

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. 42/19

Date to Members: 18/10/2019

Member's Deadline: 24/10/2019 (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 identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

a) Referring Member:

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

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

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

Date:

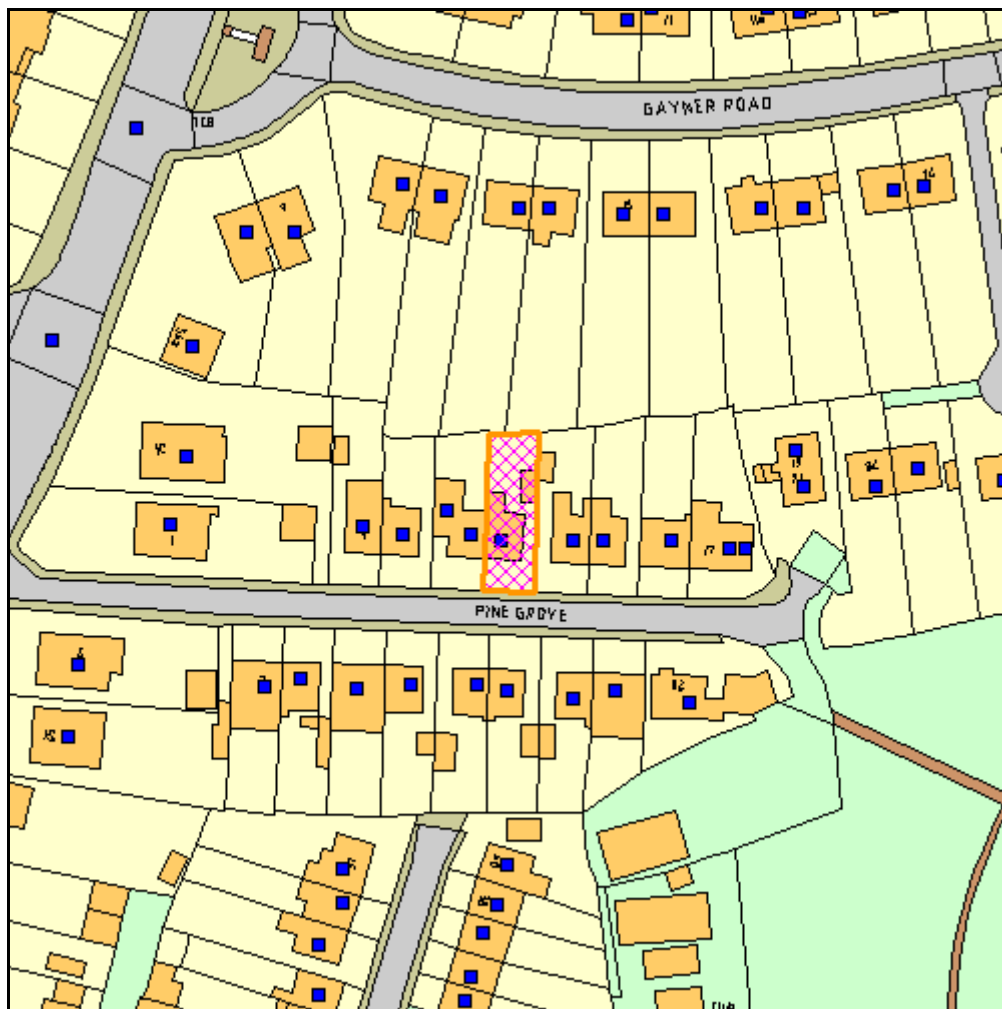
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 18 October 2019

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/09165/F	Approve with Conditions	9 Pine Grove Filton South Gloucestershire BS7 0SL	Filton	Filton Town Council
2	P19/09748/O	Approve with Conditions	233 Badminton Road Coalpit Heath South Gloucestershire BS36 2QJ	Frampton Cotterell	Westerleigh Parish Council
3	P19/11883/F	Approve with Conditions	Upton Magna 48 France Lane Hawkesbury Upton Badminton South Gloucestershire GL9 1AS	Chipping Sodbury And Cotswold Edge	Hawkesbury Parish Council
4	P19/13279/F	Approve with Conditions	3 Francis Way Bridgegate South Gloucestershire BS30 5WJ	Parkwall And Warmley	Siston Parish Council
5	P19/1538/F	Approve with Conditions	12 And 14 Leap Valley Crescent Downend Bristol South Gloucestershire BS16 6TF	Emersons Green	Emersons Green Town Council
6	P19/3470/F	Approve with Conditions	193 High Street Oldland Common South Gloucestershire BS30 9QG	Bitton And Oldland	Bitton Parish Council
7	P19/6561/F	Approve with Conditions	Cheyney Cottage Mill Lane Upton Cheyney South Gloucestershire BS30 6NH	Bitton And Oldland	Bitton Parish Council
8	PT18/3573/F	Approve with Conditions	Stanley Cottages 7 The Down Alveston South Gloucestershire BS35 3PH	Thornbury	Alveston Parish Council

CIRCULATED SCHEDULE NO. 42/19 – 18 OCTOBER 2019

App No.:	P19/09165/F	Applicant:	Mr Tomask Zomkowski
Site:	9 Pine Grove Filton Bristol South Gloucestershire BS7 0SL	Date Reg:	5th August 2019
Proposal:	Demolition of existing rear garage and shed. Erection of rear annexe ancillary to main dwelling.	Parish:	Filton Town Council
Map Ref:	360045 178422	Ward:	Filton
Application Category:	Householder	Target Date:	25th September 2019



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P19/09165/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; these are contrary to the officer recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of existing outbuildings and the erection, in their replacement, of an ancillary annex.
- 1.2 This application site relates to a semi-detached house along Pine Grove, Filton. The site falls within an area of archaeological interest.
- 1.3 Officers are aware of the previous permission for 2 flats on the site (PT18/2751/F); however the applicant has confirmed he does not intend to implement the scheme. This will be discussed in more detail below.
- 1.4 Due to the submission of Filton Town Council's representation, this application has been referred for the second time to the circulated schedule.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

3.1 PT18/2751/F

Alteration to roofline and installation of rear dormer to form loft conversion.
Conversion of existing dwelling to form 2 no. flats and associated works
Approval 12.10.2018

4. CONSULTATION RESPONSES

4.1 Filton Parish Council

Objection:

- Overdevelopment
- Not in keeping with current properties
- No additional parking provision
- Support neighbours comments
- Suggest site visit

4.2 Other Consultees

Sustainable Transport

No objection but could not support proposal if permission PT18/2751/F were also implemented

Archaeology Officer

No objection

Other Representations

4.3 Local Residents

10 local residents have objected:

- Previous permission for subdivision into 2 flats (PT18/2751/F) at the site. Unclear which flat is being annexed.
- Annex may be used as an independent dwelling
- Out of keeping, cramped development
- Overlooked
- Insufficient private amenity space
- Insufficient on-site parking, thereby exacerbating existing roadside parking pressure. Whole frontage dropped kerb also probably required.
- Doubts of drainage capacity
- Profit driven

5. ANALYSIS OF PROPOSAL

5.1 This application seeks permission for an annex at a property in Filton.

5.2 Principle of Development

Extensions and alterations are permitted in principle by policy PSP38 subject to an assessment of design, amenity and transport.

5.3 Use as an Annex

The application is made on the basis that the building would be used as an annex ancillary to the main dwelling. The proposed building would contain a studio with a separate bathroom. On initial inspection, this would contain all the elements of primary living accommodation for the building to be used as an independent dwelling.

5.4 However, access is provided solely along the existing drive which must be shared. The physical relationship of the building and the house would not suit the annex being occupied as a separate unit. The proposed development is therefore likely to be occupied as an ancillary annex and will be assessed as such for the purposes of determination.

5.5 A condition should be applied in the interests of ensuring that the building is only occupied in an ancillary fashion to the main dwellinghouse. Occupation otherwise would be subdivision of the planning unit for which planning permission would be required.

5.6 Development has not begun in accordance with the planning permission for subdivision into 2 flats, granted in 2018. However, whilst each application stands to be considered on its own merits, this extant consent is a material consideration to which Officers attach substantial weight.

5.7 Notwithstanding the commitment to not implement expressed by the applicant, this consent remains available and if it were implemented in conjunction with this application, it would result in overdevelopment of the site. An alternative development condition is therefore considered justified in order to protect occupier living conditions and highway safety.

5.8 Design

The proposed building will be visible in the street scene being located at the end of the driveway. Nevertheless, the appearance of the building is acceptable. Its pitched roof makes it appear as an ancillary structure. It is also of an appropriate scale, mass and position. There is no objection in terms of design.

5.9 Amenity

Development should not be permitted that has a prejudicial impact on residential amenity. The development would not lead to a significant loss of garden land from the planning unit and therefore would provide adequate living conditions for the occupiers.

5.10 The position of windows and doors would not introduce any new areas of overlooking or lead to a loss of privacy. The building would not be overbearing on adjacent occupiers. There is no amenity objection.

5.11 Transport

The development replace an existing garage and shed with a 1 bedroom annex. There would be an overall increase in the number of bedrooms at the property to 4. Parking should be provided on a scale commensurate with the

number of bedrooms a dwelling contains. Where a dwelling has 4 bedrooms, two off-street parking spaces should be provided.

5.12 Submitted plans show an existing driveway to the east of the main dwelling. Although a little narrower than SGC's standards, it is still considered sizeable enough to provide 2 parking spaces.

5.13 Therefore, it is concluded that the site could provide, on the existing hardstanding, the maximum amount of parking required to accord with policy PSP16. No objection is therefore raised to parking provision. As the development mitigates its own impact, it cannot be concluded to result in a material impact on traffic generation or on-street parking demand in the locality. The development is therefore acceptable.

5.14 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.

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

5.16 Other Matters

The applicant is not proposing reconstruction of the front garden to provide additional parking and a dropped kerb for access as part of this application. However, an express grant of planning permission by the local planning authority would be required if this was pursued.

5.17 Given the proposal is for a single annex, it is unlikely to lead to significant additional pressure on existing drainage systems.

5.18 Planning is concerned with land use in the public interest and private interests, such as financial gain, is not a consideration to which Officers can give weight.

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 It is recommended 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. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 9 Pine Grove, Filton.

Reason

The development has been permitted on the particular circumstances of the case and the development would be unsuitable for use as a separate residential dwelling because further assessment in relation to drainage, design, amenity, and transport would be required against policy CS1, CS5, CS8, CS9, CS15, CS16 and CS17 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP1, PSP8, PSP11, PSP16, PSP20, and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the 2019 National Planning Policy Framework.

3. The development hereby permitted shall be carried out as an alternative to the permission granted on 12.10.2018 for a roofline alteration, rear dormer and subdivision into 2no. flats at 9 Pine Grove, Filton (ref. PT18/2751/F), but not in addition to it, to the intent that the applicant may carry out one of the developments permitted but not both, nor parts of both developments.

Reason

To prevent cumulative harm arising to residential amenity and highway safety if both proposals were implemented. To accord with policy CS1, CS5, CS8, CS16 and CS17 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP1, PSP8, PSP11, PSP16, and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the 2019 National Planning Policy Framework.

4. The development shall be implemented strictly in accordance with the following plans:
Received 16.7.2019:

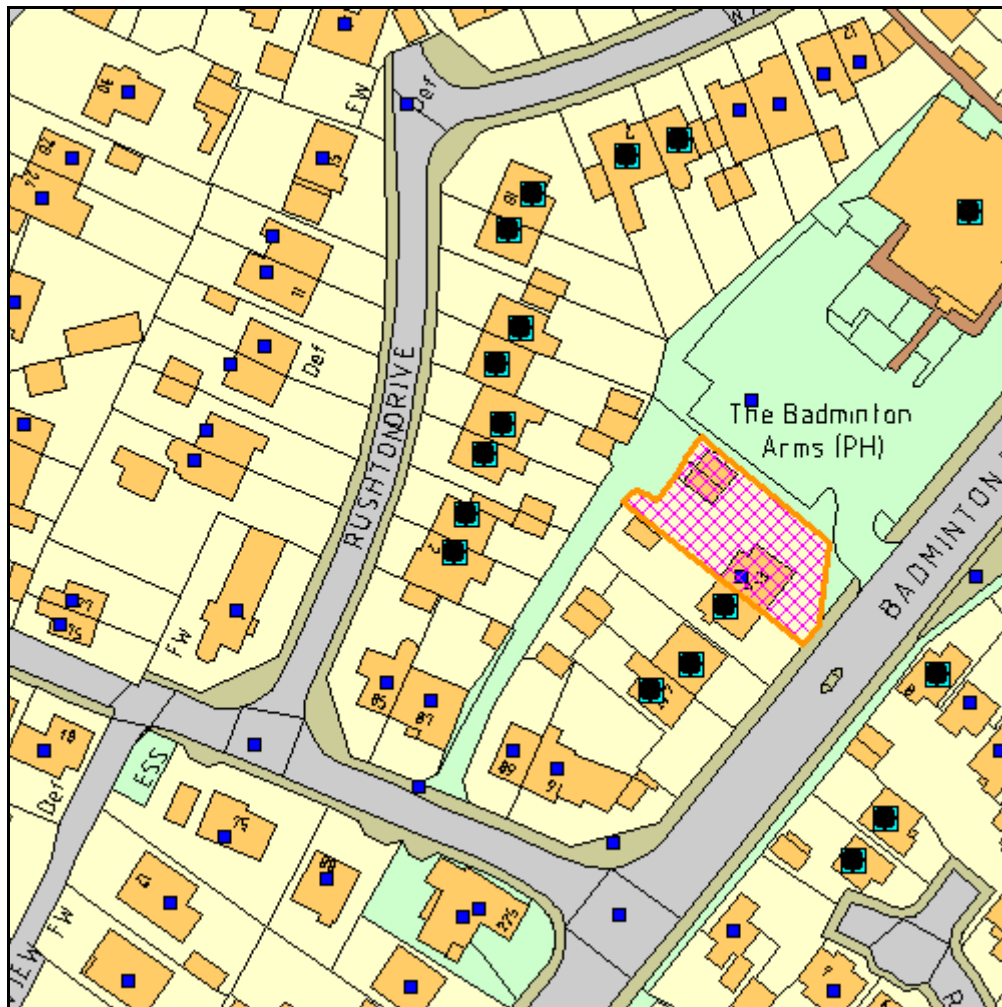
Combined Proposed Plan (P0332-001)
Site Location & Block Plan (P0332-002)

Received 5.8.2019:
Existing Combined Plan (P0332-002 A)

Reason
For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 42/19 – 18TH OCTOBER 2019

App No.:	P19/09748/O	Applicant:	Mr Daniel O'RourkeMr
Site:	233 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2QJ	Date Reg:	30th July 2019
Proposal:	Demolition of existing sun room and erection of an attached building to form 2no flats and associated works (Outline) all matters reserved	Parish:	Westerleigh Parish Council
Map Ref:	367780 181232	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	20th September 2019



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P19/09748/O

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 REFERRING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule due to objections received which are contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 The application seeks outline planning permission for the demolition of an existing sun room and the erection of an attached building to form 2no flats and associated works with all matters reserved.
- 1.2 The application site relates to 233 Badminton Road, Coalpit Heath. The site consists of a two storey semi-detached property set within a relatively large plot and is located within the defined settlement boundary.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Westerleigh Parish Council

Objection:

- Application will turn existing pair of semi-detached houses into a terrace of three. Not acceptable development.
- Creation of 2no flats considered overdevelopment.
- Concerns over additional parking at rear in already congested lane.

4.2 Frampton Cotterell Parish Council

Objection:

- Concerned with parking.

4.3 Sustainable Transport

- Garage dimensions unclear.
- Appears there is insufficient parking for the proposal.
- No detail of cycle parking.
- No detail of electric vehicle charging infrastructure.
- No detail of refuse storage and collection.

4.4 Archaeology

No comments.

4.5 Lead Local Flood Authority

Query method of foul sewage disposal.

Other Representations

4.6 Local Residents

Objection comments received from 3no local residents, summarised as follows;

- Right of access, plan suggests new homes could bring 6 new vehicles into the lane which is not built for heavy traffic.
- Parking of construction vehicles may block neighbours.
- Inadequate parking for proposed flats.
- Loss of light.
- Noise disruption during construction.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Outline planning permission is sought for the erection of an attached building to form 2no flats. The site is located within the settlement boundary of Coalpit Heath.

Policy CS5 of the Core Strategy outlines the locations at which development is considered to be appropriate. CS5 dictates that most new development in South Gloucestershire will take place within communities of the north and east fringes of the Bristol urban area, and within defined settlement boundaries. The application site is located within the defined settlement boundary of Coalpit Heath. As such, based solely on location of the site, the principle of development is acceptable.

The principle of development is acceptable under the provisions of policy CS5, and it is acknowledged that the provision of 2no additional flats towards the Council's five year housing supply would have a modest benefit. However, the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm.

5.2 Design and Visual Amenity

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

- 5.3 It is noted that the application seeks outline permission with all matters reserved. Therefore, only the general principles of design can be assessed as no details of the proposal have been included. The potential layout of the development is a key consideration and whether the site is capable of successfully accommodating a new residential unit.
- 5.4 The design and access statement submitted with the application states that the proposal would be a two storey structure which would contain 2 no2 bedroom self-contained flats. It goes on to state that the massing of the building will emulate the existing buildings, with the eaves and ridge heights similar to those already constructed. However, as this is an outline application no comments can be made with regards to design or appearance as the submitted details are illustrative. That said, current thinking is any proposed dwelling in this location should reflect the width and height of the existing built form. To ensure any new dwelling does not appear as an overly prominent or incongruous addition to the streetscene, the maximum height of the dwelling should be controlled at outline stage. As such, a condition will be attached to any decision stating that the height of any new dwelling shall not exceed the height of the existing dwelling.
- 5.5 An indicative block plan has been submitted to indicate how a proposed property could be accommodated within the curtilage of 233 Badminton Road. Whilst the plan is only indicative and not binding, it does give an idea of the applicant's intentions for reserved matters stage. In this instance, the proposal would match the building line of the existing semi-detached pair. It is suggested within the design and access statement that the existing single storey side extension would be demolished and replaced with a two storey extension between the existing and proposed buildings, which would result in the appearance of a link detached proposal. This is not considered to sufficiently respect the existing pattern of development, a more appropriate approach

would be to attach the new property immediately to the side elevation of the existing dwelling with a width to match the host property, resulting in a well-balanced terrace of three. However, it is not possible to make a full assessment in the absence of proposed elevation plans.

- 5.6 Having regard to the assessment above and given that all matters are reserved at this stage, there are no in-principle objections to the proposal in terms of design and site layout. Subject to the suggested height restriction the outline application is considered to comply with Policy CS1 of the Core Strategy. Further details relating to the layout, scale, design, and finish of the proposed building and any proposed parking arrangements shall be submitted at reserved matters stage for further consideration.

5.7 Residential Amenity

Policy PSP8 of the PSP Plan (November 2017) sets out that development proposals will be acceptable provided they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from; loss of privacy, and overlooking; overbearing and dominant impact; or loss of light; noise or disturbance; and odours, fumes or vibration.

- 5.8 It is acknowledged that all matters are reserved at this stage and therefore it is not possible to make a full assessment of the potential impact of the development on the residential amenity of the neighbours. However, the siting of the proposal as indicated on the indicative block plan is not thought to result in any adverse impacts to the amenity of the neighbouring occupiers through loss of light, overbearing or loss of privacy. It is also shown that in principle it is possible to achieve acceptable levels of private amenity space for the existing dwelling and proposed 2no bed flats. However, the proposed garden arrangements should be indicated at reserved matters stage.

- 5.9 The concerns raised regarding noise disturbance and access to the rear lane for neighbours during the construction period has been considered. It is acknowledged that noise levels would increase and a degree of disruption would occur, however this is to be expected as part of a development proposal. Furthermore, for a development of this size the disruption would only be for a limited period of time and any blocking of access would be considered a civil matter. As such, this would not form a reasonable reason for refusal.

- 5.10 Given consideration to the assessment above, it is thought that a new residential building could be provided at the site without having any unacceptable impacts on residential amenity. Therefore, the outline proposal broadly complies with Policy PSP8 of the PSP Plan.

5.11 Drainage

The Lead Local Flood Authority have queried the method of foul sewage disposal. Therefore, a condition will be included to secure the details of the proposed method for foul sewage disposal at the site. The preferred method is to connect to a public sewer, if this is not economically viable by gravity or pumping, a Package Sewage Treatment Plant is preferred.

5.12 Sustainable Transport

The access to the property would be agreed at reserved matters stage. However, the illustrative block plan shows the vehicle access would be via a lane to the rear of the property which currently serves a number of properties on Badminton Road and Rushton Drive. Concerns regarding inadequate parking arrangements has been considered. The Councils residential parking standards require 2 no bedroom flats to provide 1 no off-street parking space each; no indication of bedroom numbers has been provided for the existing property, although it is not thought to consist of more than 4 bedrooms. A 4 bedroom property is required to provide 2 no off-street parking spaces. The indicative block plan shows a car port and single garage serving the proposed flats with 2 parking spaces for the existing dwelling, however concern has been raised by the Highways Officer in regards to the garage not being of sufficient dimensions to comply with parking policy. That said, the site is considered large enough to accommodate the required number of parking spaces for 2 no bedroom flats and a four bedroom dwelling. On that basis, there are no fundamental concerns regarding the impact of the development in terms of transportation. However, further details regarding access and parking should be provided at reserved matters stage for review. This should also include provision of cycle and bin storage. Furthermore, any new residential development is required to include electric vehicle charging infrastructure.

5.13 Equalities

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

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: James Reynolds
Tel. No. 01454 864712

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: the agent was kept informed of progress throughout the application process.

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

Reason

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

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

Reason

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

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

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

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

Reason

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

5. As part of the reserved matters outlined in Condition 1 details of the off street parking facilities for both the new flats and existing dwelling, including covered and secure cycle parking spaces and a provision of car parking facilities are to be submitted to the Local Planning Authority for approval.

Reason

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

6. The maximum height of any new dwelling constructed at the site shall not exceed the maximum height of the existing dwelling known as 233 Badminton Road.

Reason

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

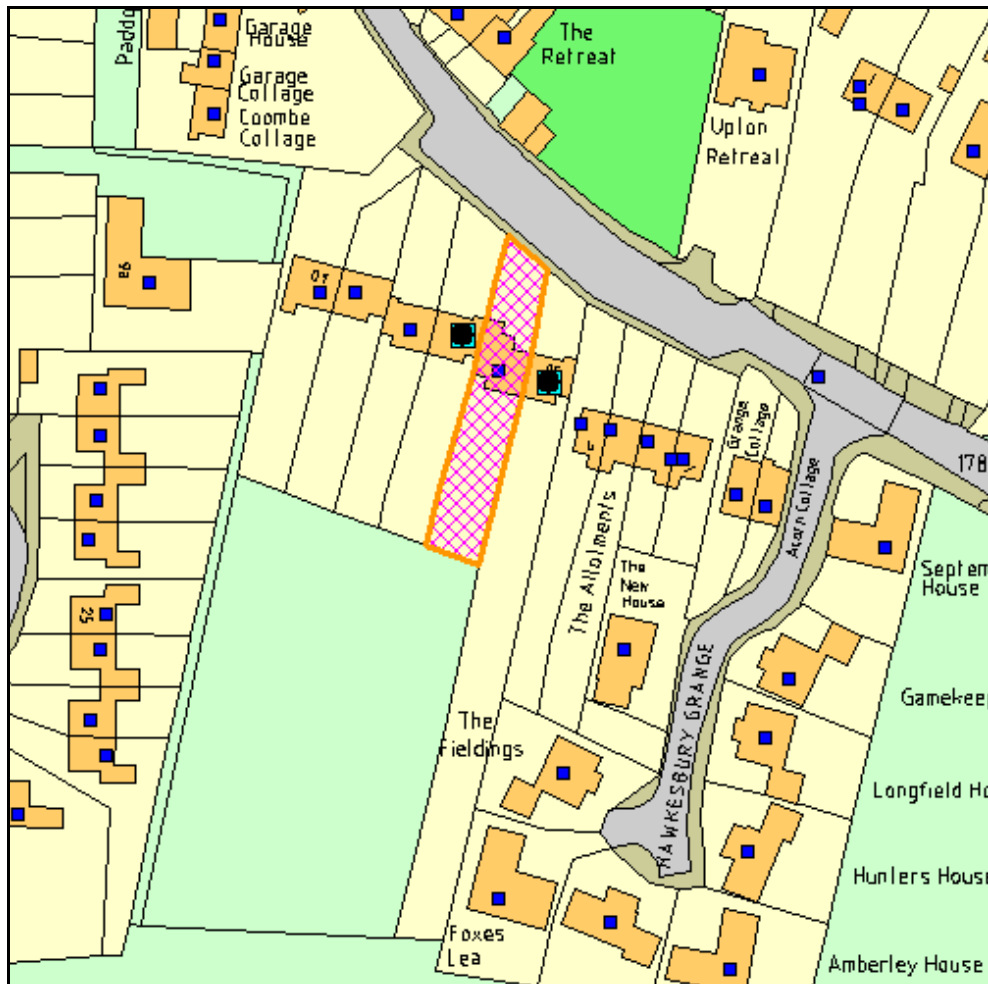
7. As part of the reserved matters, required by Condition 1, details of the method of foul sewage disposal shall be submitted for approval in writing to the Local Planning Authority.

Reason

To ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 Policy PSP21; and South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS9.

CIRCULATED SCHEDULE NO. 42/19 – 18TH OCTOBER 2019

App No.:	P19/11883/F	Applicant:	Mr Tom Wilmers
Site:	Upton Magna 48 France Lane Hawkesbury Upton Badminton South Gloucestershire GL9 1AS	Date Reg:	3rd September 2019
Proposal:	Demolition of existing conservatory. Erection of a single storey rear extension and single storey front extensions to form additional living accommodation and bike store. Construction of raised terrace. (Amendment to previously approved scheme PK18/2877/F.)	Parish:	Hawkesbury Parish Council
Map Ref:	378118 186727	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Householder	Target Date:	24th October 2019



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P19/11883/F

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

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the demolition of an existing conservatory and the erection of a single storey rear extension, single storey front extensions and a raised terrace. The application relates to Upton Magna, 48 France Lane, Hawkesbury Upton, and is a resubmission of approved application PK18/2877/F.
- 1.2 The application site consists of a circa 1970s semi-detached property. The property sits towards the front of a relatively long, narrow plot. The site is situated within the defined settlement boundary of Hawkesbury, and just outside of the Hawkesbury Conservation Area. The site falls within the Cotswolds Area of Outstanding Natural Beauty (AONB).

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Policy Guidance (2014)

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings

2.3 Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

3.1 P19/09616/NMA

Non-material amendments to planning permission PK18/2877/F to substitute approved rear glazing with 6 No. rooflights, amend the rear sliding door, replace approved rear window with a door and window, removal of parapet walls and to increase the size of the proposed rear terrace.

Refused: 20.08.2019

3.2 PK18/2877/F

Demolition of existing conservatory. Erection of a single storey rear extension and single storey front extensions to form additional living accommodation and bike store. Construction of raised terrace.

Approved: 14.08.2018

3.3 P88/1263

Erection of two storey side extension to provide garage enlarged kitchen and utility room with bedroom above erection of front porch (in accordance with the amended plans received by the council on the 27TH april 1988)

Approved: 01.06.1988

4. CONSULTATION RESPONSES

4.1 Hawkesbury Upton Parish Council

Objection due to size and scale of development and impact on the amenity of neighbours.

4.2 Other Consultees

Sustainable Transport

No objection

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of single storey front and rear extension, and the construction of a raised terrace to the rear. Policy PSP38 of

the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

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

- 5.3 In terms of the proposed front extension, this would replicate the previously consented front extension, and there are no concerns regarding its appearance. In terms of the rear extension, the amended proposal seeks to create more solid elevations, when compared to the previous proposal. However the overall scale and form of the extension is similar, and on balance it is considered that the re-designed extension would integrate successfully in to the building. Furthermore, as the extension would be situated to the rear, the wider visual impact would be limited. Overall it is concluded that an acceptable standard of design has been achieved, and the proposal accords with policies CS1 and PSP38.

5.4 Impact on Landscape and AONB

Policy PSP2 of the Policies, Sites and Places Plan outlines that Development proposals should seek to conserve and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape.

- 5.5 PSP2 also outlines that within the Cotswolds AONB, great weight will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Where development is proposed in a location which would affect the setting of the AONB, it must be demonstrated that it would not adversely impact upon the natural beauty of the AONB.

- 5.6 The proposed extensions would not substantially increase the scale of the property, and would be contained within the curtilage of the dwellinghouse. As such it is not considered that the proposal would have any significant impact on the character or appearance of the surrounding landscape or the AONB as a whole. The proposal is therefore considered to comply with policy PSP2 of the Policies, Sites and Places Plan.

5.7 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and

- dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.8 The concerns raised regarding the impact of the development on the amenity of neighbours is noted. That said, as the proposed extensions would be single storey in nature, it is not considered that their erection would give rise to any overlooking issues. Given their single storey nature and relatively modest scale, it is also not considered that the extensions would create any unacceptable sense of overbearing or overshadowing.
- 5.9 In terms of the proposed terrace area, it is noted that a similarly sized terrace is already in situ. As such, it is not considered that the provision of the proposed terrace area would have any greater impact in terms of overlooking than the current arrangement.
- 5.10 The erection of the proposed rear extension would reduce the area of amenity space provided to the rear. However given the substantial depth of the plot, it is considered that sufficient amenity space would be retained on-site following the implementation of the development.
- 5.11 Overall, it is not considered that the development proposal would have any unacceptable impacts on residential amenity. The proposal is therefore considered to accord with policies PSP8 and PSP38 of the Policies, Sites and Places Plan.
- 5.12 Transport
The proposal would not materially affect existing parking arrangements. To add to this, the proposed extensions would not increase the total number of bedrooms contained within the property. As such, there would be no increased requirement for on-site parking spaces. It is also not considered that the proposal would have any significant impact on highway safety, and there are therefore no concerns from a transportation perspective.
- 5.13 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.14 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

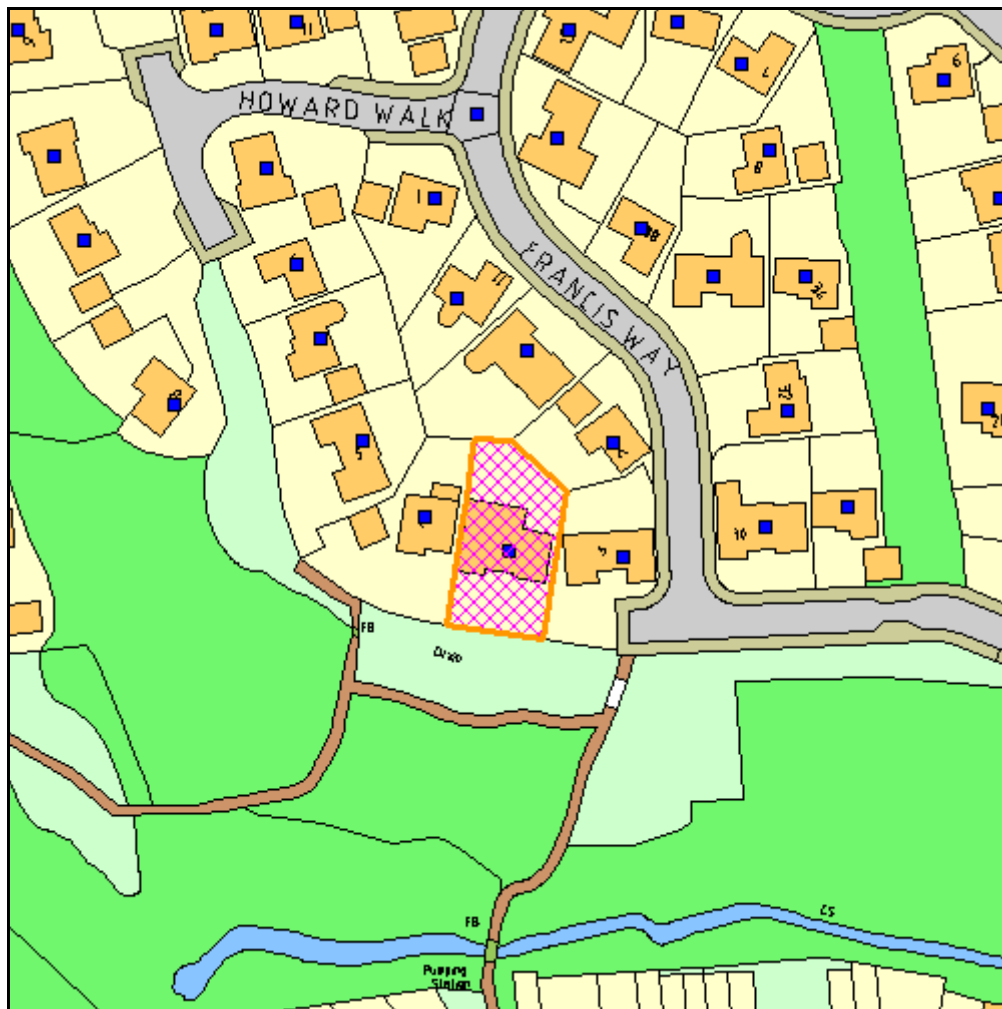
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 42/19 – 18 OCTOBER 2019

App No.:	P19/13279/F	Applicant:	Mr & Mrs N Walker
Site:	3 Francis Way Bridgegate Bristol South Gloucestershire BS30 5WJ	Date Reg:	24th September 2019
Proposal:	Removal of 2no front dormers. Installation of 1no front dormer with balcony.	Parish:	Siston Parish Council
Map Ref:	367637 172992	Ward:	Parkwall And Warmley
Application Category:	Householder	Target Date:	15th November 2019



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P19/13279/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 appears on the Circulated Schedule due to the receipt of a letter of objection from Bitton Parish Council contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the installation of a large dormer window with balcony area to the front roof slope of No. 3 Francis Way. The development would facilitate the removal of two existing dormer on the front roof slope.
- 1.2 The application relates to a large detached property on a modern estate in Bridgegate. The property sits on a private drive and faces out over undesignated green open space.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance

2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP34	Private Amenity Standards

2.3 Supplementary Planning Guidance

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

3. CONSULTATION RESPONSES

3.1 Bitton Parish Council

Object to the application on the basis that it looks out of keeping with the street scene.

3.2 Siston Parish Council

Raise no objection on the basis that the proposal causes no overlooking for near neighbours.

3.3 No other consultation responses have been received.

4. **ANALYSIS OF PROPOSAL**

4.1 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

4.2 The views of Bitton Parish Council are accepted in that the proposal is not a 'standard' feature of the street scene. Whilst this is accepted, this does not necessarily mean that it cannot be successfully integrated. Your officer is of the opinion that the dormer and balcony are of scale and proportions to respect the host dwelling and the neighbouring dwellings. The proposal does not dominate the roof slope and allows the original roof dimensions to be read. Front gables in a variety of sizes and proportions are a common feature of Francis Way which will further help the structure to blend with the street scene. The proposed dormer and balcony will add visual interest to the dwelling and the street rather than detract from it. The design of the alterations is therefore deemed to be acceptable.

4.3 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.

4.4 It is unusual for a property within a modern estate such as this to be capable of accommodation a dormer and balcony without resulting in a detrimental impact on the level of amenity afforded to neighbouring dwellings. In this instance, the proposal would face out over green open space to the front of the unit and not result in any unacceptable issues of loss of privacy or overlooking for neighbouring properties. Impact on residential amenity is therefore deemed to be acceptable.

4.5 Transport

Policy PSP38 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposal has been carefully assessed and has found to be in compliance with this policy.

4.6 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. This planning application it is considered to have a neutral impact on equality.

5. CONCLUSION

- 5.1 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. 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.

6. RECOMMENDATION

- 6.1 **APPROVED** (subject to conditions)

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

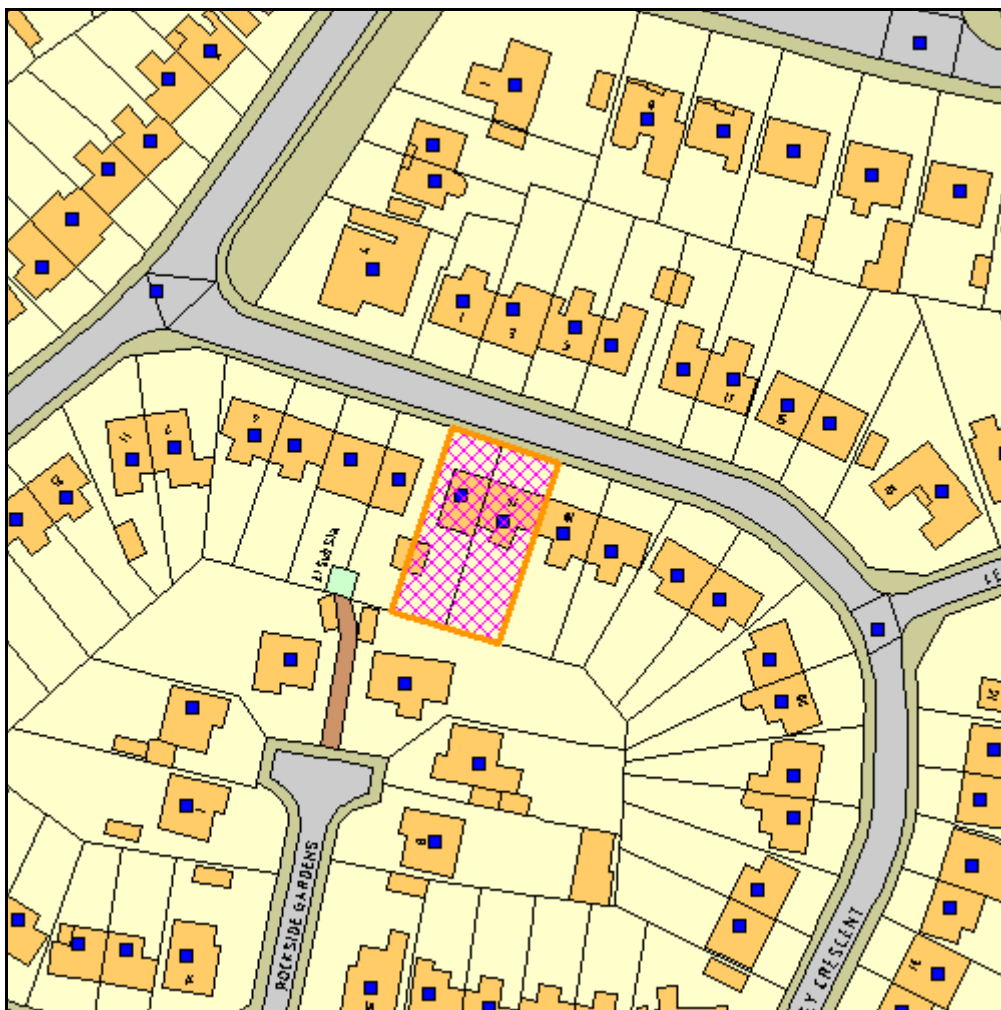
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 42/19 – 18 OCTOBER 2019

App No.:	P19/1538/F	Applicant:	Mr & Mrs Lougee & Harris
Site:	12 And 14 Leap Valley Crescent Downend Bristol South Gloucestershire BS16 6TF	Date Reg:	20th February 2019
Proposal:	Installation of rear dormer window to facilitate loft conversion (retrospective).	Parish:	Emersons Green Town Council
Map Ref:	365988 177913	Ward:	Emersons Green
Application Category:	Householder	Target Date:	16th April 2019



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P19/1538/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 is referred to the Circulated Schedule due to objections from the Town Council and six objectors, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks retrospective planning permission for the construction of a rear dormer spanning the roofs of numbers 12 and 14 Leap Valley Crescent in Downend.
- 1.2 No.s 12 and 14 are a pair of semi-detached dwellings with driveways to the front and enclosed rear gardens. Beyond the rear gardens are a cluster of bungalows on Rockside Gardens. The area is residential in character, with generally uniform properties along Leap Valley Crescent.
- 1.3 In 2017 planning permission was granted for single storey rear, hip to gable roof and a rear dormer extensions at no. 12. At the same time permission was also granted for two storey side, single storey rear and dormer extensions at no.14. The approved dormers would be identical in height and depth to that constructed. The approved dormers were separated from one another by a gap of approximately 0.5 metres. The proposed materials for both developments were timber cladding. No conditions were attached to either permission to control materials or to remove permitted development rights from the dwellings.
- 1.4 This application must therefore assess the development as built, having regard to development plan policies but also having regard to what has previously been permitted and what could be done under their permitted development rights. These matters are material considerations in the determination of this application.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2019
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design

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

PSP1 Local Distinctiveness

PSP2 Landscape
PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

3. **RELEVANT PLANNING HISTORY**

3.1 PK17/4291/F – 12 Leap Valley Crescent, Downend – *erection of replacement single storey rear extension to form additional living accommodation. Creation of hip to gable roof and installation of rear dormer and side window to facilitate loft conversion.* Granted 07.11.2017

3.2 PK17/4290/F – 14 Leap Valley Crescent, Downend - *Erection of two storey side and single storey rear extension, front canopy area and rear dormer with Juliet balcony to facilitate loft conversion.* Granted 17.11.2017

4. **CONSULTATION RESPONSES**

4.1 Emersons Green Town Council

‘The Comments of Emersons Green Town Council Planning Committee are: Objection. Members feel that the singular dormer is overbearing to neighbouring properties, out of keeping with the surrounding area and not in line with the original submitted plans that were approved.’

4.2 Other Consultees

Transportation DC – no objection in principle, though not clear on whether they conform to standards in the Residential Parking Standards SPD. If shown not to then would object.

Other Representations

4.3 Local Residents

Two letters of support have been received and these are summarised below:

- Walked past numbers 12 and 14 everyday and have really liked the new look of the houses.
- Whilst different to the other houses on the road, they both look lovely and it makes a nice change to all the pebble dash.
- They aren't the only houses on Leap Valley /Rockside/ Bridgeleap estate have removed the pebble dash and it's nice to have a variety of housing.
- We can view the back of number 14 from our bedroom window and do not find it negatively stands out.
- Improvements have turned the property into a smart 20th century family home.

- The external finish is balanced and fits in with the finish of many other houses I've passed in the Downend area, improving the feel of the estate and the other feel of northern Bristol.

Six letters of objection have been received and these are summarised below:

- Large dormer creates overlooking issues.
- What has been built looks very different from the plans submitted for the original application.
- Approval of this application would condone the breach of the original planning permission.
- The size, shape and white exterior finish is out of keeping with the surrounding environment.
- The new-build of the two dormers as well as the adjacent side – extension has not only been in part unlawfully erected but unquestionably invaded the privacy of all residences.
- The dormer structure of three stories is out of keeping with the surrounding houses.
- Residents to the rear of the properties are being overlooked by the dormer.
- To soften visual impact of the dormer the window/s should be amended and the initial plans reinforced.
- On the original plans for 12/14 Leap Valley Crescent, the MTR gap with a coordinated gung tile finish was in – keeping with other dormers in the locality. Instead a larger dormer with a pure brilliant white finish has been erected.
- The roofline has been raised approximately 300mm
- The roof pitch has been altered.
- The excessive over – sized window to No.14 has an overbearing impact to all homes backing
- The window installed enables occupants to look directly into the kitchen and overshadows the garden at no. 4 Rockside and is both an intrusion on the privacy and the visual carbuncle within this area of two storey housing.
- Why has the structure not been completed to the specification of the original planning permission?

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

5.2 Policy PSP38 (Development within Existing Residential Curtilages) is supportive of development within existing residential curtilages, subject to an assessment of design, amenity of neighbours, transport and the retention of private amenity space. Policy CS1 (High Quality Design) seeks to ensure that siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

5.3 The development is considered to accord with the development plan in principle. Moreover the council has previously granted permission for similar dormers on both properties, further confirming the acceptability in principle.

- 5.4 The relevant matters are considered in more detail in the following sections. Because dormers have previously been approved on both properties, those approved schemes represent a baseline that has been found acceptable. This application will consequently be focused on the differences between the dormers as-built and the approved schemes, and whether these differences are harmful, leading to the development being unacceptable in planning terms.

Design and Visual Amenity

Design and Form

- 5.5 The single dormer as-built is very large, and cannot be considered to be informed by or respecting the form of development within the locality, where there are few dormer extensions. However, the two approved dormers would be of very similar scale and extent to that built, with the sole difference being that there would have been approximately a 0.5 metre space between the two dormers. While there would have been two distinct dormers and a slight break in the span, because of their overall size, bulk and almost complete coverage of the roof, they would largely still have read as a single large span across the roofs of both dwellings, with the gap providing little reduction in that regard. The insertion of the gap between the dormers would not provide appreciable relief from the sense of bulk and scale of the dormers. From oblique angles the gap would be barely perceptible. As the scale and overall form of the dormers is not materially different to that previously approved, there can be no sustainable objection to this development on those grounds.
- 5.6 In terms of visual appearance, the approved schemes would have provided two separate dormers rather than the one single span, and the visual break would provide a limited design improvement. Had the dormers been smaller, the case officer would consider that this separation provided an important design function, with clearly distinct dormers on each property. However when considering the scale of the approved dormers, effectively covering most of the roof of each property, the dormers have the visual appearance of an additional storey, and in this context the slight gap would provide little design benefit.
- 5.7 Furthermore, with the additional width of no.14 as a result of the side extensions, the two dormers would be of different sizes, appearing unbalanced. This would be accentuated by the absence of any distinguishable separation of the two dwellings on the rear elevation of the dwelling. The case officer considers that any design benefits arising in principle from the separation would be offset by the unbalanced appearance of the two different size dormers. On balance it is therefore considered that there would be insufficient benefit from the gap to justify refusal.

Materials

- 5.8 It is not clear from the two applications in 2017 what the intended materials for the dormers were. The plans appear to show some form of cladding (though this is not annotated). Both the application forms and the design and access statements refer only to concrete roof tiles and render, with no specific mention of the dormers. No conditions were attached to require approval of materials.

- 5.9 The dormer as constructed is rendered to match the other elevations on the house, with the roof tiles also matching. The render does make the dormer more prominent and thus draws attention to it, and this does have some negative impact. However the view of the case officer is that the cladding shown on the approved plans would not be an improvement on this. Furthermore, as render was the specified material in the two 2017 permissions (and control was not applied by condition then), and the render matches the elevations of the houses, it is not considered that the circumstances of this application are sufficiently different to justify a different approach to this application.
- 5.10 On balance, while it is considered that the proposal causes some harm to the visual appearance and character of the area by reason of its design and appearance, in view of what has previously been approved, the case officer does not believe that a requirement to alter the materials could be sustained.

Residential Amenity

- 5.11 All of the objections to the present application have raised privacy as an issue of considerable concern. These concerns relate to overlooking of the outside garden areas, but also the perceived ability to look into the nearby dwellings. They focus in particular on the different window configuration and designs as compared to the approved scheme.
- 5.12 While it is noted that there are differences in the type and exact location of windows in the rear elevation of the dormer, in the approved schemes both properties had Juliet Balconies with full height windows in the bedrooms. The case officer can see no grounds to believe that the windows, and in particular those inserted in the dormer for the bedroom of no.14, give rise to a different outlook to those approved (any size of window in the same location will provide the same view). Consequently there will be no change to the impact of the development on privacy.
- 5.13 As the previous proposals were found to be acceptable in terms of privacy, officers see no reason to reach a different conclusion on this application.

Transportation and Highway Safety

- 5.14 The proposal results in the provision of additional living space for the properties, with one new bedroom for each property. The Councils residential parking standards require properties with three/four bedrooms to have two parking spaces, while dwellings with four bedrooms should ensure at least three parking spaces are provided.
- 5.15 Following the completion of the dormer, no.12 will have three bedrooms. At the officer site visit it was clear that off street parking provision is available for at least two vehicles, and accordingly there are no transportation concerns.
- 5.16 For no.14, the addition of one bedroom will require there to be at least three parking spaces available. The applicant has confirmed works are currently being carried to create three parking spaces. A plan was submitted with the

previous application showing that three spaces could be provided at the front of the property, although it is noted that this was not a conditioned requirement on that permission. The circumstances are materially the same as for the previous application, and accordingly the development is in accordance with the Councils residential parking standards.

Other Matters

- 5.17 In support of the application, the applicants have made the point that the dormer as constructed provides an energy efficiency saving (due to the reduced extent of outside wall) and was supported by Building Control for providing improved fire resistance.
- 5.18 The 2017 permission for the dormer at no.14 had a condition attached requiring the bathroom window in the dormer to be obscure glazed, to prevent overlooking in the interest of privacy. The case officer is unclear on the justification for this given the extensive clear glazing elsewhere in the dormer. Moreover, as it is a bathroom it is considered unlikely that this window would be clear glazed in any event, but the condition will be replicated in the interest of consistency.

Consideration of likely impact on Equalities

- 5.19 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 it is considered to have a neutral impact on equality.

Planning Balance

- 5.21 Having regard to the previously approved dormers on each property, this application is essentially considering the impact of the changes from those schemes, assessing any harm arising from those changes, and whether the harm justified refusal of the application.
- 5.22 It has been found that the dormer as constructed does not have a materially greater impact in terms of form/massing, and makes no material difference in terms of overlooking/privacy, compared with the approved dormers. The materials match the rest of the dwelling, which is as per the approved schemes.

- 5.23 The absence of the gap between the two dormers does alter the visual appearance and character of the development, losing the distinction between the two properties and the slight break in form that the separation would provide. However in view of the overall depth and extent of the separate dormers, combined with the narrowness of the gap, from most angles the separation would be barely perceptible, and the scale of the dormers little diminished. The dormers being of different sizes, and with no feature to delineate the two separate dwellings on the lower elevations, the case officer considers that the separation would provide little benefit in design terms.
- 5.24 Overall, it is acknowledged the proposal is not of a highest standard of design as required by the relevant policies. However taking account of all material considerations, in particular that of the two previous consents, it is considered there the development as built leads to limited additional harm. Consequently it is not found that there are grounds to justify refusal of this application. The granting of planning permission is therefore recommended, subject to 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 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 planning permission is granted, subject to the condition below.

Contact Officer: Neil Howat
Tel. No. 01454 863548

CONDITIONS

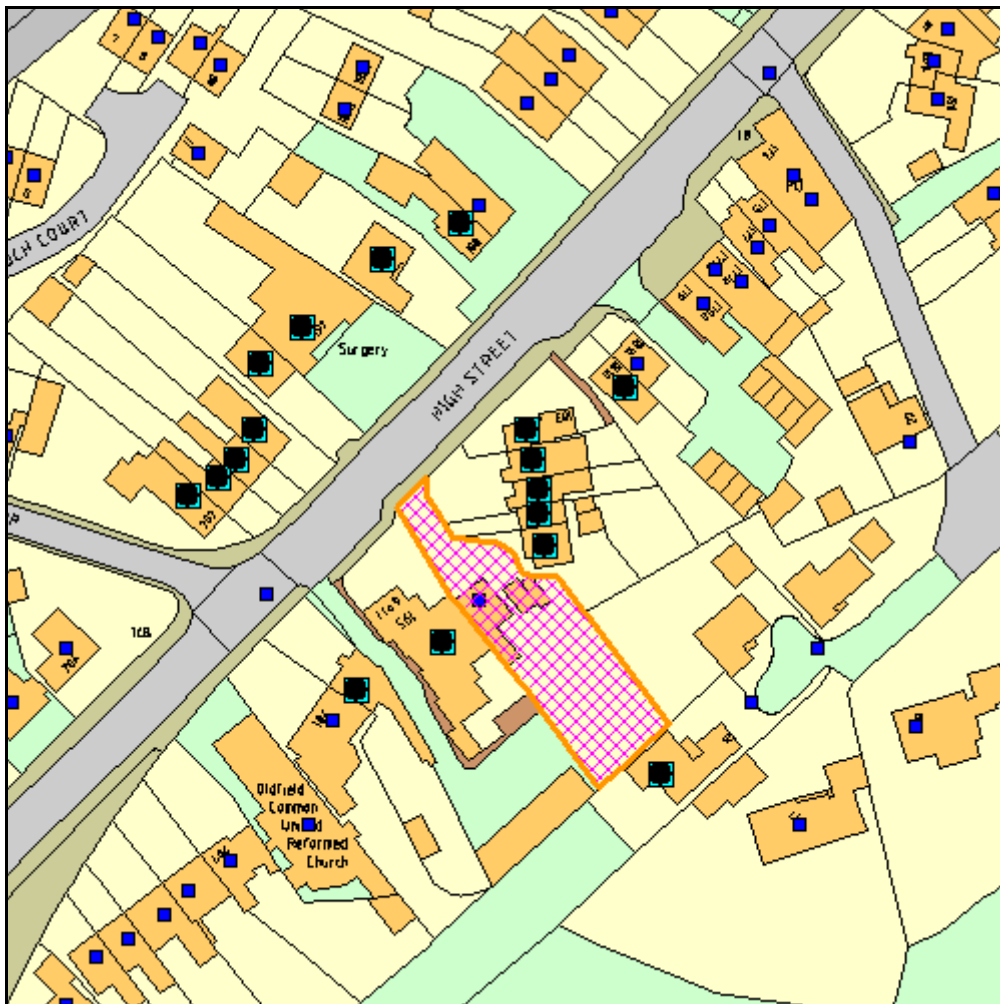
1. The ensuite bathroom window on the second floor of the rear (south) elevation of no.14 shall at all times be glazed with obscure glass to level 3 standard or above, with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

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

CIRCULATED SCHEDULE NO. 42/19 – 18TH OCTOBER 2019

App No.:	P19/3470/F	Applicant:	Mr Richard Carson
Site:	193 High Street Oldland Common Bristol South Gloucestershire BS30 9QG	Date Reg:	3rd April 2019
Proposal:	Erection of 1 no. dwelling with associated works. Erection of two storey rear and side extension to existing dwellinghouse to provide additional living accommodation.	Parish:	Bitton Parish Council
Map Ref:	367424 171321	Ward:	Bitton And Oldland Common
Application Category:	Minor	Target Date:	24th May 2019



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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council to the contrary of the officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the erection of a detached bungalow in the rear garden of 193 High Street, Oldland Common, whilst also proposing a two-storey rear and side extension to the existing dwelling.
- 1.2 Outline planning permission was granted on 16th May 2018 for 1 no. dwelling to the rear of the site. Layout, appearance and scale were proposed for consideration, whilst access and landscaping were reserved for future consideration. No subsequent reserved matters application was ever received however the outline permission is still extant.
- 1.3 The proposed bungalow will have 3 no. bedrooms, whilst the extension will allow no. 193 to benefit from an upstairs bathroom, a larger kitchen and a utility room.
- 1.4 The site is located in Oldland Common within the urban area. There are no other statutory constraints at the site.
- 1.5 The application has been amended during the course of the application to address parking, visibility and amenity concerns raised by officers.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
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
CS29	Communities of the East Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP38	Development within Existing Residential Curtilages
PSP42	Custom Build Dwellings
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

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

Assessing Residential Amenity Technical Advice Note (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK17/5943/O Approve with conditions 16/05/2018
Erection of 1no detached dwelling (Outline) with appearance, layout and scale
to be determined. All other matters reserved.

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Object – agree with Transport Officer's comments.

Internal Consultees

- 4.2 Sustainable Transport
Objection, turning area too tight and may result in vehicles reversing out onto
the public highway.
- 4.3 Drainage
No objection.

Statutory / External Consultees

- 4.4 None.

Other Representations

- 4.5 Local Residents
One neighbour submitted a comment of a neutral stance, however it did raise
some concerns, such as:
- No objection in principal, however why was extension not included as part
of previous application – proposal has escalated

- Renovation of nearby dwellings has added positively to the visual amenity of the area
- Dispute that area is urban
- Difficult to assess whether view of countryside will be lost following development

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 The site is located in the urban area and as such the proposal is acceptable in principle. Furthermore, outline approval for a dwelling on the site is still extant. Given that this is only for one dwelling and an extension to the existing dwelling, no affordable housing or other contributions are required but the above policies indicate that matters of design, neighbouring amenity, drainage and access should be considered.
- 5.2 Design
The site is part of the rear garden of this house which by comparison to other gardens in the street is wider and longer than most. The site is bounded by a block of flats to the west, a short row of old terraced houses to the northeast and a small infill development of houses at the rear from approximately 2010.
- 5.3 The backland location of the dwelling was found to be acceptable during the previously approved application for outline planning permission, however the design and layout of this application differs from that previously approved. The previously approved scheme proposed a steeply pitched bungalow with rooms in the roof, facilitated by a number of roof lights. This scheme proposes a single storey 'T' shaped dwelling with three bedrooms and a hipped roof, to be finished in render, grey interlocking roof tiles, grey windows and doors and a Staffordshire blue engineering brick plinth. The principal elevation of the bungalow is apparent as it demonstrates an individual character and is accessed through a front door which faces towards the access and the High Street beyond. It is considered that the lower ridge height of the revised scheme is better suited to the backland location of the development, and that the variety of built form within the local area does allow for some flexibility on design. Given the context, the design is acceptable.
- 5.4 Turning to layout, adequate space has been afforded for both dwellings to store cycles, bins and park two vehicles. Amendments have been received to increase the width of the parking and turning area and to increase the size of the garden proposed for the host dwelling, and the merits of these revisions will be discussed further in the Residential Amenity and Highway Safety section of this report.
- 5.5 The proposed extension to the host dwelling consists of a flat roof two-storey extension, which would not usually be considered to represent the highest quality of design. Notwithstanding this, it is noted that the cottage is attached to a three-storey block of flats with large elements of flat roofing, and so this approach would not appear out of character in this location, and would be mostly hidden from the public realm as it protrudes beyond the rear elevation of

the dwelling. The extension is to be finished in the same render as the proposed bungalow, which is acceptable.

5.6 Residential Amenity

The proposed bungalow is located close to the rear parking court and carport serving the flats to the west, and so will not have an impact on the amenity of the flats. The single storey height of the proposal means that it will not overlook or overshadow any neighbours. Regarding the two-storey extension, the impact on the neighbouring flats is reduced due to the loss of a two-storey pitched roof extension to be replaced with a flat roof instead, reducing the height along the boundary. Concerns that the view of the countryside from no. 194 High Street may be obscured by the development have been received, however the loss of a view is not a planning concern and so this has been given very limited weight.

5.7 Turning to the amenities of the application site, the host dwelling is proposed to lose the majority of its private amenity space to facilitate the erection of a bungalow. Following amendments, the remaining private, usable amenity space available to the rear of no. 193 is 50sqm, however this is supplemented by around 10sqm of amenity space adjacent to the front door, which would be private due to the proposed boundary treatment along the access. This is considered acceptable as no. 193 is proposed to have two bedrooms and a study following development, which may be used as a bedroom in future, although it is small and is served only by obscure glazing and rooflights.

5.8 The bungalow will benefit from in excess of 100sqm of private amenity space. Concerns were raised initially about the poor outlook from the window of bedroom 3, however this has now been addressed following the insertion of an additional window in an elevation facing into the garden. There would be some overshadowing of the south-east of the garden due to the proximity of the neighbouring dwelling, however this would not affect all of the garden at any one time and would only reduce the light available in the living area in the morning.

5.9 Overall, the proposal is considered to result in improved residential amenity for occupiers of the new unit, as previously the bedrooms were only served by roof lights, and now they benefit from two windows per bedroom. The development accords with policy PSP8 and PSP38 of the Development Plan.

5.10 Highway Safety

Initially there were a number of concerns regarding the application, specifically the lack of information regarding visibility from the access (which was a reserved matter for PK17/5943/O and had not been agreed) and the cramped nature of the turning area. These were considered crucial to the acceptability of the scheme due to the access joining part of the A4175, a busy classified highway. Our particular area of concern was that it appeared that in order to turn round on-site, vehicles would be required to make multiple to and fro shunting movements within a very confined space, meaning residents familiar with the site's layout would simply reverse out onto the A4175 rather than make these awkward and contrived manoeuvres.

- 5.11 In an order to overcome these concerns, the layout was slightly revised including the widening of the parking area and the submission of revised auto tracking, demonstrating that it is possible to turn and leave the site in a forward gear even if the parking spaces are all occupied. The Transport Officer was re-consulted and still raised concerns regarding the number of manoeuvres that were required to turn within the space, and the possibility that some residents may still reverse out onto the highway.
- 5.12 Amendments were also received to show that adequate visibility splays can be achieved from the site access. Whilst the Transport Officer's concerns about the number of turns required to exit the site in a forward gear are noted, the auto-tracking does demonstrate that it is possible and so it is not considered to represent a severe highway safety concern in accordance with paragraph 109 of the NPPF. Therefore subject to a condition requiring that the parking and turning area is implemented prior to first occupation and maintained thereafter, the development is considered to accord with policies PSP11 and PSP16.

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. 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 on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 864735

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).

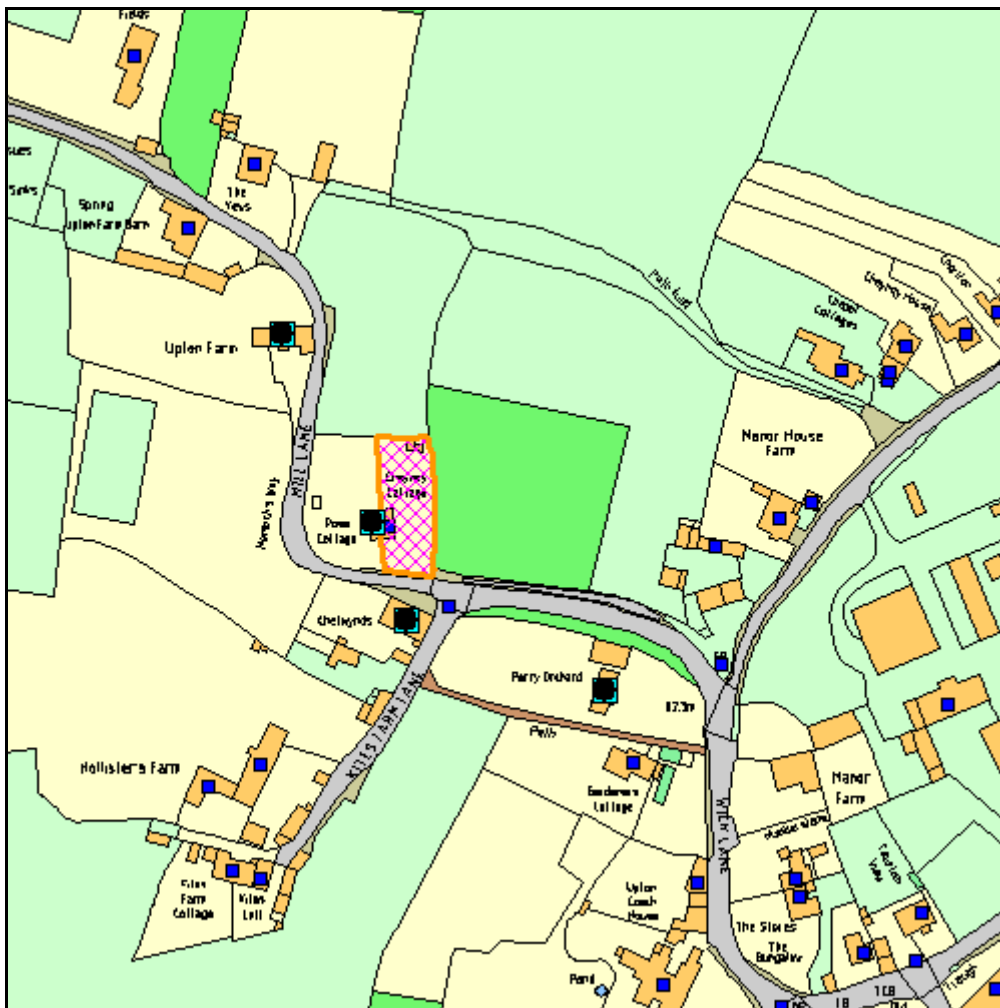
2. Prior to first occupation of the new dwelling hereby approved, the parking and turning space shown on the Proposed Site Plan (20 Rev D received 27th September 2019) must be implemented in a permeable bound surface and thereafter maintained for parking and turning purposes.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, policy PSP11 and PSP16 of the Policies Sites and Places Plan (Adopted) Nov 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 42/19 – 18TH OCTOBER 2019

App No.:	P19/6561/F	Applicant:	Mr Ian Hardaker
Site:	Cheyney Cottage Mill Lane Upton Cheyney Bristol South Gloucestershire BS30 6NH	Date Reg:	19th June 2019
Proposal:	Engineering works to facilitate erection of two storey side extension to form additional living accommodation. Formation of new access, landscaping and associated works. (Amendment to previously approved scheme PK11/1120/F).	Parish:	Bitton Parish Council
Map Ref:	369143 170076	Ward:	Bitton And Oldland Common
Application Category:	Householder	Target Date:	12th August 2019



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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 This application relates to Engineering works to facilitate erection of two storey side extension to form additional living accommodation and the formation of a new access track, landscaping and associated works. (Amendment to previously approved scheme PK11/1120/F) at Cheyney Cottage, Mill Lane, Upton Cheyney.
- 1.2 The application site consists of a semi- detached dwelling set within a large curtilage. The application site is located within the Upton Cheyney Conservation Area, the Cotswold Area of Outstanding Natural Beauty and the Bristol and Bath Green Belt.
- 1.3 The host site received planning permission in 2011 (PK11/1120/F) for the Engineering works to facilitate erection of two storey side extension to form additional living accommodation. Formation of new access, landscaping and associated works. This application seeks to make some minor amendments to this previously approved scheme, the majority of which relate to landscaping.

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
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

Policies, Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity

PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
- (b) Development within the Green Belt (Adopted) June 2007
- (c) Residential Parking Standard (Adopted) December 2013
- (d) Landscape Character Assessment (Adopted) November 2014
- (e) Marshfield Conservation Area Advice Note, March 2004

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK11/1120/F – Approved - 06.07.2011
Engineering works to facilitate erection of two storey side extension to form additional living accommodation. Formation of new access, landscaping and associated works.(Re-Submission of PK10/3377/F)
- 3.2 PK12/1487/NMA – No Objection - 31.05.2012
Non-material amendment to PK11/1120/F to change materials to front and rear elevations, provide 2no. windows to proposed east elevation and 2no. rooflights to north elevations.
- 3.3 PK12/4076/F – Approved- 05.02.2013
Demolition of existing garage to facilitate the erection of a replacement garage with office space over

4. **CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council
Objection. The Parish Council feel that the installation of a 6ft gate is out of keeping with the area. As this is in the Conservation Area, they would also like to request that the spoil and excavating material is removed as it is currently left in a paddock behind the site.

The Landscape Officer

No Comments

Sustainable Transport

No Objections. Subject to previous conditions being carried over onto this application.

Listed Building & Conservation Officer

The covering letter states that consent is now sought for 1no. rooflight to the rear elevation but in comparing this scheme to the previous approval, we have an additional 3no. rooflights.

The scale and number of the rooflights in my view appears excessive and impacts on the proportions of the building. While a low rooflight of the same scale as the existing rooflight might be acceptable, I would suggest perhaps

only 1no. roof light at a higher level which should be reduced in scale. If this can be agreed then I would suggest all conditions attached to the 2011 should be reapplied and large scale details of the rooflights would be required

- 4.2 Local Residents
No comments

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Policy PSP38 of the Policies, Sites and Places Plan (Adopted) November 2017 is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and in accordance with policy CS1 of the Core Strategy, and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation. Therefore, the proposal is acceptable in principle but should be determined against the analysis set out below.
- 5.2 Green Belt
Development within the green belt is strictly limited to retain the open nature of the land. Extensions to existing dwellings can be appropriate provided that they are proportionate to the size of the existing dwelling.
- 5.3 The NPPF allows for limited extensions to buildings within the Green Belt providing that they do not result in disproportionate additions over and above the size of the original building (the volume of the dwelling at construction or its volume on July 1st 1948). PSP7 states that an addition resulting in a volume increase of between 30%- 50% will be subject to careful consideration and assessment. Any proposed development over and above 50% or more of the original dwelling would be considered in excess of any reasonable definition of 'limited extension'. Whether an addition is considered disproportionate or not, depends on the individual circumstances and what type of addition is proposed.
- 5.4 It has been calculated that the extension represents a volume increase of approximately 37%. The case officer considers that the extension is subordinate in design, form and scale. In addition to this, the extension is tucked up adjacent to the existing dwelling, and the development will maintain the openness of the green belt. It is not therefore considered that the extension represents a disproportionate addition over and above the volume of the original dwelling.
- 5.5 The development would result in modest additions to the side of the existing dwellinghouse. The host property benefits from a large curtilage and is tucked away from public views due to its siting, scale and position, the case officer considers the development to be proportionate and the impact on openness is not considered to be harmful.
- 5.6 On balance and weighing up the design, position of the proposed extension and the screening provided it is considered that the proposal can, in this instance, be regarded as being appropriate development in the Green Belt and not

disproportionate to the host property. The proposal is therefore acceptable in Green Belt terms.

5.7 Design and Visual Amenity

The two storey side extension will have a maximum height of 7.1metres, a total width of 4.3metres and a depth of approximately 8.1metres. The proposal will be set back approximately 1.1metres from the principal elevation at both ground and first floor levels and introduce a gabled roof with the ridge height set slightly lower than the original dwellinghouse. The existing single storey side extension has been demolished in order to facilitate this proposal.

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

5.9 Submitted plans show that the roughcast render will be removed from the principal elevation, revealing the natural stone beneath, this will be repointed where necessary. The side (east) elevation will be roughcast render, whilst the corners will reveal natural stone. In this respect it would have a similar appearance to many buildings located in this rural setting, the case officer feels this material is considerate of the rural setting and draws upon local character and distinctiveness.

5.10 The proposal also seeks amendments to the vehicular access by introducing an 8.5metre stone retaining wall from Mill lane, together with a 6ft timber electric sliding gate. The access itself will be altered slightly with a more direct path to the premises and a wider design than that of the previously approved scheme. There is also the introduction of a stone retaining wall that runs around the perimeter of the property, to the rear, this will incorporate a log and bin store and the property's oil tank. The driveway and stone retaining walls will involve a significant engineering operation due to the excavation works and topography of the site. To the rear, the previous paving and grassed area will be replaced by Cotswold gravel.

5.11 An objection comment was received from the Parish Council that stated the erection of a 6ft gate is out of keeping with the area. Whilst a low 5-bar gate is preferable, the case officer is mindful that several properties in the area have similar gates to that of the proposal. Most notably, Hollister's and Kites Farm, located immediately south of the application site.

5.12 A further objection was made in regards to the excavated material and soil being left in the paddock and on land to the rear of the dwellinghouse. The applicant has stated that this material will be used for landscaping purposes and any excess will be removed from the site entirely.

- 5.13 Overall the proposal respects the character of the site as well as being of an appropriate scale and proportion with the original dwelling and surrounding properties. Thus, the proposal accords with policies CS1 and CS9 of the Core Strategy and PSP2, PSP17 and PSP38 of the PSP Plan
- 5.14 Residential Amenity
Policy PSP38 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
- 5.15 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Due to the location of the extension and levels of separation, it is not considered that its erection would materially harm the residential amenity at any of the adjoining properties.
- 5.16 The proposal will occupy additional floor space, however sufficient private amenity space will remain following development and there is no objection with regard to this.
- 5.17 Given the scale and location of the proposed development, the proposal will not result in an unacceptable impact on the residential amenity of its neighbouring occupiers. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with Policy PSP38 of the PSP Plan (November 2017).
- 5.18 Conservation and AONB
The application site relates to a two storey semi-detached property situated within the Upton Cheyney Conservation Area and the Cotswold Area of Outstanding Natural Beauty. The proposal will be tucked up against the current built form and will largely be screened from public view. Due to its siting, design and modest scale, the overall visual impact of this proposal is considered to be limited and would have no adverse impact on the conservation area or AONB.
- 5.19 An objection was raised by conservation officers in regards to the number of roof lights proposed on the rear elevation. In particular, the scale and number of rooflights located at the higher roof level. The case officer can confirm that the rooflights located on the higher roof slope were assessed and approved under a previous non material amendment application, reference PK12/1487/NMA. However, this proposal does seek to install 1.no additional roof light at lower level. The scale and design of this additional roof light would replicate the existing light located on the lower roof slope and be located on the rear of the dwelling and public views of the roof lights would be extremely limited given their location. The case officer considers the additional roof light to be in keeping with the existing and therefore acceptable.
- 5.20 Overall the proposal respects the character of the site and the wider context in the AONB and conservation area.

5.21 Sustainable Transport and Parking Provision

No new bedrooms are proposed within the development. It is noted that part of the works includes alterations to the vehicular access and an extension of vehicle hardstanding. However, it is considered that sufficient parking will remain at the property following this development and there are no objections on highways grounds.

5.22 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 **approve** 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 is **APPROVED** subject to the conditions listed on the decision notice.

Contact Officer: Westley Little
Tel. No. 01454 863162

CONDITIONS

1. The development hereby approved shall be implemented strictly in accordance with the following plans:

Existing Combined - 51360/00/001 - Revision C
Proposed Site Plan - 51360/06/001 - Revision C
Proposed Combined - 51360/06/100

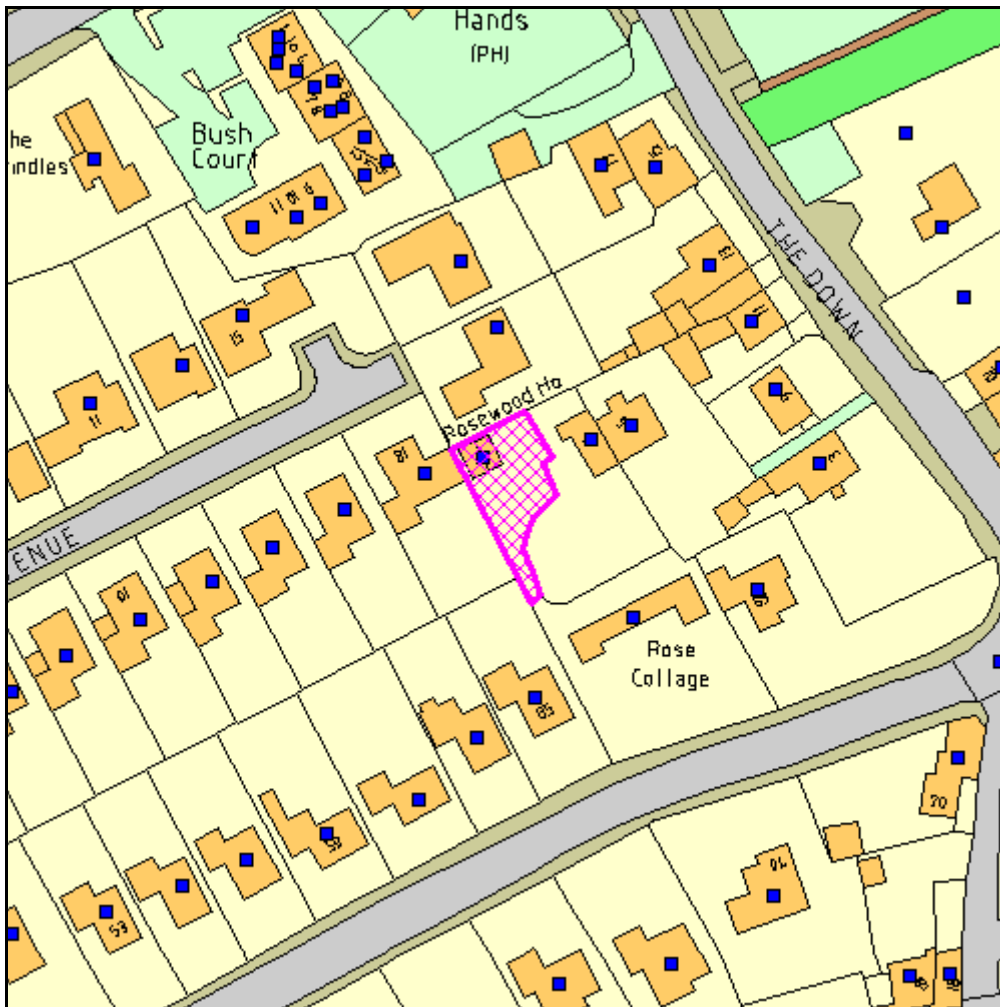
Received by the Local Planning Authority 12th June 2019

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 42/19 – 18 OCTOBER 2019

App No.:	PT18/3573/F	Applicant:	Ms Sarah Walters
Site:	Stanley Cottages 7 The Down Alveston Bristol South Gloucestershire BS35 3PH	Date Reg:	12th November 2018
Proposal:	Change of Use of building from residential annex to independant dwelling (Class C3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). (Retrospective)	Parish:	Alveston Parish Council
Map Ref:	362903 188085	Ward:	Thornbury
Application Category:	Minor	Target Date:	4th January 2019



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N.T.S.

PT18/3573/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 is referred to the Circulated Schedule because the Parish Council has objected to the proposal and because a s106 agreement is required.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use of an existing permitted residential annexe building from ancillary residential use to use as a fully independent dwelling. The application is retrospective, as the annexe is already being occupied independently of the main dwelling.
- 1.2 The building is located within the curtilage of Stanley Cottages, 7 The Down, and is accessed via a private drive between existing dwellings on Wolfridge Ride, which serves both 7 The Down and the proposed new dwelling. The building sits at the rear (North West) corner of the site, and has a single bedroom, a combined kitchen and living room, bathroom and an integral garage. It has all the facilities of an independent dwelling, and no physical alterations to the building are sought.
- 1.3 A revised site and block plan was submitted at the request of the case officer, as the original plan did not accurately reflect the site and the intended sub-division. A further round of consultation was carried out following the submission of this.

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
CS5 Location of Development
CS8 Improving Accessibility
CS17 Housing Diversity

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
PSP39 Residential Conversions
PSP43 Private Amenity Space

- 2.3 Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/1198/O - Erection of 1no. dwelling (Outline). Withdrawn.
- 3.2 PT10/3387/F - Erection of single storey detached annexe ancillary to main residence. Approved.
- 3.3 PT11/3608/F – Erection of single storey detached annexe ancillary to the main residence (retrospective)(amendment to previously approved scheme PT10/3387/F). Approved.

4. CONSULTATION RESPONSES

Initial consultation

- 4.1 Alveston Parish Council
No response.

4.2 Other Consultees

Transportation DC – likely to have a neutral impact in terms of travel demand, and has adequate parking. No objection.

Landscape Architect – no visual landscape objection.

Second consultation

- 4.3 Alveston Parish Council
Objection – not in keeping with the surrounding area.

4.4 Other Consultees

Transportation DC – no comment.
Landscape Architect – no comment

Other Representations

Initial consultation

4.5 Local Residents

1 objection making the following points:

- Represents tandem development, which is discouraged
- Poor boundary definition
- Very limited outdoor amenity space
- Poor visibility at the access on to the road and where access separates for number 67. Insufficient space for vehicle turning.

Second consultation

4.6 Local Residents

2 objections, raising the following points:

- Represents tandem development, which is discouraged
- Bears no relation to the current layout of the site.

- Permission for the annexe was granted on condition that it would never become a separate property. It would make a mockery of such restrictions if this was granted.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application will principally be assessed against policy PSP39 relating to residential conversions and sub-divisions. The policy states that this type of development will be acceptable provided that it does not harm the character and amenity of the area, does not prejudice the amenity of the neighbours, and provides adequate amenity space and adequate parking. The development is consequently acceptable in principle, subject to meeting those requirements.

5.2 Design/character and amenity of the area

It is noted that the Parish Council have objected, stating that it is not in keeping with the surrounding area. However the building in its current form was permitted under planning permission PT11/3608/F. Through that application the design and impact of the building in terms of its character and appearance were considered and approved. As the building is already in residential use, the approval of this application would not materially alter the impact of the development in terms of the character and appearance of the site or the area.

- 5.3 The one change that would occur as part of the change of use to an independent dwelling would be the introduction of boundary fencing to provide additional privacy and to form the boundary between the new planning unit and the existing dwelling. There are a range of boundary treatment types within the locality, and existing wooden fencing within and on the boundary of the site, and considering that the site is barely visible from the public realm it is not considered that the introduction of any new boundary would harm the character and appearance of the area.

- 5.4 One of the objectors raises the issue of tandem development as a matter of concern. However this application seeks permission for the change of use of an existing residential annexe with access already in place unchanged, rather than the construction of a new dwelling and access, and the impacts of the development on neighbouring amenity are considered below.

5.5 Parking and access arrangements

The council's Transport Engineer made no objection to the access onto Wolfridge Ride in terms of highway safety, noting the negligible difference in expected vehicle movements from an independent dwelling of this size, when compared to the use as an annexe. For the development to be acceptable the proposal would need to provide adequate parking and turning space for both the new independent dwelling and also for the existing dwelling. This would require a minimum of 1 space for the new dwelling and two for the existing one. Due to the long access driveway it is also necessary that vehicles have room to turn within the site.

- 5.6 Although the proposed dwelling has an integral garage, from the dimensions show on the plans from when the annexe was approved it falls some way short

of the appropriate dimensions for a functional parking garage as set out in the council's Residential Parking Standards SPD. However there is adequate space for three parking spaces within the existing parking and turning area, and the revised site location and block plan details the parking spaces for both the new and existing dwellings. The development accords with policies PSP11, PSP16 and the Residential Parking Standards SPD.

5.7 Private amenity space and living conditions of the occupiers

The annexe has an area of private amenity space comprising a small courtyard garden located to the side of the building and between it and the rear of the 7 Stanley Cottages. While modest in size, it has ample room for a table and chairs and to sit out, and is easily accessible and safe, being located away from the parking area to the front. While largely shaded from the east, it will get the sun during the day from the south. As a one bedroom dwelling this is considered to be sufficient for an individual or couple, though the area is a little short of the 40m² prescribed by policy PSP43.

5.8 Turning to privacy and overlooking, the first floor bedroom window of 7 Stanley Cottages, which overlooked this garden space and would have had views into the windows of the proposed dwelling, has since been obscure glazed, and the other window in the rear of the bedroom would only afford views at an oblique angle. Visibility into the proposed dwelling would be limited to those views from the living room window of 7 Stanley Cottages, but the raising of the boundary fence and its extension to include the parking area would obscure these views. In order to ensure that those windows remain obscure glazed, a s106 legal agreement will be required, as this could not be conditioned (the relevant windows being on the original house and potentially in different ownership in future). The applicants have agreed to enter into a legal agreement to secure this.

5.9 The raising and extension of the boundary fence to create privacy and demarcate the new boundary would have some impact on the living conditions for the occupiers of the property, as the current boundary is a low (circa one metre) fence which slightly increases the sense of openness around the property. However the impact would be limited as the current views are only of the side of 7 Stanley Cottages, which is not far beyond the proposed boundary.

5.10 Amenity and living conditions of neighbours

The impact on the surrounding neighbours would remain unchanged, as the characteristics and impacts of use as an independent dwelling would not be materially different if its use as an annexe. However if permission were granted then 7 Stanley Cottages would become an independent neighbouring dwelling, and the impact on living conditions for that property must be considered, as the relationship would be markedly different. As an annexe it is expected that there will be a close relationship between the occupiers of the annexe and host dwelling, and therefore privacy is less of an issue. However when an annexe becomes fully independent it is to be expected that the occupiers will be unrelated, and therefore a greater degree of privacy and separation would be expected.

5.11 7 Stanley Cottages would retain the large area of private garden to the front of the property which would be unaffected by the development, and the raising of the boundary fence between it and the garden of the new property would further ensure that the rear courtyard for 7 Stanley Cottages retained a good degree of privacy. The erection of a higher boundary fence where the parking for the new dwelling would be located would lead to some loss of light to the living room of 7 Stanley Cottages in the evenings, though it would also prevent visibility into that window from the new dwelling, and vice versa. The altered line of the fence on the revised Block Plan will reduce this impact, as the fence will no longer be directly outside of the window. Overall it is considered that development would not have any significant adverse impact on the amenity or living conditions of the property. The development is considered to accord with policy PSP8.

5.12 The access for the proposed dwelling does pass by the side of 67 Wolfridge Ride, however the access arrangements remain unchanged, and the change of use from an annexe to an independent dwelling is not likely to give rise to a significant increase in vehicular movements to and from the site. It is therefore not considered that the development would harm the residential amenity of that property.

5.13 Planning Balance

The main issue to consider in this application is whether then change from being an annexe to a fully independent dwelling could be achieved effectively in terms of site planning, and while ensuring the living conditions and privacy of both the existing dwelling and the proposed new one. Permitting the development would also add a single small dwelling to the council's housing provision. It is clear that adequate provision for parking and amenity space for both properties can be achieved, and that with the slightly altered boundary line the two properties can be effectively separated. Provided that the obscure glazed windows are secured through a legal agreement then there are no privacy concerns arising through the proposed separation, and on balance the development is considered acceptable and planning permission should be granted.

5.14 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 it 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 It is recommended that the authority be delegated to the Director of Environment and Community Services to grant planning permission subject to the conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
- (i) The retention of the obscure glazing in the first floor bedroom window in the west elevation of 7 Stanley Cottages.
- 7.2 It is recommended that the Head of Legal and Democratic Services be authorised to check and agree the wording of the Agreement.
- 7.3 It is recommended that should the Agreement not be completed within 6 months of the date of the resolution to grant planning permission, the application shall:
- (i) be returned to the Circulated Schedule for further consideration; or,
 - (ii) that delegated authority be given to the Director of Environment and Community Services to refuse the application.

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CONDITIONS

1. The off-street parking facilities shown on the plan hereby approved shall be provided within 2 months of the date of this decision, 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.