossall Avenue to Station Road and provides a direct link to Patchway Railway Station. The station is within 100 metres of the site and therefore it is considered a sustainable location for housing development, although the level of service from the station is noted. The site also has good access to local services, facilities, and open space.
- 5.9 While the design is not fantastic, in terms of density and promoting sustainable development, the site scores well. Therefore on balance the appearance of the development is considered acceptable. It is unlikely that any further design negotiation would lead to a significant improvement in the scheme without reducing the number of units (and therefore impacting on the viability and deliverability of the proposal).
- 5.10 Living Conditions
The site is relatively deep. Therefore, while the properties are narrow, the outdoor private amenity space provided would exceed the minimum requirements of PSP43. The layout of the built form would not lead to a material impact on existing levels of amenity; there would be no material impact on privacy and the development would not be overbearing upon the adjacent properties.
- 5.11 The proposal is acceptable with regard to its impact on nearby occupiers and the living conditions provided to future occupiers of the properties.
- 5.12 Transport
In revising the scheme, the size of the properties has been amended. Under the provisions of PSP16, a 2-bedroom property requires 1.5 parking spaces and a 4-bedroom property requires 2 parking spaces. The proposal provides 6 parking spaces and is therefore slightly under standard. However, this is considered acceptable. With only two 2-bedroom properties provided, the provision of 3 parking spaces would lead to, in effect, a shared space.
- 5.13 Vertical cycle parking is proposed. This would be contained in a small building at the front of the dwellings. This have been indicated to be undercover but there are no details as to whether this is secure; a condition is required to provide details of the cycle parking provision.
- 5.14 The highways officer has requested that the vehicle crossover details are secured by condition. The adopted highway abuts the site boundary. Works required to provide the vehicular access would therefore be within the highway itself. Undertaking works in the highway requires the consent of the local

highway authority. Therefore, it is not necessary to condition details of these under the planning application as it is already satisfactorily addressed under more appropriate legislation.

5.15 Overall Planning Balance

The proposed development is in a sustainable location in the existing urban area of Bristol. There is no conflict with the locational strategy for the district. However, it is recognised that – at present – the planning authority cannot demonstrate a 5-year supply of deliverable housing land. As a result, the proposal should be determined against the presumption in favour of sustainable development.

5.16 The design quality is questionable. As a result of the development there would be some localised environmental harm to the visual amenity of the area and the appearance of the street scene.

5.17 As a result of the development, an additional 2 houses (net gain) towards overall housing in the district would be provided. This would have a significant socio-economic benefit.

5.18 The benefits of the proposal outweigh the harm and therefore planning permission should be granted.

5.19 Impact on Equalities

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

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

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the first occupation of any dwelling hereby permitted, details of the cycle parking – in particular the elevations and the means by which it would be secured – shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of promoting sustainable travel behaviour and 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; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

4. The off-street parking facilities (for all vehicles, including cycles) shown on plan 1773_05C hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

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

1773/01 Site Location Plan, 1773/02 Existing Site Plan, 1773/03 Existing Floor Plans, and 1773/04 Existing Elevations, received 15 August 2017; 1773/05(C) Proposed Site Layout, 1773/06(C) Proposed Ground Floor Plan, 1773/07(B) Proposed First and Second Floor Plan, 1773/08(B) Proposed Section, and 1773/09(C) Proposed Elevations, received 5 February 2018.

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PT17/5163/F	Applicant:	Mr Toni Watola Thornbury Town Football Club
Site:	Mundy Playing Fields Kington Lane Thornbury South Gloucestershire BS35 1NA	Date Reg:	27th November 2017
Proposal:	Demolition of existing dugout shelters and erection of spectator stand, ticket booth and 2no. replacement dugout shelters.	Parish:	Thornbury Town Council
Map Ref:	363386 189840	Ward:	Thornbury North
Application Category:	Minor	Target Date:	1st January 2018



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **PT17/5163/F**

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the demolition of the existing dugout shelters and the erection of a spectator stand, ticket booth and 2no. replacement dugout shelters at Thornbury Town Football Club in Thornbury. The proposed spectator stand, ticket booth and dugouts will serve an existing football pitch.
- 1.2 The application site is accessed from a lane off Kington Lane and is within the Bristol/Bath Green Belt. The football club is located outside of any recognised settlement boundaries, and is therefore considered to be within the open countryside.
- 1.3 The proposed structures will all be positioned within the eastern boundary associated with the football ground area, the proposal will replace two existing dugouts. The spectator stand and dugouts would be set out in linear formation parallel with the east side line of the football pitch; the stand would be positioned in the centre of this touchline, with the dugouts 5m away either side.
- 1.4 There are two public rights of way adjacent to the site, one running mostly alongside the south touchline before turning to be joined by another to follow some of the west sideline. Overall, the proposal will not impact upon these public rights of way, due to the position of the proposed structures.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan: Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS24 Green Infrastructure, Sport and Recreation Standards
CS34 Rural Areas

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

PSP2 Landscape
PSP7 Development in the Green Belt
PSP8 Residential Amenity
PSP10 Active Travel Routes
PSP11 Transport Impact Management
PSP19 Wider Biodiversity

PSP21 Environmental Pollution and Impacts
PSP44 Open Space, Sport and Recreation

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Development in the Green Belt SPD (Adopted) 2007

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT17/5162/F
Installation of 6no. floodlights and erection of 2m high perimeter fence with associated works.
Pending
- 3.2 PT16/6636/F
Demolition of existing dugout shelters and erection of replacement dugout shelters, spectator stand and 2m. high perimeter fencing. Installation of 6no. floodlights and associated works.
Withdrawn
07.03.2017

4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council
Support
- 4.2 Other Consultees
- Highway Structures
No objection
- Lead Local Flood Authority
Condition submission of surface water details
- Sustainable Transport (comments from PT17/5162/F)
No objection
- Conservation Officer
No objection
- Landscape Officer
No objection
- Ecology Officer
No objection
- Open Spaces Society
No comment
- Public Rights of Way
No objection

Environmental Protection

Attach informative recommending construction site working practices

Street Care

No comment

Archaeology Officer

No comment

Wales and West Utilities

Attach informative advising of Wales and West Utilities apparatus on site

Other Representations

4.3 Local Residents

7no. letters in total have been received from members of the public. 6no. of these are comments of support which raise the following points:

- benefit to football club and users
- benefit to local community
- will encourage young people to participate in sport
- would enhance the quality of locality
- refusal will prevent the club being promoted, likely impact player retention and put the business into decline
- unlikely possibility of finding an alternative site for football club locally
- necessary to support local population growth
- would not have a materially adverse visual effect on the character and appearance of the site and surrounding countryside
- floodlights and spectator stands are common features in playing fields
- floodlights to be used less frequently than local tennis club

1no. comment of objection has been received which is summarised below:

- PT17/5162/F should be determined concurrently
- less accessible to the public
- public open space should be preserved
- club should relocate to a suitable alternative site, for example, moving to a local school will improve their sport facilities and encourage young people to participate in sport

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Development in the green belt is by definition inappropriate development, however certain types of development which are acceptable within this designated area are set out under paragraphs 89 and 90 of the NPPF. Paragraph 89 states that one of these exceptions can be for the 'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.

- 5.2 Policy PSP44 of the adopted Local Plan regards proposals for outdoor sport and recreation outside of urban areas and settlement boundaries. Policy PSP44 states proposals involving the improvement of sport and leisure facilities in locations such as in this application will be acceptable if the site is highly accessible via non-car means; would not have an unacceptable effect on the historic environment, character and diversity of the landscape; would not give rise to unacceptable levels of on street parking to the detriment of the surrounding area and highway safety; and, any external lighting or advertisements would not result in unacceptable loss of amenity nor constitute a road safety hazard.
- 5.3 New buildings will also be acceptable where the conversion or re-use of existing buildings is not viable and where they are essential for and proportionate to the use of the site for outdoor sport and recreation.
- 5.4 Accordingly, the proposal is acceptable in principle, provided it preserves the openness of the green belt and does not conflict with the purposes of including land within green belt.
- 5.5 Green Belt
The green belt serves five purposes – these are set out below from paragraph 80 of the NPPF:
- To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.6 Paragraph 89 in the Framework provides that the construction of new buildings in the Green Belt is appropriate. An exception is made for ‘the provision of appropriate facilities for outdoor sport... as long as it preserve the openness of the Green Belt and does not conflict with the purposes of including land within it’.
- 5.7 There is no dispute that the proposal relates to an existing facility for outdoor sport. It is to demolish two existing dugout shelters, which currently sit in front of the sports pavilion buildings and replace them with two modern dugout shelters, ticket booth and a spectator stand with a capacity of 50 people.
- 5.8 The applicants have provided in their planning and heritage statement more detail of the requirements of Thornbury Town Football Club to progress to the Western Leagues. It is accepted that unless those requirements are met, the future of the Club would be at risk. It is therefore evident that the new facilities are requires on the Mundy Playing fields themselves. Accordingly the proposal would continue facilitating the active recreation use of the playing fields.

- 5.9 From what was seen at the site inspection, it is considered that the facilities now proposed are not disproportionately large given the size which would be made of them. All the structures are no larger than might be reasonably be expected and adequate for their intended purpose. For these reasons, it is concluded that the proposal is for 'appropriate' facilities in terms of paragraph 89 of the NPPF.
- 5.10 However, it is also necessary to consider any effect on the openness of the Green Belt and the purposes of including land within it. There is little doubt that any structure on this site would have some effect on openness but this must be considered in the overall visual context of the playing fields. The low profiles of the buildings does much to reduce their effect on openness as well as by their siting which takes advantage of existing screening by the pavilion buildings, a laurel hedge to the north and by field boundaries to the south and west. Accordingly, there would be no prejudice to any of the purposes of including land within the Green Belt.
- 5.11 Although the development would result in a localised reduction in openness, in the context of the playing fields and their wider setting, the openness of the Green Belt is preserved. It is therefore concluded that the development is not inappropriate in Green Belt policy terms as defined in paragraph 89 of the NPPF.
- 5.12 Design, Character and Landscape
The proposed built facilities are appropriate in scale and form to the role and function of a football ground. In most public views the new structures would be seen set against either the somewhat higher and much greater sized clubhouse building, to the east or the football pitch itself. In this context, the new 50 seat stand and timber booth would appear as structures of modest size and proportionate to their roles, and the two replacement dugouts would be similar in size and broadly in the same location as the existing. With this in mind the design of the proposed structures is considered to be acceptable.
- 5.13 As stated the host site is located on the outskirts of Thornbury, a well-established market town. Bar Thornbury Tennis Club, the football ground is surrounded by playing and open fields, but by virtue of its boundary features and the clubhouse, the site is relatively well contained, just about not forming part of what would be considered the open countryside. Accordingly, the proposed structures are unlikely to result in a harmful impact to the surrounding landscape or the character of the area.
- 5.14 Overall the proposal has an acceptable scale and design, which is congruent with the surrounding area and respects the landscape of the wider context of the site.
- 5.15 Residential Amenity
The closest residential property to the proposed development is the first floor flat above the pavilion; the next nearest is some 230m away. The Club considers that the proposed works will not greatly increase the overall level of spectators, which will remain within the range of 50-80. Furthermore, the number of spectators is much more likely to be related to the general

performance of the team and to the attractiveness of any one particular fixture. Nevertheless, as the new facilities would provide protection from the weather it would increase numbers on some occasions and noise from concentrated groups of spectators would be more intrusive than from the same number scattered around the pitch.

5.16 However, the football ground is already a public open space; it is therefore concluded that the occupier of the flat would experience very little change arising from this proposal.

5.17 Overall the proposal is considered to have acceptable impacts on the residential amenity of nearby occupiers.

5.18 Highway Safety and Accessibility

The proposed development is not expected to materially alter the site's travel patterns and as such there are no transport objections to the proposal.

5.19 Environmental Impacts

The proposal is not expected to result in a materially harmful impact on the surrounding environment, but an informative will be attached advising the applicant to good practice during the construction work.

5.20 Drainage

It has been indicated that the applicant intends to dispose of surface water from the site via soakaway, but there is a lack of information on whether this is a suitable method. However, the Council's Drainage Engineer is satisfied that a condition requiring the submission of surface water details would ensure that surface water run-off from the development is effectively managed and would not increase the risk of flooding or pollute the quality of surface and/or ground water sources. It is therefore concluded that the site can be satisfactorily drained, subject to the imposition of a relevant condition.

5.21 Ecological Issues

It is noted that a previous application for replacement dugout shelters, a spectator stand, perimeter fencing and floodlights was withdrawn following concerns raised by the Council over the possible adverse impact on bats. However, these concerns solely related to the proposed floodlighting and will be addressed again under application PT17/5162/F. As such, given the scope of the work proposed under this application, the Council's Ecology Officer does not object to the development.

5.22 Impact on Equalities

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

It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

5.23 Other Matters

A number of other matters have been raised from the consultation procedure which have not been addressed above.

5.24 A local resident has taken issue with the fact that two applications have been lodged by the same party on the site and raises concerns that the other proposal will make the football ground inaccessible to the public. It is clearly acknowledged by the applicant that they see both applications as one proposal, to upgrade and improve the Club's facilities. However, although the previous withdrawn application PT16/6636/F was submitted as one scheme, Officers did not raise any objection in relation to the replacement dugout shelters or proposed spectator stand elements at the time. Issues raised in this report therefore relate to this application and considerations, plus concerns, relevant to application PT17/5162/F will be addressed under that application.

5.25 The matter of an alternative location for the Club does not constitute a material planning consideration and has not been given weight in the determination of this application.

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 Policies, Sites and Places Plan (Adopted) November 2017 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: 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. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. A detailed development layout showing the location of surface water proposals is required along with results of percolation tests and infiltration calculations to demonstrate that the proposal is suitable for this site. Please note no public surface water sewer is available.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, and to comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, the National Planning Policy Framework.

3. This decision relates only to the plans identified below:

Received 06.11.2017:

Planning & Heritage Statement

Existing Plans & Elevations (1673-E002 Rev C)

Proposed Block Plan (1673-P100 Rev C)

Proposed Plans & Elevations (1673-P101 Rev A)

Site Masterplan (1673-P000 Rev A)

The Location Plan (1673-E001 Rev B)

Received 11.12.2017:

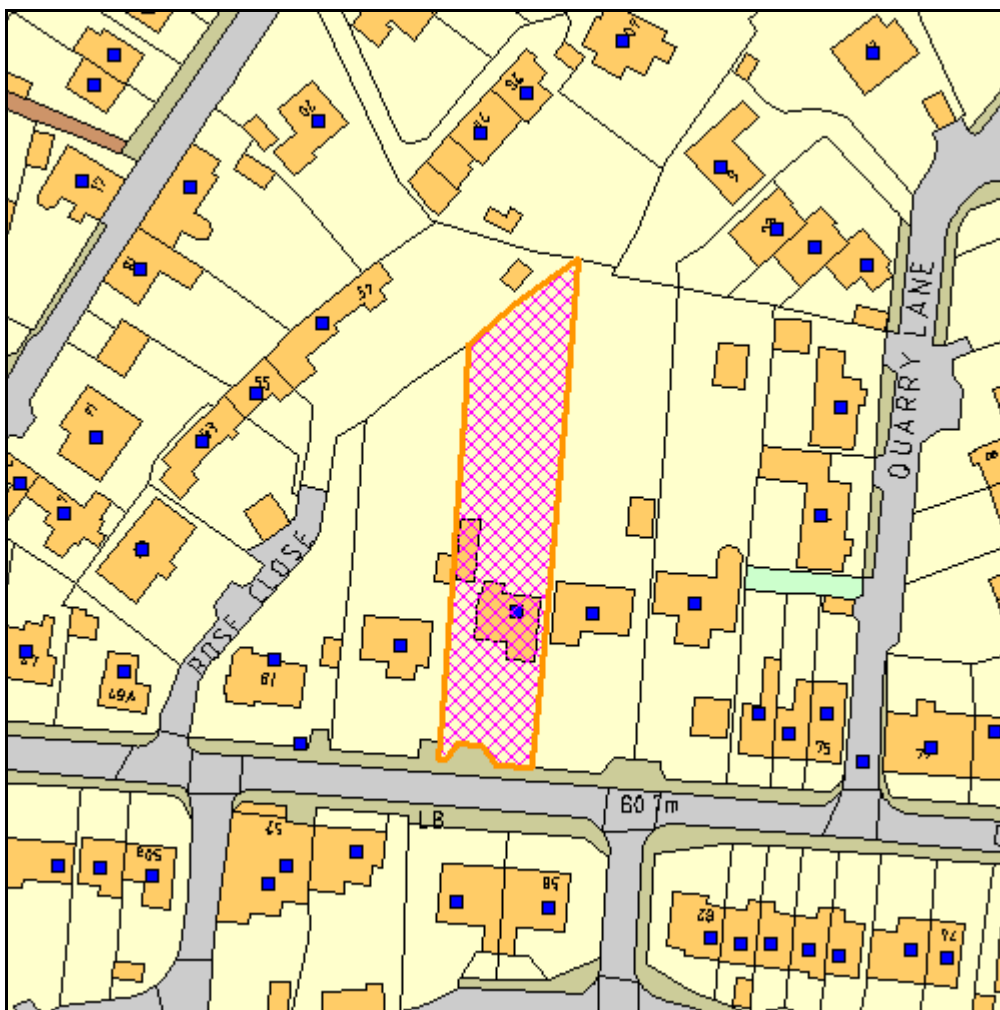
Bat Habitat Assessment and Survey

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PT17/5208/F	Applicant:	Mr Paul Edwards
Site:	Porthrepta 65 Down Road Winterbourne Down South Gloucestershire BS36 1BZ	Date Reg:	6th December 2017
Proposal:	Erection of a two storey rear extension with balcony to form additional living accommodation. Installation of 1.6m high entrance gates.	Parish:	Winterbourne Parish Council
Map Ref:	365269 179679	Ward:	Winterbourne
Application Category:	Householder	Target Date:	30th January 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT17/5208/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

Members may recall that this application previously appeared on the Circulated Schedule (09/02/2018), in which it was recommended for a split decision. During this period the applicant submitted revised plans of the front entrance gate. This is now considered acceptable. Nevertheless, given previous representations received, and that there has not been sufficient time to carry out a period of re-consultation, it is considered appropriate that the application is reported again to the Schedule.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The application seeks full planning permission for the erection of a two storey rear extension with a balcony to form additional living accommodation, as well as the installation of a 1.6 metre high entrance gate, at 'Porthrepta', 65 Down Road, Winterbourne Down.
- 1.2 The application site comprises a detached chalet bungalow which has a front feature gable. Its elevations comprise render and brick with some timber cladding, alongside upvc windows and a tiled roof. The dwelling benefits from a large plot with front and rear gardens, a detached garage and a large of hardstanding for parking cars.
- 1.3 The site is within the settlement boundary of Winterbourne. The immediate surrounding area has a mixed character, however, roads are clearly defined by low natural stone walls.
- 1.4 Throughout the course of the application revised plans were submitted which relate to the proposed gate.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

- CS1 High Quality Design
- CS4a Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS34 Rural Areas

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

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP8 Residential Amenity
- PSP16 Parking Standards
- PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT03/1234/F Approve with Conditions 28.07.2003
Erection of two storey side and rear extension to form garage, utility room and WC with bedroom over.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection. Gate is not in-keeping with the streetscene, and the velux windows will overlook neighbouring properties.
- 4.2 Sustainable Transport
No objection.
- 4.3 Highway Structures
Suggested informative.

Other Representations

- 4.4 Local Residents
No comment received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy CS1 of the Core Strategy seeks the highest possible standards of design and states 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. In addition policy PSP1 expects proposals to show a positive response to the distinctiveness of the locality. PSP38 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety.

Two storey rear extension

- 5.2 Design and Visual Amenity
Submitted plans show that the extension would extend to form a central, rear gable. It would be slightly set down from the ridge of the existing roof. It would introduce 2no. windows to each side elevation as well as 6no. rooflights. To the rear there would be an enclosed, canopied balcony and bi-folding doors at ground floor. Submitted information shows that all materials would match the existing.

5.3 The development would clearly be a large addition to the property, which would, at points be visible from the wider streetscene. However, it is not thought the development would appear out of character with the host or surrounding area. Accordingly, the two storey extension is considered acceptable in terms of design and visual amenity, it would comply with Policy CS1 of the Core Strategy as well as the emerging Policy PSP1 of the PSP Plan.

5.4 Residential Amenity

The host has adjacent neighbours either side, which are also chalet bungalows (albeit of differing designs). The two storey extension would be a noticeable addition to these properties. However it would be set away from shared boundaries and, given the roof would form a rear facing gable it would slope away from adjacent occupiers. The comments of the parish council are noted, however, given the location of the rooflights, it is not thought that they would result in any material overlooking.

5.5 Following the development a suitable amount of residential amenity space would remain. Overall, it is considered the proposed two storey extension would not be detrimental to residential amenity and is deemed to comply with PSP8 and PSP43.

5.6 Highway Safety

Following the erection of the two storey extension, the number of bedrooms at the property would increase from 3 to 4. PSP16 sets out that for a property with 4 bedrooms, 2 off street parking spaces should be provided on site. The site has an existing detached garage as well as a large area of hardstanding, and it is therefore felt that it would comply with these standards.

Following the development, the number of bedrooms at the property would increase from 3 to 4. The Councils Residential Parking SPD sets out that for a property with 4 bedrooms, 2 off street parking spaces should be provided on site. The development would result in a lesser area of hardstanding. However, plans submitted show that 2 off street car parking spaces would be provided to the front of the site, and the access widened to accommodate such.

Entrance Gate

5.7 Design and Visual Amenity

Down Road is characterised by low natural stone boundary walls to the front boundaries of properties. This is accompanied by open entrances or entrances with iron/timber gates. Original plans proposed to install a 1.6 metre high aluminium entrance gate on rollers, in a grey colour which would adjoin the existing low stone wall to the front of the property.

5.8 As a result of officer concerns, the applicant has now submitted revised plans showing that the gate would have a metal frame and timber boarding. While it is noted that it would be more enclosed than other gates in the vicinity, it is thought that the materials would now be largely in-keeping. As such, it is considered acceptable in terms of design and visual amenity.

5.9 Residential Amenity

The proposed gate would not have an impact on residential amenity.

5.10 Highway Safety

The access would remain the same, it would just involve the introduction of the proposed gate. Transportation colleagues consider the proposal acceptable and no objection is raised to these matters.

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 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 attached to the decision notice.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

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).

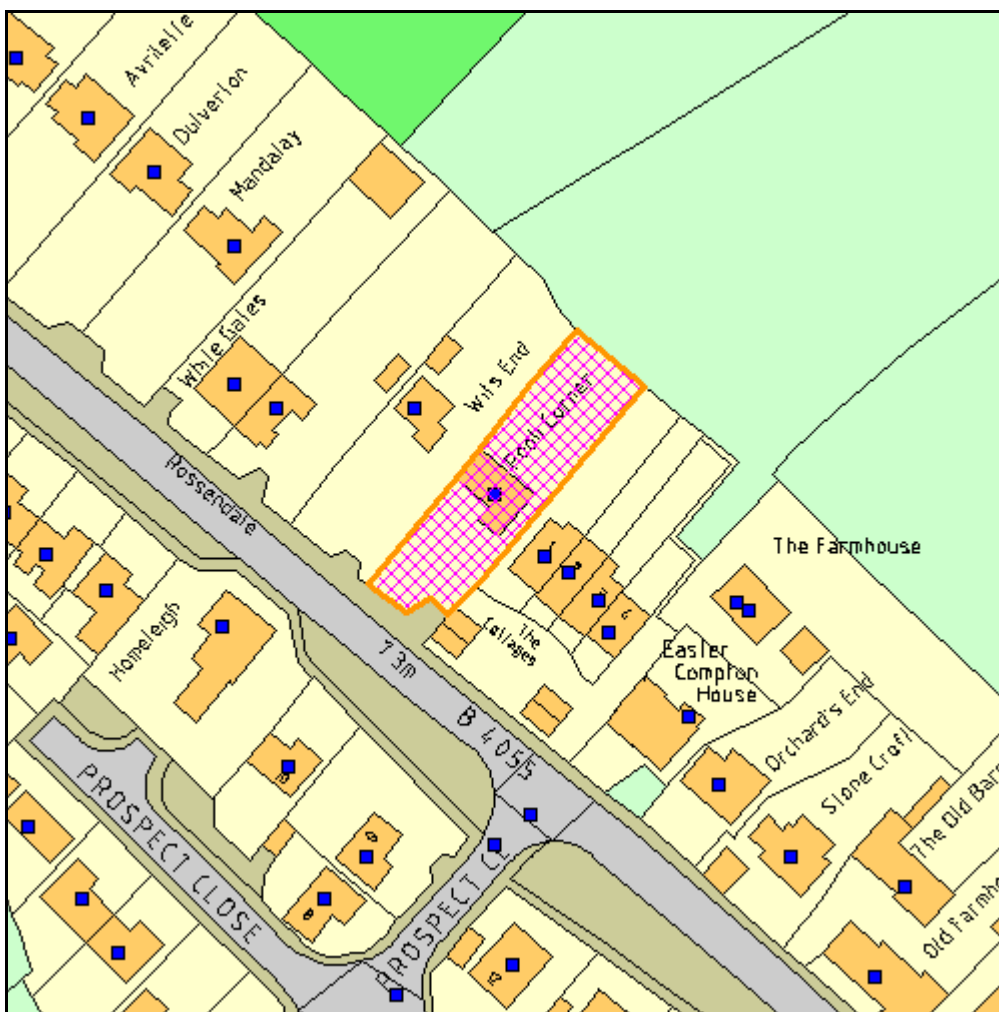
The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 08/18 – 23 FEBRUARY 2018

App No.:	PT17/5484/F	Applicant:	Mr Gill - PLG
Site:	Pooh Corner Main Road Easter Compton Bristol South Gloucestershire BS35 5RE	Date Reg:	9th January 2018
Proposal:	Erection of a single storey rear and first floor side extension to form additional living accommodation and terrace with balcony.	Parish:	Almondsbury Parish Council
Map Ref:	357026 182668	Ward:	Almondsbury
Application Category:	Householder	Target Date:	5th March 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT17/5484/F**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has received comments that are contrary to the Case Officer recommendation. As such, according to the current scheme of delegation must be reported to the Circulated Schedule for Members.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a single storey rear extension to form a terrace/balcony; and a first floor side extension to form additional living accommodation.
- 1.2 The application site consists of a detached dwelling on Main Road Easter Compton. The site is located within the settlement boundary; within the Bristol/Bath Green Belt; and within flood zone 2.
- 1.3 The alterations are required to create a suitable living arrangement for the care of a family member who has significant disabilities. This family member requires assistance with all aspects of daily life.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Sustainable Development
CS8 Improving Accessibility
CS34 Rural Areas

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

PSP1 Local Distinctiveness
PSP7 Development in the Green Belt
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Development in the Green Belt SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1. PK17/5658/F
Approve with Conditions (29.01.2004)

Erection of two storey rear and single storey front and side extension to form playroom, kitchen, bedroom and hall with sitting area and bathroom over.

- 3.2. PT03/2681/F
Approve with Conditions (27.10.2003)
Change of use of agricultural land to domestic curtilage.
- 3.3. PT03/2442/F
Approve with Conditions (10.09.2003)
Erection of detached double garage to front of property.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
None received.

4.2 Other Consultees

Sustainable Transport

“Detail has now been submitted to confirm that there will be six bedrooms within the dwelling after development. Confirmation has also been received that the existing vehicular access will remain unchanged and that there is adequate existing parking available for the size of the proposed dwelling.

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

Lead Local Flood Authority

“No objection.”

Other Representations

4.3 Local Residents

Two comments were received from neighbours on both sides of the property.

“First floor side extension:

According to the plans, it appears to be a small adjustment bringing the wall some 6ft further along to create a larger en-suite. Our garden is north-facing and obtains very little light during the winter months or in the evening during the summer months. The gap between the houses provides a lovely chink of sunlight as it moves around to create a lovely warm seating area later in the day on summer evenings. Our initial fear is that this light will be reduced by the introduction of this longer first floor wall.

Rear conservatory on new lounge:

It looks as if this will be a flat roof now, however will the side wall still be glass? If so, then no further comment.”

And

“Our house is immediately adjacent to the left of Pooh Corner as viewed from the road. The properties are built very close to one another and currently there is a reasonable degree of privacy. Whilst we do not wish to be unsympathetic with the personal circumstances behind this application, we would have to formally object to the proposed first floor layout as it incorporates a terrace which will enable persons to invade our privacy. This is particularly important as if permission is granted it would not be personal to the applicants. We feel the end of the terrace should be reconfigured and is screened to avoid the invasion of privacy. We would ask you to consider this in the light of good planning principles.”

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is acknowledged as being located in the Green Belt where development is rigorously controlled; thus the proposal must accord with national and local policy (NPPF, PSP7).

5.2 Additionally, policy PSP38 of the PSP Plan allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1, which is echoed by PSP38 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.

5.3 Green Belt

Paragraph 79 of the NPPF states “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

5.4 Paragraph 89 of the NPPF allows for the extension or alteration of a building in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building. In assessing disproportionality Policy PSP7 has useful guidance:

- The increase in volume of the original dwellinghouse;
- The appearance of the proposal (it should not be out of proportion with the scale and character of the original dwelling); and
- Existing extensions and outbuildings within the curtilage.

5.5 PSP7 states that additions to dwellinghouses (including extensions and outbuildings) that would result in the overall volume under 30% of the original are acceptable. An increase in excess of 30% but less than 50% of the original dwelling is less likely to be considered acceptable; and an increase of 50% or more of the original dwelling would most likely be considered a disproportionate addition and be refused as inappropriate development.

- 5.6 The original volume of the property is not available. However, the Council holds records for a two storey rear extension; single storey front and side extension; and a detached double garage at the property. Additionally, a modern conservatory is present. As such the Case Officer has inferred that the property is currently 72% larger than what is considered to be original. If the proposed single storey rear, and first floor side extensions are approved the property would be 83% larger than the original.
- 5.7 It is acknowledged that in percentage terms the volume increase is outside of the limits of what is considered to be appropriate development in the Green Belt. Nonetheless, this should not automatically result in a refusal through the slavish adherence to such standards, the likely resultant harm should be an important consideration. It is therefore important to consider whether the nominal increase in built form in this area is likely to harm the openness of the Green Belt. When considering the siting and scale of the first floor side extension, being built between an existing single storey element and the eaves of the house; the first floor side extension is unlikely to result in harm to the Green Belt due to a loss of openness. Additionally, the single storey rear extension would be constructed to the rear of the property, in place of two existing conservatories which would be demolished. There would be an insertion of built form in the 3m gap between an existing conservatory and the existing two storey side extension. This area is already significantly bounded by built form so is not considered to be significantly 'open' to warrant a reason for refusal should this area be 'infilled'. Indeed, the property sits within the settlement boundary where limited infilling is permitted in the Green Belt. Also, there is some ambiguity with the volume calculations. On balance therefore the Case Officer concludes that despite the volume increase being outside of what is normally permitted in the Green belt. When considering the existing built form, and the subsequent nominal net addition, combined with the siting and scale of the proposals. They are unlikely to result in harm to the openness of the area and are considered to be appropriate development in the Green Belt and are deemed to comply with PSP7 of the PSP Plan and the provisions of the NPPF.
- 5.8 Design and Visual Amenity
The property is a large detached property on Main Road in Easter Compton. The property benefits from a large drive with a double garage just inside the entrance. The property itself has mostly rendered elevations with some brickwork on the ground floor and brown UPVc windows and doors. The property has been heavily modified with a mix of ground and first floor extensions to the front, side and rear. To the rear is a large garden.
- 5.9 *First floor side extension*
This element would allow for the creation of an en-suite bedroom in the existing rear extension on the property. The addition itself is just 1.2m deep x 2.8m wide and would sit between the existing ground floor alteration and the eaves of the existing property. It is a minor addition and is considered acceptable.

- 5.10 *Single storey rear with terrace and balcony*
It is proposed to demolish the existing conservatories and construct a single storey rear extension with a terrace/balcony above. The balcony would be bounded by glazing including a privacy screen. The rear of the property is currently heavily glazed with two conservatories, and a large amount of feature glazing on the two storey rear extension. As such, when considering the addition of a glazed terrace/balcony and rear extension it is not thought that this would detriment the visual amenity of the site or its surroundings. The proposals therefore are deemed to comply with CS1 of the Core Strategy and PSP38 of the PSP Plan.
- 5.11 Residential Amenity
Policies PSP8 and PSP38 of the PSP Plan 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.
- 5.12 Concerns were raised by the neighbour to the north-west regarding the impact of the use of the balcony/terrace on the privacy of the residents of both properties. In response to this the Agent has proposed an alteration to the privacy screen. This screen would be obscure glazed to level 3 or above; would be 1.8m high and would form an 'L' shape running close to the shared boundary and returning by 1m as shown on the revised submitted plans. This addition dramatically reduces the impact of the use of the balcony/terrace on the privacy of the residents of both properties as the visibility into and out of the balcony has been reduced. The objecting neighbour would only be likely to see those on the balcony from the bottom of their garden and vice versa. This privacy screen will be conditioned.
- 5.13 The neighbour to the south-east raised concerns regarding the loss of light to the rear of the garden in summer months as a result of the side extension. As this element would be constructed in the gap between the existing ground floor extension and the existing eaves of the house it is not thought that a significant loss of light would occur as a result of this addition.
- 5.14 When considering the existing boundary, combined with the siting and scale of the proposals. The proposals would not appear overbearing or such that they would prejudice existing levels of outlook or light afforded to neighbouring occupiers. Therefore, the development is deemed to comply with policies PSP8 and PSP38 of the PSP Plan.
- 5.15 Following the development, over 250m² of private outside amenity space would remain. This exceeds the requirements of policy PSP43.
- 5.16 Transport
There is ample parking at the property which accords with Policy PSP16; and as noted by the Transport Officer there are no transport objections.
- 5.17 Equalities
The Equality Act 2010 protects people from discrimination in the workplace and in wider society. 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.

5.18 As a result of the development, a more favourable living environment will be created at the property for a disabled individual. As such this planning application is considered to have a positive 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 condition(s) set out in the Decision Notice.

Contact Officer: David Ditchett
Tel. No. 01454 863131

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 balcony shall not be used until the privacy screen shown on the Site Location and Block Plan Drawing No. A(10)-004 received by the Council on 6th February 2018 is complete. This privacy screen should be constructed from opaque glass level 3 or above. The privacy screen should thereafter retained for that purpose.

Reason

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