

# 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. 40/19

**Date to Members: 04/10/2019**

**Member's Deadline: 10/10/2019 (5.00pm)**

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

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee.

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

## NOTES FOR COUNCILLORS

### – formal arrangements for referral to committee

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

- a) Be made in writing using the attached form by emailing [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk) identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

### **Additional guidance for Members**

Always make your referral request by email to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk) (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

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

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

A template for referral is set out below:

## Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

a) Referring Member:

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

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

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

**Date:**

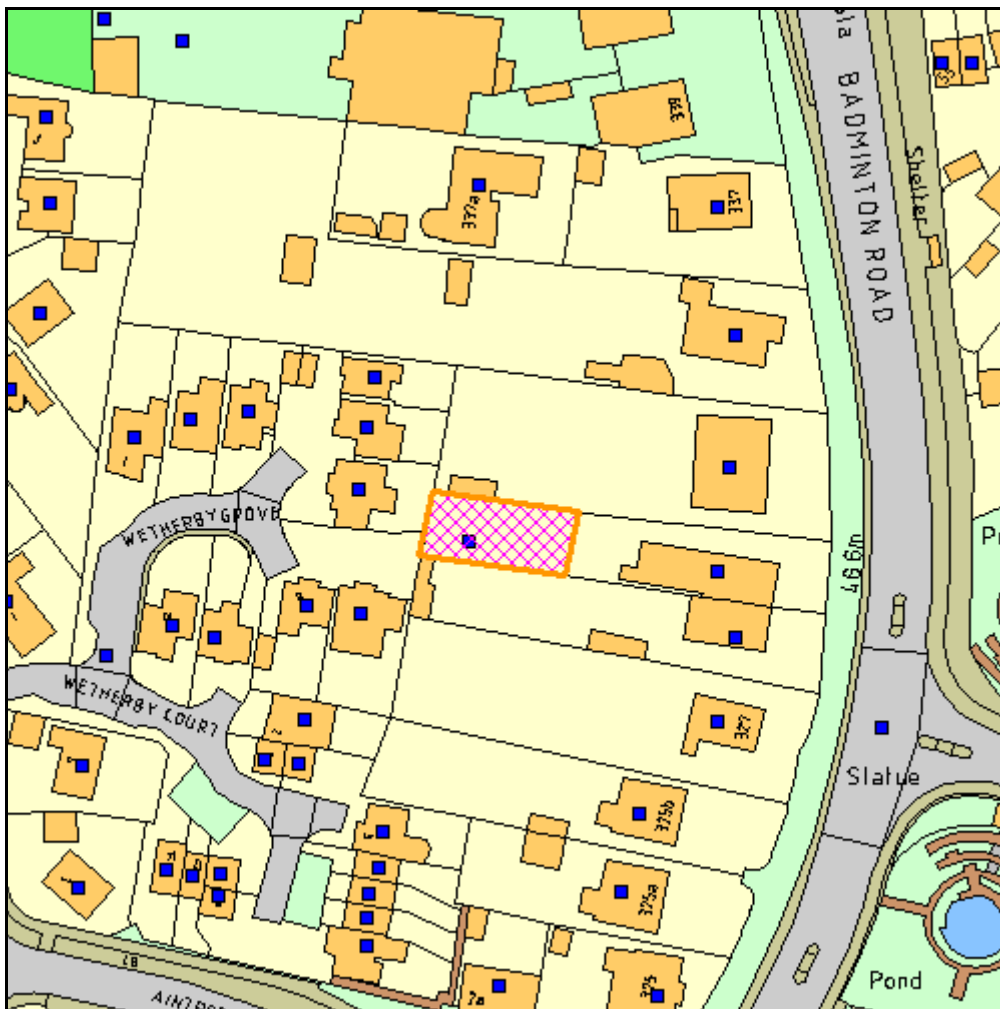
To be emailed to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk)

## CIRCULATED SCHEDULE - 04 October 2019

| ITEM NO. | APPLICATION NO. | RECOMMENDATION            | LOCATION                                                                  | WARD                    | PARISH                                         |
|----------|-----------------|---------------------------|---------------------------------------------------------------------------|-------------------------|------------------------------------------------|
| 1        | P19/10145/F     | Split decision<br>See D/N | The Red House Wetherby Grove<br>Downend South Gloucestershire<br>BS16 6QB | Frenchay And<br>Downend | Downend And<br>Bromley Heath<br>Parish Council |

## CIRCULATED SCHEDULE NO. 40/19 – 4 OCTOBER 2019

|                                  |                                                                                                                                           |                         |                                                |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------|
| <b>App No.:</b>                  | P19/10145/F                                                                                                                               | <b>Applicant:</b>       | Mr And Mrs Foley                               |
| <b>Site:</b>                     | The Red House Wetherby Grove<br>Downend Bristol South Gloucestershire<br>BS16 6QB                                                         | <b>Date Reg:</b>        | 6th August 2019                                |
| <b>Proposal:</b>                 | Alteration to roofline to form first floor<br>and erection of single storey rear<br>extension to form additional living<br>accommodation. | <b>Parish:</b>          | Downend And<br>Bromley Heath<br>Parish Council |
| <b>Map Ref:</b>                  | 365952 178362                                                                                                                             | <b>Ward:</b>            | Frenchay And<br>Downend                        |
| <b>Application<br/>Category:</b> | Householder                                                                                                                               | <b>Target<br/>Date:</b> | 26th September<br>2019                         |



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 100023410, 2008.

N.T.S.

P19/10145/F

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

## **REASON FOR REPORTING TO THE CIRCULATED SCHEDULE**

This application has been referred to the circulated schedule as comments of objection have been received from the Parish Council and 4 local residents. It should be noted, however, that this application has been recommended for a SPLIT DECISION which would address a number of the concerns raised.

### **1. THE PROPOSAL**

- 1.1 This application seeks planning permission for the installation of a front dormer and alteration to the roofline to form a first floor and the erection of a single storey rear extension. It also seeks to apply render to the outside of the property. A front canopy is also proposed. The application site is bungalow built to the rear of Wetherby Grove in Downend.
- 1.2 The property has its permitted development rights intact. The proposed single storey rear extension could be undertaken as larger house extension under permitted development subject to a neighbour consultation.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

National Planning Policy Framework February 2019  
National Planning Practice Guidance

#### **2.2 Development Plans**

##### **South Gloucestershire Local Plan Core Strategy Adopted December 2013**

|      |                                           |
|------|-------------------------------------------|
| CS1  | High Quality Design                       |
| CS8  | Improving Accessibility                   |
| CS29 | Communities of the East 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 |

#### **2.3 Supplementary Planning Guidance**

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

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PT14/3285/F Approved 21/11/2014  
Erection of 1no. new dwelling with associated works

### **4. CONSULTATION RESPONSES**

- 4.1 Downend and Bromley Heath Parish Council  
Objection: Overdevelopment; not in keeping

#### **Internal Consultees**

- 4.2 Sustainable Transport  
Evidence of two parking spaces and turning area required

#### **Other Representations**

- 4.3 Local Residents  
4 comments of objection have been received which raise the following:
- Design is not in keeping
  - Increase in demand for use of access
  - Impact on tree
  - Loss of privacy/ outlook/ light
  - Overdevelopment of a small plot
  - Previous applications for a two-storey property refused
  - Proximity to existing dwellings

### **5. ANALYSIS OF PROPOSAL**

- 5.1 This application seeks permission to alterations to an existing bungalow.

#### **Principle of Development**

- 5.2 Extensions and alterations to existing dwellings are permitted in principle by policy PSP38 subject to an assessment of design, amenity and transport. Each element will be considered in its own right.

#### **Roof Alterations**

- 5.3 A front dormer and the raising of the ridgeline is proposed. This would provide additional living accommodation at first floor level.
- 5.4 The design of the dormer is not in keeping with the appearance of the existing property. The property is a small bungalow. Although being modern its design influences appear to come from the early twentieth century with its projecting eaves and detailed bay window gable. Overall the scale and massing of the property is small and although undeniably back land development it does not play a significant role in informing the character of the area or the street scene.
- 5.5 The proposed dormer would introduce a dominating and bulky form of development that would have a significant detrimental impact on the character and appearance of the property. It is larger in size than the ground floor of the



building and is unbalanced in its proportions. While there is nothing remarkable about the current appearance of the building, the proposal attempts to modernise the building. Unfortunately it is not successful, mainly due to the limitations of building within the existing roof structure. The result is an extension that appears awkward, contrived and disjointed. The proposed dormer is unacceptable and should be refused.

- 5.6 Concern has been raised that the introduction of the dormer would lead to a material loss of privacy. The proximity of the current house to its neighbours is of concern. However, a series of brise-soleil style projections are proposed on the first floor windows which would limit direct views between the application site and its adjacent neighbours. Clearly without these elements the proposal would be unacceptable. However, by including them the impact on residential amenity is more likely to be a perceived harm rather than a significant loss of privacy and additional overlooking. The impact on residential amenity therefore does not form an express reason for the refusal of the dormer and if permission had been forthcoming, the mitigation proposed would have been secured through an appropriately worded planning condition.

#### Rear Extension

- 5.7 The proposed rear extension is distinguishable as an element of development in its own right. It can therefore be considered separately; the erection of the rear extension is not dependent on planning permission being granted for the dormer/roof alterations.
- 5.8 The proposed extension would project 5.5 metres from the rear elevation. It would have a mono-pitched roof and it is proposed to be finished in a dark grey/ black brick. The extension would not be highly visible. While it extends some length from the rear of the existing property, it would not be sited directly adjacent to the primary amenity space of an adjacent dwelling and therefore would not have a significant impact on the amenity of adjacent neighbours. Given that the proposal could be undertaken as permitted development if subject to a prior notification and neighbour consultation, the main issue with this element is any impact on residential amenity. It is not considered that the proposal would lead to the overdevelopment of the plot.
- 5.9 Subject to the other alterations proposed, the development would not adversely affect the character and appearance of the property. This aspect of the proposal is considered acceptable.

#### Front Canopy

- 5.10 A front canopy is proposed. This has the effect of replacing the projecting eaves and gable over the bay window. This is required, it would appear, to enable the front dormer to be formed. It is not considered to be of high design quality. As the dormer/ roof alterations have been found unacceptable it follows that permission for the canopy should also be resisted as it would introduce an odd form of development if undertaken in isolation from the other alterations to the roof line.

### Application of Render

- 5.11 Wetherby Grove is built in a sand coloured manufactured stone material. The existing property is finished externally in brick. It does not currently match in material with the surrounding properties. The application of a render finish would clearly change the character of the property. However, given it does not currently respond well to the adjacent properties the introduction of render could be considered an improvement. No objection is raised to this element of the proposal.

### Access and Transport

- 5.12 Plans have been submitted that indicate two off-street parking spaces and a turning area could be provided within the site. From the officer's site visit it is apparent that two vehicles could be parked on site. Given that the dormer/ roof alterations are not to proceed, the erection of a rear extension is not considered to directly relate to an increased demand for off-street parking. As such, the existing arrangements are concluded to be acceptable.

### Impact on Equalities

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

### Other Matters

- 5.15 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.16 As the tree is located at the front of the site and the only development being permitted would be at the rear it is not considered a constraint to the 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 issue a split decision 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 a SPLIT DECISION is issued in which:

Planning permission for the roof alteration/ front dormer, and front canopy is REFUSED for the reason below; and,

Planning permission for the single storey rear APPROVED subject to the conditions listed below.

**Contact Officer: Griff Bunce**  
**Tel. No. 01454 863438**

## **PART REFUSAL - REASONS**

1. The proposed front dormer, roof alterations, and front canopy would introduce a dominating and bulky form of development that would have a significant detrimental impact on the character and appearance of the property. It would unbalance the appearance of the property and result in an awkward and contrived development. These elements of the proposal do not reach the highest possible standards of design and fail to respect the character and appearance of the existing property. As a result these elements fail to comply with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, and policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

## **PART APPROVAL - 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).