

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. 34/19

Date to Members: 22/08/2019

Member's Deadline: 29/08/2019 (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 list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

a) Referring Member:

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
34/19	Wednesday 21 August 12pm	9am Thursday 22 August	5pm Thursday 29 August	Friday 30 August

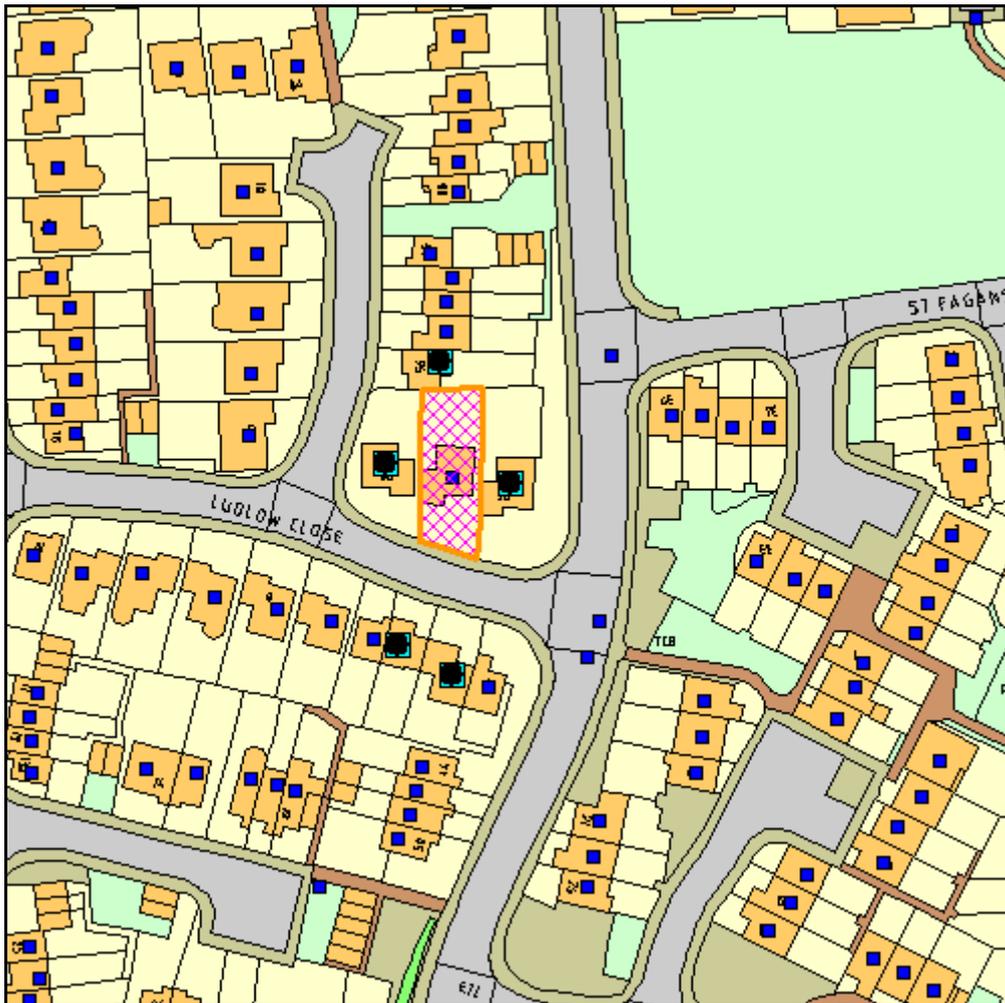
Dates and officer deadlines for Circulated Schedule August Bank Holidays 2019

CIRCULATED SCHEDULE - 22 August 2019

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/09480/F	Approve with Conditions	97 Ludlow Close Willsbridge South Gloucestershire BS30 6HA	Longwell Green	Oldland Parish Council
2	P19/2600/F	Approve with Conditions	38 Braemar Crescent Filton South Gloucestershire BS7 0TD	Filton	Filton Town Council
3	P19/4218/F	Approve with Conditions	Sturden Lodge Bristol Road Hambrook South Gloucestershire BS16 1SQ	Winterbourne	Winterbourne Parish Council
4	P19/4513/RM	Approve with Conditions	Land South Of Park Street Hawkesbury Upton Badminton South Gloucestershire GL9 1BA	Chipping Sodbury And Cotswold Edge	Hawkesbury Parish Council
5	P19/4517/F	Approve with Conditions	The Cottage 58 Station Road Winterbourne Down South Gloucestershire BS36 1EN	Winterbourne	Winterbourne Parish Council
6	P19/5245/ADV	Approve with Conditions	Land North Of Dryleaze Yate South Gloucestershire	Yate North	Yate Town Council
7	PK18/1812/F	Approve with Conditions	The Retreat Colts Green Badminton Road Old Sodbury South Gloucestershire BS37 6LR	Chipping Sodbury And Cotswold Edge	Sodbury Town Council

CIRCULATED SCHEDULE NO. 34/19 – 22 AUGUST 2019

App No.:	P19/09480/F	Applicant:	Mr Chenoweth
Site:	97 Ludlow Close Willsbridge Bristol South Gloucestershire BS30 6HA	Date Reg:	30th July 2019
Proposal:	Erection of first floor side extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366747 170637	Ward:	Longwell Green
Application Category:	Householder	Target Date:	20th September 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.

CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as the Parish has objected to the proposal.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a first floor side extension to form additional living accommodation at 97 Ludlow Close, Willsbridge.
- 1.2 The application site relates to a two storey, detached dwelling with integrated garage. It is located within the residential area of Oldland.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2018
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK99/0414/F
Erection of single storey side extension.
Approved: 22.03.2000

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council
Objection- inadequate provision for off street car parking.

4.2 Other Consultees
No comments received

Other Representations

4.3 Local Residents
An objection comment was received which outlines the following issue:
-possibility of greater noise pollution
-overlooking

5. ANALYSIS OF PROPOSAL

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

5.2 Design and Visual Amenity
The proposed development consists of the erection of a first floor side extension and conversion of garage to form additional living accommodation. The garage conversion aspect of the planning application would not require express planning permission, as such it will not be further considered in this report.

5.3 The proposal would extend beyond the side wall of the existing dwelling house and above the existing attached garage. The ridge height of the extension would match the existing dwelling as would the height of the eaves. The proposal would consist of a hipped roof design to include 1 no. rooflight and would introduce 1 window to the principal elevation and 1 window to the rear elevation. All materials used in the finish of the extension would match the existing house.

5.4 The proposal would be a modest way to extend the existing property whilst respecting the character and build of the host dwelling. The proposal would not extend beyond the building line of the current building and would not appear detrimental to the host dwelling or the surrounding area. It is of an acceptable standard of design and as such the proposal is deemed to comply with Policy CS1 of the Core Strategy.

5.5 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.

5.6 Considering the siting of the extension, adjacent to the neighbouring occupier, the proposal would not appear to have an overbearing impact on the neighbouring occupiers as it would not extend beyond the building line. Similarly, the positioning of the extension would mean there is no significant impact on existing levels of light afforded to the neighbouring occupiers. Although there are additional windows introduced they would not be in a position that would cause significant harm with regards to overlooking.

5.7 An objection comment was received that suggested the development would cause a certain degree of overlooking. The Case Officer considers that although an additional window is proposed to the rear of the property it would not be in such a position that would cause a great deal of overlooking, no more so than the existing property.

5.8 Given the positioning of the extension the proposal would not result in an unacceptable impact on the residential amenity of the neighbouring properties. Therefore, the development is not considered to be detrimental and is deemed to comply with policy PSP8 of the Policies, Sites and Places plan (adopted November 2017).

5.9 Transport

An objection comment was received in regards to parking as the proposed development would introduce new bedrooms and would therefore require an additional off street parking space as per PSP16. Following development, 97 Ludlow Close would be a 6 bed house with provision for 2 off street parking spaces. Although being a 6 bedroom dwelling the requirements outline 3 parking spaces are required an assessment was made with regards to how much harm would be cause if permission were granted. It was found that, although residential properties are fairly densely built within the locality, the majority of homes in the Close have large areas of hardstanding paving adjoining them. The result of this as such that the majority of occupiers park off street, and there is not a significant problem with on street parking. Should the erection of the proposed extension result in one car having the park on the street in front of the application site, it is not considered that this would create a significant obstruction. Aside from the current lack of on street parking, the application site is positioned as such that a vehicle parked in front would be visible by vehicles travelling in all surrounding directions. For these reasons, it is not considered that the proposal would have a detrimental impact on highway safety and is therefore acceptable in terms of transportation.

5.10 Other Matters

An objection comment was received which raised concerns about the level of noise produced by the property. It is not considered that the extension would create any additional noise at 97 Ludlow Close and any issues surrounding noise pollution are covered under environmental legislation. As such, the objection comment is not considered substantial enough to cause refusal of this application.

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

Contact Officer: Jake Horwood
Tel. No. 01454 868400

CONDITIONS

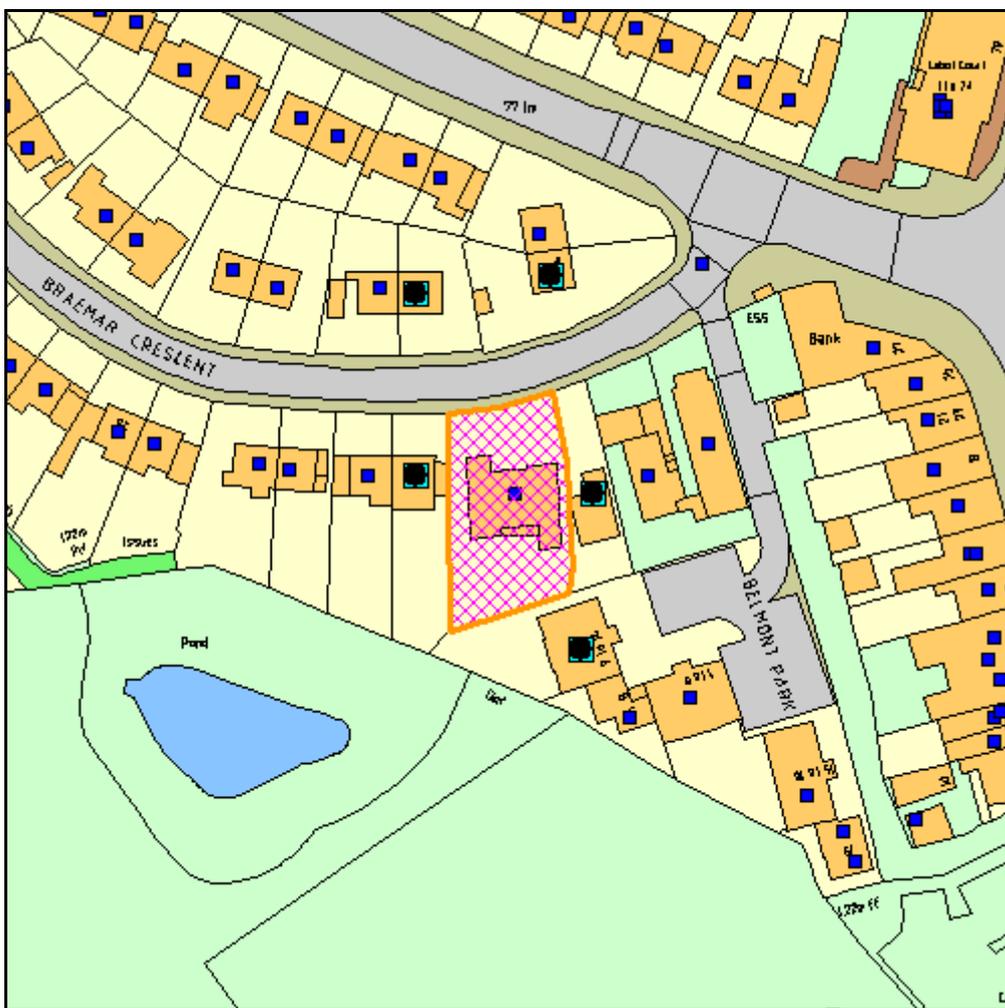
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 34/19 – 22 AUGUST 2019

App No.:	P19/2600/F	Applicant:	Mr P Olds
Site:	38 Braemar Crescent Filton Bristol South Gloucestershire BS7 0TD	Date Reg:	12th March 2019
Proposal:	Installation of 3 no. dormer windows to the principle elevation to facilitate the enlargement of the living accommodation.	Parish:	Filton Town Council
Map Ref:	359794 178199	Ward:	Filton
Application Category:	Householder	Target Date:	7th 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.

REFERRAL TO CIRCULATED SCHEDULE

This application is referred to circulated schedule due to an objection from the town council which is contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the installation 3no. dormer windows to the principle elevation to facilitate additional living accommodation at 38 Braemar Crescent, Filton.
- 1.2 The site itself relates to a detached chalet bungalow with render elevations. It is located within a built up area of Filton and part of the north fringe of Bristol urban area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
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
CS25	Communities of the North Fringe of Bristol

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- | | | | |
|-----|-------------|----------------|------------|
| 3.1 | PT06/3651/F | Refusal | 18.01.2007 |
| | | Appeal Allowed | 12.09.2007 |

Erection of new dwelling and construction of new vehicular access with associated works.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Objection, over intensive, no parking provision, not in keeping with neighbouring properties.
- 4.2 Sustainable Transport
Further detail requested.

Other Representations

- 4.3 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
This application seeks permission for the installation of 3no. dormer windows to form additional living accommodation within an existing residential curtilage, which is within an established residential area. This type of development is acceptable in principle as set out in PSP38. This is subject to considerations of visual amenity, residential amenity and highway safety. These detailed matters will be discussed below.
- 5.2 Design and Visual Amenity
Policy CS1 only permits new development where the “highest standards” of site planning and design are achieved. This policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.
- 5.3 It is proposed that 3no. dormer windows would be introduced to the front elevation. Throughout the course of the application it was requested that the proposed dormer windows were reduced in size. Revised plans have been received demonstrating this. The development would facilitate additional head room at first floor, and 2no. additional bedrooms.
- 5.4 The town council have raised objections that the development would not be in keeping with surrounding properties. While it is noted that, largely properties along Braemar Crescent are semi-detached pairs, the host itself is a chalet bungalow and is already of a differing design. The adjacent dwelling and dwellings immediately to the rear have dormer windows. As such, it is not considered that the proposed dormer windows can be resisted in this location. The development is considered acceptable in relation to design and visual amenity.

5.5 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties.

5.6 The development would introduce 3no. dormer windows to the front elevation of the host, it would not increase the footprint. It is not considered that it would result in harmful residential amenity impacts. Nor would it impact the existing private amenity space provision.

5.7 Parking and Highway Safety

The town council raised concern that there is insufficient parking provision. It is noted that details of parking has not been demonstrated as part of the application. As such, the highways authority have requested additional information. This has not been forthcoming. Nevertheless, Officers noted on a site visit that the property does have a large parking area which accommodates up to 3no. parking spaces, as well as a large integral garage.

5.8 PSP16 sets out parking standards for residential units which is based on the number of bedrooms at a property. In this instance, the property would have 5no. bedroom following the development and therefore should be provided with at least 3no. parking spaces. Given the above, sufficient parking would be provided, and the development is acceptable in relation to highway safety.

5.9 Equalities

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

5.10 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 conditions.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

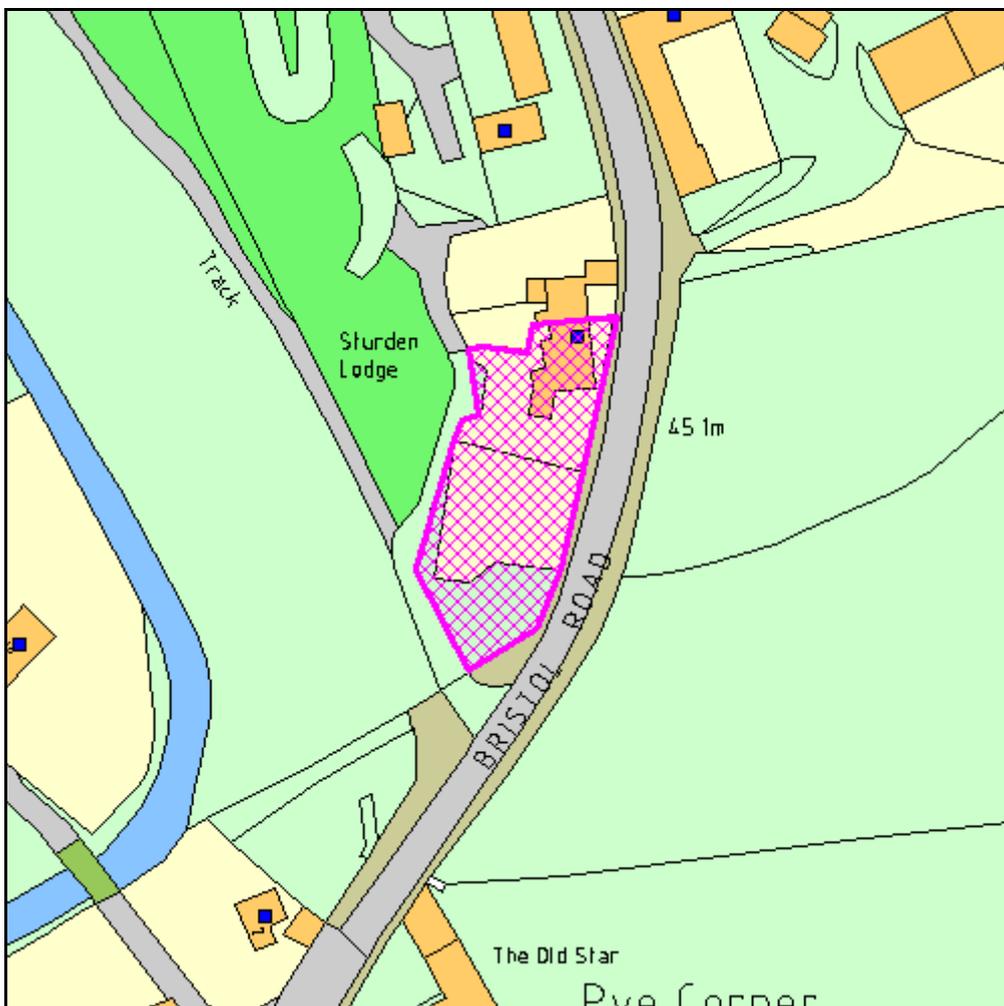
2. A minimum of three parking spaces shall be retained within the curtilage of the property hereafter.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 34/19 – 22 AUGUST 2019

App No.:	P19/4218/F	Applicant:	Mrs Shirley Mattravers
Site:	Sturden Lodge Bristol Road Hambrook Bristol South Gloucestershire BS16 1SQ	Date Reg:	23rd April 2019
Proposal:	Demolition of existing rear kitchen and utility area. Erection of two storey side and single storey rear extension to form additional living accommodation. (Re submission of PT18/2773/F)	Parish:	Winterbourne Parish Council
Map Ref:	364603 179604	Ward:	Winterbourne
Application Category:	Householder	Target Date:	11th June 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.

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 rear kitchen and utility area, and the erection of a two storey side extension and single storey rear extension. The application relates to Sturden Lodge, Bristol Road, Hambrook.
- 1.2 The application site comprises a semi-detached property set within a large plot. The site is situated along Bristol Road (B4058), to the south-west of Winterbourne. The site is located outside of any defined settlement boundary, and within the Bristol and Bath Green Belt. The subject building forms part of a once short terrace of cottages. The building is constructed in a traditional style, but was largely re-built in the 1990s. Notwithstanding this, the building is considered to form part of an isolated cluster of vernacular buildings which positively contribute to a sense of local distinctiveness.
- 1.3 Revised plans were received on 1st August 2019. The revisions involved alterations to the overall scale and form of the proposed extensions. The changes to the scheme were considered to trigger a further round of consultation, which was carried out from 1st August – 15th August 2019.

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
CS34	Rural Areas

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

PSP1	Local Distinctiveness
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PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings

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

3. **RELEVANT PLANNING HISTORY**

3.1 **PT18/2773/F**

Erection of two storey extension to side elevation to form additional living accommodation.

Withdrawn: 29.08.2018

3.2 **P99/2525**

Engineering works to level driveway for access (retrospective application)

Approved: 01.11.1999

3.3 **P99/1097**

Retrospective engineering works to re-level driveway allowing vehicular access to dwelling for smaller vehicles.

Refused: 11.08.1999

3.4 **P91/1173**

Refurbishment of existing cottages to form 2 dwellings erection of associated detached domestic garages; construction of new vehicular accesses and driveways; sub-division of existing farmhouse to form 2 dwellings and erection of associated domestic garages; change of use of 3 redundant agricultural buildings to form 3 dwellings and use of further barn as garaging accommodation. (In accordance with the amended plans received on 21.5.91 and 17.9.91).

Approved: 23.10.1991

4. **CONSULTATION RESPONSES (FIRST ROUND OF CONSULTATION)**

- 4.1 Winterbourne Parish Council
 Objection – lack of suitable parking

4.2 Other Consultees

Conservation Officer

Whilst design rationale is understandable, it is not appropriate for this building. Rather than look to provide a striking contrast in forms and materials that would only detract from the character of the host building, through siting and design any scheme should look to appear subservient in scale and character and make a positive contribution to the character of the main building and its surroundings.

Ecology Officer

As the building will be modified, is of pre-1914 construction, with gable ends and is located within 100m of woodland and water further surveys for bats are required. Therefore, a bat assessment for the building should be completed, including any further surveys that may be necessary, prior to a decision being made. This is in line with current policy and case law.

Sustainable Transport

Objection as no on-site parking spaces shown

Other Representations

4.3 Local Residents

No comments received

5. CONSULTATION RESPONSES (SECOND ROUND OF CONSULTATION)

5.1 Winterbourne Parish Council

No further comment

5.2 Other Consultees

Conservation Officer

No further comment – defer to case officer.

Ecology Officer

On the basis that the building was re-built from the foundations up in the 1990s, it is unlikely that it would provide a habitat for bats. As such, a bat assessment is not required.

Sustainable Transport

No comment

Other Representations

5.3 Local Residents

No comments received

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

The application seeks permission for the erection of a two storey side extension and single storey rear extension. Extension and alterations to existing properties is managed through policy PSP38 of the Policies, Sites and Places Plan. This policy is generally supportive subject to an assessment of design, amenity and transport. However, the site is located within the Green Belt and any development must accord with the principles of Green Belt policy to be acceptable.

6.2 Green Belt

Policy CS5 and CS34 of the Core Strategy and policy PSP7 of the Policies, Sites and Places Plan support the protection of the Green Belt from inappropriate development. The NPPF also attaches great importance to the Green Belt – with development in the Green Belt generally being considered inappropriate. However, there are limited categories of development within the Green Belt that are not considered to be inappropriate. One of the exception categories is the extension of a building provided that it does not result in a disproportionate addition over and above the original size of the building, as is set out in Paragraph 145 of the NPPF.

6.3 In terms of its scale, the overall width of the two storey extension would be roughly one third of the width of the host building. Furthermore, the ridge line of the extension would be set down, with the front elevation set back from that of the host. Overall, it is concluded that the overall scale and form of the extension would allow for it to appear as a proportionate addition to the host. Due to its limited scale, it is also considered that the single storey rear extension would appear as a proportionate addition. It should also be noted that the building does not appear to have been extended in the past, and existing single storey structures would be removed as part of the development.

6.4 Overall it is considered that the proposed extensions would appear as proportionate additions to the host. The proposal therefore falls in to the predefined exception category as set out above, and would be an appropriate form of development in the Green Belt.

6.5 Design, Visual Amenity and Heritage Impact

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.

6.6 In terms of any heritage impact, policy PSP17 of the Policies, Sites and Places Plan and policy CS9 of the Core Strategy relate to conservation, and seek to protect the character and appearance of conservation areas and the significance and setting of heritage assets such as listed buildings. Whilst the site is not located in a conservation area and the building is not listed, the property does form one of a clutch of traditional properties in the locality.

Furthermore, the building is considered to hold a prominent position within the streetscene. On this basis, the building can be considered a non-designated heritage asset.

- 6.7 As originally submitted, the proposal sought to erect a two storey extension, which would comprise a front-facing gable. The extension was to appear visually disparate from the host dwelling, with the two structures joined by a glazed link. A single storey flat roof element was also proposed to the rear. Whilst creating an element of visual distinction between a traditional host and a more contemporary extension can work in some instances, this was not considered an appropriate design approach for this scheme. The host dwelling comprises a traditional cottage structure of relatively simple proportions. Given the simplicity of the current appearance, it was not considered that the visually distinctive extension constructed in a contemporary style would integrate successfully in to the host. It was concluded that the extension would appear as an incongruous and awkward new feature.
- 6.8 The proposal was subsequently amended, with a simpler, more subservient design approach instead taken. The extension now proposed would largely replicate the host dwelling in terms of its form. The ridge line of the extension would be slightly set down from that of the host, with the front elevation also marginally stepped back. This would create an element of subservience between the extension and the host. Overall, the simplified design approach is considered to be more appropriate for this property, and it is considered that the redesigned two storey side extension would integrate effectively in to the host.
- 6.9 In terms of the proposed flat roof rear extension, it is acknowledged that this feature would not replicate any existing features of the property, and would appear as a somewhat bulky addition. However on the basis that the extension is situated to the rear of the building and is not readily visible from public areas, the overall impact on visual amenity is limited.
- 6.10 In terms of the more detailed elements of the design, the arrangement of openings for the proposed extensions are considered to sufficiently assimilate the arrangement of openings currently in-situ. In terms of materials, it is noted that the proposal as originally submitted sought to utilise contrasting materials for the extensions, in order to create an element of distinction. However it is considered that due to the similarities between the proposed side extension and host in terms of form, the materials used in the external finish of the extension should match those used for the host dwelling. In order to create a degree of integration, the proposed single storey extension should also match the host in terms of external finish. As such, a condition will be attached to any decision, requiring the materials used in the external finish of the extensions to match those used in the finish of the host.
- 6.11 Subject to this condition, it is considered that an acceptable standard of design has been achieved. It is considered that the character and setting of the non-designated heritage asset would be sufficiently preserved, and the proposal would not cause direct and notable harm to the visual amenity of the

streetscene. The proposal therefore complies with policies CS1, CS9 and PSP17.

6.12 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.

6.13 On the basis that the proposed extensions would be predominantly situated to the south of the building, it is not considered that their erection would have any impact on any nearby residential properties. However given the relatively quiet nature of the area, it is acknowledged that the neighbouring residents; most notably the occupants of the adjoining property, would likely experience a degree of disturbance during the construction period. Whilst this does not sustain a reason for refusal, a condition will be attached to any decision, restricting the permitted hours of operation during the construction period.

6.14 In terms of amenity space, given the size of the existing plot, it is considered that adequate external amenity space would be retained on site following the development.

6.15 Subject to the aforementioned condition, it is considered that the development proposal would have no unacceptable impact on residential amenity. The proposal therefore accords with policies PSP8 and PSP38.

6.16 Transport

In terms of vehicular access to the site, the development proposals would have no impact on existing access arrangements. In terms of required parking provision, as a result of the proposal, the total number of bedrooms contained within the property would increase from 3 to 4. Under policy PSP16 of the Policies, Sites and Places Plan, both 3 and 4-bed properties should be provided with a minimum of two on-site parking spaces. As identified on a submitted block plan, three existing parking spaces would be retained on-site, and as such the minimum provision would be met. Overall, there are no concerns with the proposal from a transportation perspective.

6.17 Ecology

The ecology officer originally recommended that due to the age of the building, it could provide a nesting habitat for bats, and that a bat assessment should be submitted on this basis. However the applicant has outlined that the property was fully built in the 1990s from foundations up. On this basis, the building is far less likely to provide a suitable nesting habitat, and subsequently it is not considered reasonable or necessary to request the submission of a bat assessment. Overall, there are no concerns with the proposal from an ecological perspective.

6.18 Equalities

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

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

7. CONCLUSION

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

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

8. RECOMMENDATION

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

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

Reason

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

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 for determination due to the level of local objection, including an objection from the parish council. The officer recommendation is one of approval.

1. THE PROPOSAL

- 1.1 This application seeks to approve the 'reserved matters' connected with outline planning permission P19/0673/RVC (which amended and then replaced PK18/1532/O). This shall be referred to as the 'outline permission' despite consisting of two applications. The outline permission considered access and layout; this application therefore seeks to approve details in relation to: appearance, landscaping, and scale.
- 1.2 In terms of constraints and designations, the site is situated outside of the defined settlement boundary of Hawkesbury Upton, although adjacent to the boundary on the northern, southern, and western sides. The Hawkesbury Conservation Area is situated to the north and west of the site. Similarly, the historic Tithe areas of Hawkesbury Upton are located to the north of the site, with a section beyond the western boundary. Adjacent to the site, along Park Street, are a number of locally listed buildings. Turning to landscape, the site is within the Cotswolds Area of Outstanding Natural Beauty.

2. POLICY CONTEXT

- 2.1 Primary Legislation
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Countryside and Rights of Way Act 2000

- 2.2 National Guidance
National Planning Policy Framework February 2019
National Planning Practice Guidance

- 2.3 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing

CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS24	Green Infrastructure, Sport and Recreation Standards
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP37	Internal Space Standards
PSP40	Residential Development in the Countryside
PSP42	Custom Build Dwellings
PSP43	Private Amenity Space Standards

2.4 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013
 Affordable Housing and ExtraCare SPD (Adopted) May 2014
 Renewables SPD (Adopted) November 2014
 Landscape Character Assessment SPD (Adopted) November 2014
 CIL and S106 SPD (Adopted) March 2015
 Waste Collection SPD (Adopted) January 2015 (updated March 2017)
 Cotswolds AONB Management Plan 2018-2023 (Endorsed)

3. RELEVANT PLANNING HISTORY

- 3.1 P19/0673/RVC Approved 12/04/2019
 Variation of condition 9 attached to PK18/1532/O to remove height and storey restrictions for plot 6 and variation of condition 15 to substitute plan number 17/167 PA/102 Illustrative Site layout plan, with SCH 03 Rev G Proposed Site Plan.
- 3.2 PK18/1532/O Approved 28/06/2018
 Outline planning application for 21 no. residential dwellings (Use Class C3) with access and layout to be determined. All other matters reserved. (Re submission of PK17/2722/O)
- 3.3 PK17/2722/O Refused 19/01/2018
 Erection for up to 27no. dwellings (Outline) with access and layout to be determined. All other matters reserved

4. CONSULTATION RESPONSES

4.1 Hawkesbury Parish Council

Objection: density of development in north-west of site; height of properties along boundary with existing village; impact on residential amenity; outline planning permission should be amended through a non-material amendment.

Internal Consultees

4.2 Archaeology

The archaeology condition has been discharged. No further comment.

4.3 Arts and Development

Developer is advised to engage with relevant parties on the public art requirements of the outline permission

4.4 Conservation

Some issues remain over the finish and materials

4.5 Ecology

No objection; development should proceed in accordance with ecological mitigation plans

4.6 Environmental Policy and Climate Change

No objection; energy saving measures should be secured by condition

4.7 Environmental Protection

No objection. Advice provided on construction sites.

4.8 Highway Structures

Technical informative provided

4.9 Housing Enabling

No objection subject to design revision to remove open plan nature of affordable units

4.10 Public Rights of Way

Two PROWs intersect at the site entrance. Development should not have an adverse impact on the PROW. Incorrect information provided over local footpath network.

4.11 Waste

Tracked route of refuse vehicles should be provided

Statutory / External Consultees

4.12 British Horse Society

Objection: additional traffic along Park Street would prejudice the safety of horse riders; bridleway signage incorrect

4.13 Historic England

It is not necessary to contact Historic England regarding this application

4.14 Lead Local Flood Authority

No objection subject to suggested conditions

Other Representations

4.15 Local Residents

31 comments of objection have been received which raise the following points:

- Properties too tall
- Impact on conservation area
- Impact on privacy
- Impact on property value
- Conflict between legal agreement and plans
- Proposal is overbearing
- Layout should be revised to place affordable units away from existing homes
- Access (along Park Street) is unsuitable
- Construction traffic
- Mix of housing unbalanced
- Unsustainable due to car use
- Upstairs windows should be removed
- Landscape buffers should be secured
- Impact on AONB
- Quantum of development too high
- Highway safety
- Impact on bridleway and footpath
- Issues raised at outline unresolved
- Horse safety
- Density of development
- Loss of light
- Location of flats
- Provision of affordable housing
- Appearance does not reflect local distinctiveness
- Inconsistencies on drawings
- Tree protection must be secured
- Tree locations inaccurate
- Insufficient parking
- Parking along existing highway
- Requirement to widen pavement should be removed
- Impact on historic properties
- Impact on character of Park Street
- Development would lead to loss of life
- Council motivated not by community interest
- Inconsistencies of plans
- Inaccuracies in submitted reports
- Affordable housing is not for local residents/need

- Impact on emergency services

5. ANALYSIS OF PROPOSAL

5.1 This application seeks approval of the matters reserved from outline planning permission. It relates only to matters of appearance, landscaping and scale.

Principle of Development

5.2 The principle of the development is established by the extant outline permission. A number of conditions have been imposed on the outline permission. Provided the contents of this application comply with these, the development may proceed and is acceptable subject to the analysis set out below.

Appearance

5.3 The layout of the proposal was considered during the determination of the outline permission. The plans submitted with this application accord with the approved layout, with the addition of an electricity substation. While many of the public comments received raise concern at units proposed in the north-west corner – including the density and position of these units – the proposal contained in the application is consistent with the outline permission. That aside, it is common design practice to place the higher density sections of a proposal at either the centre of a development or where it would best relate to the existing settlement. In this instance, the buildings are positioned in the most appropriate location next to the existing settlement. This also allows for the development to soften towards the edges where the development meets the open countryside.

5.4 In terms of what may be assessed as part of the current application, this is limited to the physical appearance of the buildings themselves, including materials and detailing.

5.5 A number of sample materials have been supplied to officers to assess their suitability for the setting and context of the proposal. Hawkesbury Upton is a charming Cotswolds village with many distinctive features. There are a number of materials used on the building stock within the village but the palette remains relatively limited.

5.6 There is a presumption that in historic villages such as Hawkesbury Upton that natural materials would be used. The applicant is however proposing the use of manufactured materials. On inspection, however, the products proposed are high quality and respond well to the context of the site. While the use of natural materials is desirable, the materials proposed are in keeping with the character, appearance, and distinctiveness of the village. It would be difficult to obligate the applicant to use natural materials when the alternative proposed pleasantly responds to the local context, as in the case here.

5.7 The development complies with the requirements of policy CS1, CS9, and PSP1 and is acceptable. While the conservation officer has raised concerns

over the final finish, detailing, and materials, the overall appearance of the development is acceptable. The site is on the edge of the conservation area and would not result in substantial harm; a conclusion which was also reached during the determination of the outline permission. Conditions would be applied to secure the use of the details contained within the application.

Landscaping

- 5.8 The site is located in a sensitive landscape area where great weight should be attributed towards protecting the natural beauty of the area. During the course of the determination of the outline application, the impact on the landscape was assessed. It was concluded that the development would not have a harmful impact on the landscape setting and the character of the AONB would be preserved.
- 5.9 In terms of what may be assessed as part of this application, this is limited to the landscaping within the site. This includes things such as communal amenity landscape planting, boundary treatments and hardsurfacing.
- 5.10 An Ecological Mitigation and Enhancement Plan has been submitted. This outlines what ecological mitigation will take place and also the landscaping of the buffer planting areas and the amenity areas with the site itself. The plans demonstrate that the site would be suitably planted. As there is no in principle landscape issue with the proposal (as established by the outline permission) the proposed landscaping is acceptable and would result in a pleasant built environment.

Scale

- 5.11 Scale, for the purposes of outline applications, relates to the height, width, and length of each building. Conditions restricting the height of the buildings were imposed on the outline permission. The plans submitted with this application are within the restriction. The reserved matters comply with the parameters set by the outline permission and are acceptable in principle.
- 5.12 Overall, the scale development is very much as expected for a residential proposal. The buildings are mostly of two-stories with one single storey dwelling. While there has been objection raised to the height of the buildings, the same comments made in relation to layout and appearance apply here. It is fairly common practice to locate the taller buildings either centrally or for smaller schemes where they best relate to the existing built form. This approach has been taken here with the single storey dwelling in the south-east corner.
- 5.13 Officers are satisfied with the scale of the proposed development. The submitted details conform to the general design approach established by the outline permission and are acceptable.

Residential Amenity

- 5.14 As appearance is to be determined, the positioning of windows is now shown. It is therefore appropriate to assess the impact of the placement of windows on residential amenity specifically.
- 5.15 The parts of the development which are most likely to impact on residential amenity are those along the western boundary of the site. All the buildings are sufficient distance from existing buildings to avoid a prejudicial impact on residential amenity. However, some are within the distance where any windows may result in an impact on residential amenity or a perceived impact.
- 5.16 Side first floor windows in plots 10 and 11 have been omitted to protect the amenity of residents in Hunters Mead and the first floor side windows for plots 18/19 are only minor for secondary accommodation. Therefore it is concluded that the proposal would not have an adverse impact on residential amenity, lead to a loss of privacy, or be overbearing.
- 5.17 Some local residents have raised concern about loss of light. Officers are satisfied that there is sufficient distance to avoid an undue impact on residential amenity. Specific concern over *the right to light* has been raised. Officers acknowledge that residents may have concern but as the conclusion is the impact on residential amenity is not prejudicial, this would be a civil rather than planning matter. Concern has also been raised about ground floor windows in adjacent properties which look directly into the application site. This was considered in the determination of the outline permission and nothing in this submission alters the conclusions drawn at that time.

Access

- 5.18 Access was determined under the outline permission. The access shown as part of this submission accords with the previously approved details. It is therefore acceptable as has previously been deemed so.
- 5.19 Submissions have been made with regard to the bridleway and extent of the public highway along Park Street. The highway authority records indicate that the access to this site would be made from the adopted highway. A planning application is not the appropriate means by which the validity of any records should be examined. Officers have relied upon the council's records in this matter and on the basis of the evidence provided are satisfied that it is appropriate to do so.
- 5.20 Going on to specifically look at the issues raised regarding the public rights of way including the bridleway, this again was an issue born out in the determination of the outline permission. While these routes do converge on the end of Park Street, the access to the site would be from the public highway. As the public highway may be used freely by traffic and the access would not impede the non-vehicular routes the amenity or safety of these rights of way is not adversely affected by the development.

- 5.21 A construction traffic management plan was required by the outline permission. This document has been submitted and a condition can be applied to secure works are carried out in accordance with the submitted information.

Drainage

- 5.22 Significant work has gone into the design of the drainage scheme. It was a redesign of the drainage that necessitated the revision to the approved layout of the outline permission (P19/0673/RVC). While the principle of the scheme is acceptable, final confirmation details are required. This can be secured through the use of an appropriate condition.

Climate Change

- 5.23 An energy statement accompanies this application. It has been reviewed as is considered a good example as to how the policy requirement to meet a 20% reduction in emission can be achieved. A condition could be applied to secure that the contents of the statement are delivered.

Impact on Equalities

- 5.24 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.
- 5.25 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- 5.26 A number of matters raised from the consultation responses have not been expressly addressed in the main body of this report. These will be considered below.
- 5.27 Private property value is given little weight in the determination of planning applications. Planning applications may consider development finance and public financial benefit.
- 5.28 The plans and supporting documents submitted are considered sufficient to make a recommendation on the application in hand. A planning obligation accompanies the outline permission and the requirements of that obligation need to be discharged at the relevant stage.

- 5.29 A mix of housing to meet identified need has been provided through the provision of affordable units. While the market housing is predominantly larger, there is no evidence of any local under provision of certain housing types such that it could be rectified by any planning application made.
- 5.30 The level of development on this site was approved under the outline permission and cannot now be revised. Officers are satisfied that outstanding issues would be resolved through the approval of the reserved matters.
- 5.31 It is proper and right that affordable housing be provided. The location of the affordable units is acceptable. There is no requirement for the affordable housing to meet a local (i.e. parish) need; instead it would meet the needs for such accommodation across the District.
- 5.32 Sufficient parking is provided on site to meet the needs arising from the development. Parking on the public highway along Park Street does occur. Parking on the public highway should be lawful. It is not for the planning system to control parking on the public highway. The development itself would not impede access by emergency vehicles. The requirement to widen the pavement is attached to the outline permission and was applied in the interests of improving safety; this application is not the means by which any such condition should be removed and there is no reason for doing so.
- 5.33 It is considered unlikely that residential development of this nature would directly lead to the loss of life. The assessment is that highway safety would not be prejudiced.
- 5.34 The local planning authority is obliged to determine the planning applications made to it. In doing so, public consultation is undertaken and the responses are used to inform the decision making process. Planning applications are determined against the development plan unless material planning considerations indicate otherwise. The purpose of the planning system is to protect the public interest.

Planning Balance

- 5.35 The details contained within this submission are acceptable and meet the requirements of the outline permission and accord with the relevant development plan policies. No significant adverse impact has been identified related to the details submitted. It therefore follows that the reserved matters should be approved.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy

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

7. RECOMMENDATION

7.1 It is recommended that the reserved matters are APPROVED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

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

Received 23 April 2019
18135/121C Drainage Plan
PL02 Existing Site Plan
PL13 Additional Details
PL25A Garages: Combined Plans
PL31 Plots 3 and 4: Combined Plans
PL32A Plot 7: Combined Plans
PL33A Plot 6: Combined Plans
PL35 Plot 2: Combined Plans
PL36 Plot 1: Combined Plans
PL37 Plot 21: Combined Plans
PL38 Plot 13: Combined Plans
PL39 Plot 12: Combined Plans
PL40 Plot 5 Combined Plans
PL41 Plot 14: Combined Plans
TPP-01 Rev1 Tree Protection Plan

Received 25 July 2019
PL03D Proposed Site Plan
PL04E Boundary Plan
PL05C Materials Plan
PL06C Affordable Housing Plan
PL07C Heights Plan
PL09C Car Parking Plan
PL14-A Site Sections
PL20C Site Sections
PL23D Street Elevation
PL23E Street Elevations
PL26 Substation Plans
PL30B Plots 15-19: Combined Plans
PL34A Plot 20: Combined Plans
PL42A Plot 8: Combined Plans
PL43B Plots 10 and 11: Combined Plans
PL44B Plot 9: Combined Plans

Reason

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

2. The buildings hereby approved shall be finished externally in the materials shown on plan PL05C.

Reason

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

3. The landscaping of the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Plan (prepared by GS Ecology and date 13 March 2019) and boundary treatments shall accord with those shown on plan PLO4E. The ecological mitigation proposals contained in the plan shall be implemented in full prior to the first occupation of any dwelling hereby permitted.

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.

4. Should any of the planting undertaken pursuant to condition 3 (that is not located within residential gardens) die, become damaged, or diseased within five years of the date of planting, they shall be replaced with an equivalent specimen in the next available planting season. For the avoidance of doubt this shall include the landscape buffers around the perimeter of the site and planting within amenity areas.

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.

5. The development shall proceed in accordance with the energy efficiency measures contained within the Energy Statement (prepared by JSP Sustainability Ltd and dated February 2019).

Reason

To secure a reduction in emissions and to comply with policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

6. The development shall be carried out in accordance with the Construction Environmental Management Plan (prepared by GHPC dated March 2019). In addition to the submitted details, on-site wheel washing should be undertaken to ensure vehicles are clean before leaving the site.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

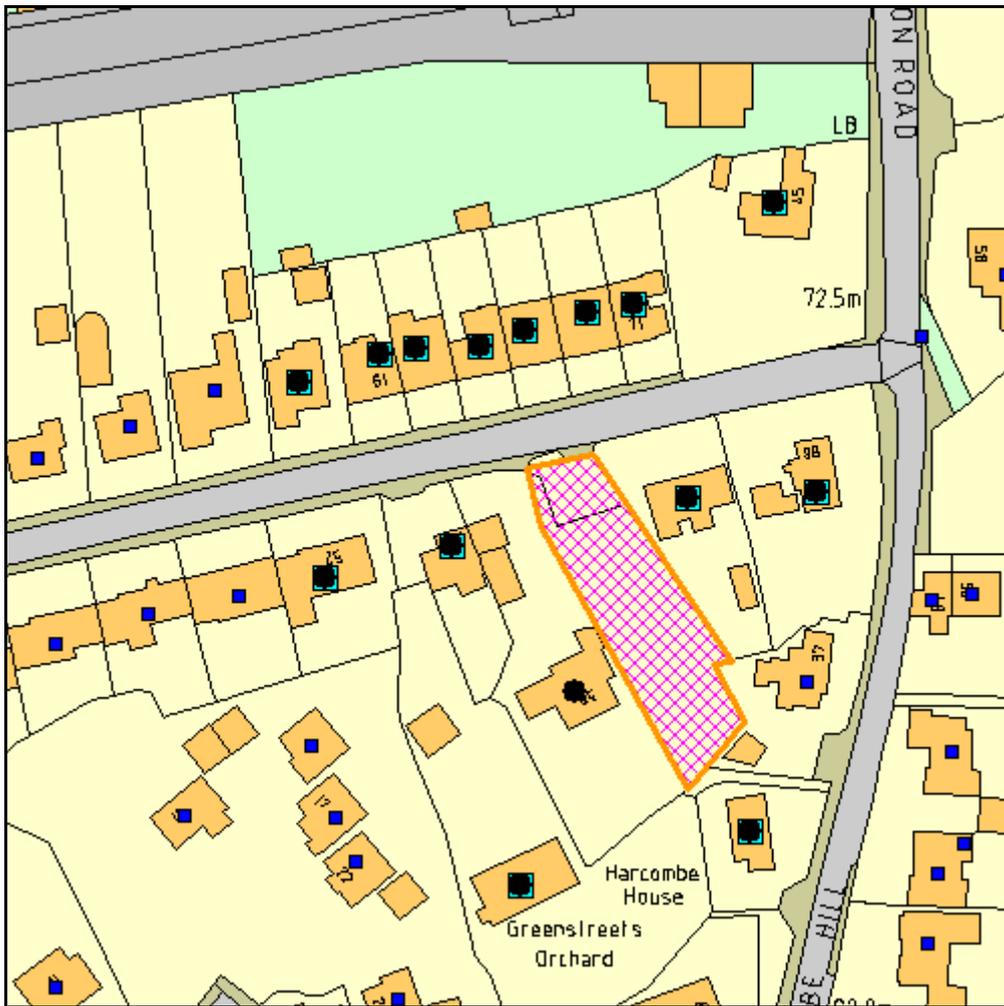
7. Prior to the occupation of any dwelling, confirmation of the SUDS scheme shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. In particular, confirmation is required on: the pipe lengths and gradients (to mirror the MicroDrainage calculations) on the private drainage layout; soakaways contained within the plots meet the 30 year return period; the dimensions of the plot soakaways; cross sections of any tanked porous paving and permeable porous paving; and, a SUDS maintenance and management plan.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 34/19 – 22 AUGUST 2019

App No.:	P19/4517/F	Applicant:	Mrs Liza Clements
Site:	The Cottage 58 Station Road Winterbourne Down South Gloucestershire BS36 1EN	Date Reg:	10th May 2019
Proposal:	Erection of 1 no. dwelling with new access, parking and associated works.	Parish:	Winterbourne Parish Council
Map Ref:	365413 179820	Ward:	Winterbourne
Application Category:	Minor	Target Date:	2nd July 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.

REFERRAL TO CIRCULATED SCHEDULE

This application is referred to circulated schedule due to an objection from the parish council which is contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 1no. dwelling with access, parking and associated works, at the site known as 'The Cottage', 58 Station Road in Winterbourne.
- 1.2 The site relates to a piece of land adjacent to No. 58 Station Road in Winterbourne. The site sits between the host and No.54 Station Road. It has an existing access point. The site contains, and is bounded by a number of trees and other mature vegetation.
- 1.3 The site itself is located within the settlement boundary of Winterbourne and part of the defined rural areas of South Gloucestershire. It is within Flood Zone 1.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
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
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards

PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development in Residential Curtilages
PSP43	Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 P90/2136 Approval 22.08.1990
 Erection of detached dwelling and garage; construction of vehicular and pedestrian access (outline).
- 3.2 P93/1802 Approval 11.08.1993
 Erection of detached dwelling and garage; construction of vehicular and pedestrian access (outline).

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
 Objection. Understand need for development but not in keeping with the existing building. Condition should be imposed to ensure dwelling is not sold as a separate dwelling.
- 4.2 Sustainable Transport
 The parking at the site is acceptable. Requested further details in relation to the visibility of the access. Throughout the course of the application further details have been submitted, and the transport officer now considers the access acceptable.
- 4.3 Highway Structures
 Recommended informatives.
- 4.4 Tree Officer
 Throughout the course of the application a tree report was submitted. This does show that a number of trees would be removed. Raised concern with the removal of an ash tree. It was agreed that this can be addressed through a recommended condition.
- 4.5 Ecology Officer
 No objection subject to conditions.
- 4.6 Lead Local Flood Authority
 Further details requested

Other Representations

- 4.7 Local Residents
 No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is within part of the defined settlement boundary of Winterbourne. Policy CS5 directs development to established urban areas and defined settlement boundaries. As such, based solely on the location of the site, the principle of the development is acceptable.

5.2 This development would be located within part of an existing residential curtilage of No.58 Station Road. PSP38 states that new dwellings within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area, would not prejudice the amenities of neighbours, would not prejudice highway safety or provisions of an acceptable level of parking provision for any new and existing buildings, would not prejudice the provision of adequate private amenity space, and would not lead to the loss of gardens that form part of a settlement pattern that contributes to local character.

5.4 Whilst the principle of the proposed development is acceptable under the provisions of the policies outlined above, the impacts of the development require further assessment. These detailed matters are discussed below.

5.5 Design and Visual Amenity

Policy CS1 only permits new development where the “highest standards” of site planning and design are achieved. This policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.

5.6 The surrounding area has a highly mixed character with two storey detached larger properties and semi-detached dwellings, as well as bungalows of differing designs. The host dwelling itself is detached and set back from the road. It is a period property and has natural stone and render elevations.

5.7 The proposed dwelling would be located directly to the east of host dwelling. It would be situated at a similar building line to the host. It would be single storey and would have two pitched roof elements which would be linked through a flat roof. It is proposed that its materials would comprise timber cladding, hung slate, metal seam roofing and aluminium doors and windows. The design does provide interest, and given the mixed character of the area, it is not considered that it would appear out of place.

5.8 In terms of the layout of the scheme, as the dwelling would be set back there would be a large area for parking/manoeuvring as well as pedestrian access. It is also proposed that a stone boundary wall to the front of the site would be retained. This does provide an important aspect of the local distinctiveness, and as such its retention is welcome.

5.9 Overall, the design of the scheme is acceptable. Conditions are recommended in relation to materials.

5.10 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties.

5.11 The main properties to consider are the host and the adjacent No. 54 Station Road. The property would be set back some way from No.54, however, as the property is single storey it would not result in overbearing or oppressive on these nearby neighbours. Given the angle of the orientation of this property and the proposed dwelling, it is also unlikely that inter-visibility would occur.

5.12 In terms of the living standards for future occupants, this property is designed to be used by a disabled person, and as such, clearly the property is designed to be highly accessible. Sufficient natural light and outlook would be provided. PSP43 sets out standards based on private amenity space, which is based on the number of bedrooms at a property. In this instance the property would have two bedrooms and as such should be provided with at least 40m². Plans show that well in excess of this would be provided. Further, the existing property would retain a large garden. As such, no objection is raised.

5.13 Parking and Highway Safety

The site has an existing access off Station Road, this application would formalise this for use of the proposed dwelling. The dwelling would be set back into the plot and parking/turning areas provided. PSP16 sets out standards, which is based on the number of bedrooms at a property. In this instance, the dwelling would have 2 bedrooms and as such, PSP16 sets out that at least 1.5 parking spaces. Plans show that 4 spaces would be provided, and therefore is in excess of the standards. The Highways Authority have reviewed the arrangements and have not raised any objection.

5.14 Additional information was requested with regards the visibility of the access. This was received and was felt to be acceptable by the Highways Authority. In any case, Officers are mindful that this is an existing access and that Station Road is a residential street. It is not considered that the use of this access for the dwelling would result in unacceptable highway safety impacts.

5.15 No objection is therefore raised to these matters, conditions are recommended in relation to parking.

5.16 Trees

The site contains it is bounded by a number of trees and other mature vegetation. Throughout the course of the application an arboriculture report was requested and received. This does show that a number of trees would be removed. The tree officer has reviewed the report and confirmed that the report is generally acceptable. It has now been agreed that a condition should be imposed to ensure that if the ash trees are removed within the next 10 years, then they will be replaced by three larger specimen trees.

5.17 Ecology

A preliminary ecological appraisal (Wildwood Ecology, April 2019) was submitted alongside the application. This makes recommendations to address the potential impacts to commuting bats. The ecology officer has reviewed this report and has not raised an objection. Conditions are recommended in the event of approval.

5.18 Equalities

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

5.19 This development provides a positive impact on equality, by providing the opportunity for disabled person to continue live independently within the local community. This weighs in favour of the development.

5.20 Other matters

The parish council requested that a condition is imposed to ensure that the building is not sold off as a separate dwelling. Given the application is for a new dwelling, it would not reasonable for this to be imposed. Furthermore, officers are satisfied that the proposed development is acceptable in all counts and there is no reasonable justification to restrict its occupancy or tie it to the existing planning unit. The use of such a condition would not satisfy the six tests identified in the Planning Practice Guidance.

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 conditions.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

2. Prior to the installation of the roofing and external facing materials, details of those materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained as such.

Reason

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

3. The off-street parking facilities (for all vehicles, including cycles) shown on the Existing and Proposed Block Plan (dwg no. 18.10.008 PL002) hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. Should the existing ash trees on site (as identified in the Arboricultural Impact Assessment and Method Statement by AllTree Services Ltd dated July 2019) die or be removed within the next ten years of the date of this planning permission they shall be replaced with a species to be agreed in writing with the Local Planning Authority; and shall be planted within the first available planting season and thereafter retained as such.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. The development shall proceed in strict accordance with the Mitigation Measures provided in Chapter 5 of the Preliminary Ecological Appraisal (Wildwood Ecology, April 2019) and thereafter shall be retained as such.

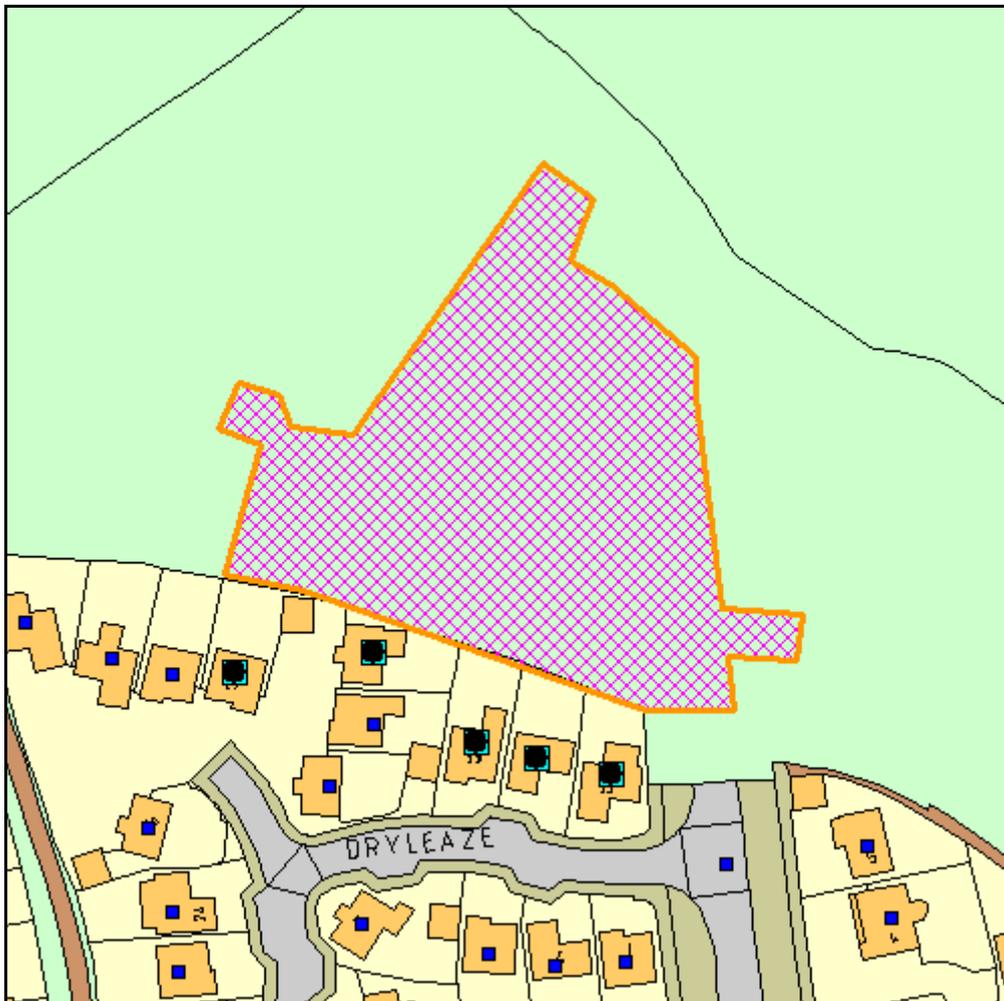
Reason

To ensure the works are carried out in an appropriate manner and in the interests of protected species, and to accord with Policy CS9 of the South Gloucestershire Local

Plan: Core Strategy (Adopted) December 2013; PSP19 of the Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 34/19 – 22 AUGUST 2019

App No.:	P19/5245/ADV	Applicant:	Mr Sam Poole BDW Trading Ltd
Site:	Land North Of Dryleaze Yate Bristol South Gloucestershire	Date Reg:	11th June 2019
Proposal:	Retention of 4 no. banner flag poles (identified as adverts B), 2 no. internally illuminated LED fascia signs mounted to curved walls (identified as adverts R), 1 no. non-illuminated double sided freestanding totem sign (identified as advert A), 1 no. non-illuminated single sided freestanding totem sign (identified as advert C), 2 no. internally-illuminated fascia signs (Identified as adverts D and E), 1 no. non-illuminated window mounted fascia sign (identified as advert I), 18 no. non-illuminated fence mounted fascia signs (identified as adverts A1, P and Q), 11 no. non-illuminated windows mounted graphics (identified as adverts L, F1, F2 and F3) and 4 no. non-illuminated plaque signs (identified as adverts B1).	Parish:	Yate Town Council
Map Ref:	371255 184374	Ward:	Yate North
Application Category:	Minor	Target Date:	1st August 2019



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N.T.S. P19/5245/ADV

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 because an objection has been received from Yate Town Council contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent for the display of 4 no. banner flag poles (identified as adverts B), 2 no. internally illuminated LED fascia signs mounted to curved walls (identified as adverts R), 1 no. non-illuminated double sided freestanding totem sign (identified as advert A), 1 no. non-illuminated single sided freestanding totem sign (identified as advert C), 2 no. internally-illuminated fascia signs (Identified as adverts D and E), 1 no. non-illuminated window mounted fascia sign (identified as advert I), 18 no. non-illuminated fence mounted fascia signs (identified as adverts A1, P and Q), 11 no. non-illuminated windows mounted graphics (identified as adverts L, F1, F2 and F3) and 4 no. non-illuminated plaque signs (identified as adverts B1).
- 1.2 The advertisement signs are already being displayed on site; therefore, this application is seeking consent for their retention and will be assessed retrospectively.
- 1.3 The application site comprises the Ladden Garden Village (formally known as the North Yate New Neighbourhood). The site is accessed from Leechpool Way and the sales office and show homes have recently opened to the public. The advertisement signs are part of the marketing strategy for Barratt Homes and promotion of the new homes to the public.

2. POLICY CONTEXT

2.1 National Guidance

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

National Planning Policy Framework February 2019

National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

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

PSP8 Residential Amenity

PSP11 Transport Impact Management

3. RELEVANT PLANNING HISTORY

- 3.1 PK18/3237/RM, Amendment to PK17/5389/RM to re-design site entrance, minor changes to plots 74-78 and reduce the number of plots in this parcel by 3no, associated roads, drainage, landscaping, garages and parking to include reserved matters of appearance, layout, scale and landscaping. Erection of temporary sales office and associated parking. (Reserved Matters application to be read in conjunction with Planning permission PK17/4826/RVC). Approved on 5th December 2018.
- 3.2 PK17/5389/RM, Erection of 86 dwellings , associated roads, drainage, landscaping, garages and parking to include reserved matters of appearance, layout, scale and landscaping (Reserved Matters application to be read in conjunction with Planning permission PK17/4826/RVC). Approved on 4th June 2018.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
We would object to the siting of these banners, unless there is a time-limit imposed of, say, 2 years on the consent.
- 4.2 Transportation Officer
There are no transportation comments relating to the proposed signage.

Other Representations

- 4.3 Local Residents
We object to the number of advertising signs used on the land adjacent to our property. All of which have been erected prior to planning permission. The developers are not trying to attract passing trade as there is no through road. We therefore wonder why so many signs are needed. In particular we have a problem with totem sign A which is too close to our property and can be seen from every window at the back of the house. It's very visible and constant presence at all times causes distress.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Under the Advertisement Regulations 2007, a Local Planning Authority can only consider proposals for advertisement consent having regard to amenity and public safety. The regulations clarify that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest; factors relevant to public safety include the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

5.2 Amenity

The signage proposed consists of fascia signs located on the sales building, panel signs located on fencing which secures and screens the development, and a number of freestanding signs and flags on either side of the access road. Only two fascia signs and two low freestanding signs will be illuminated. Whilst there are a large number of fascia signs and fencing panel signs proposed they are small in scale and in keeping with the proportions of the building and fencing on which they are situated. The free standing signs and flags are prominent given their scale; however, they will be viewed in the context of a new housing development and sales office and are not out of keeping with the character of the area. The scale and siting of the signage is such that there would not be an adverse effect on the character of the established residential area to the south. The concerns raised by the neighbouring occupier are noted. The totem sign is approximately 25 metres from the closest residential property to the south. Given the separation distance and intervening fencing to help screen views, it is not considered that the totem sign would have an adverse effect on residential amenity to warrant a refusal. When considered both individually and cumulatively, it is not considered that the advertisement signs would result in an adverse amenity impact. A condition is attached for the illumination on the signs to be switched off after the sales office closes in the interests of the amenities of the area.

5.3 Public Safety

The signs are located where they will not impede vehicular or pedestrian movements on the highway. They will not obscure any site lines or existing road safety signs to the detriment of highway safety.

5.4 Given the above, there are no objections to the proposal in respect of amenity or public safety. The comment made by Yate Town Council is noted; however, the signage is primarily related to the sales office at the site, which has consent for 10 years before it is required to be removed and revert to housing. Given that the signage is viewed in the context of the sales office and show homes at the site and there is not considered to be any adverse visual amenity issues on this basis, a more reasonable condition is considered to be for the removal of the signs once the sales office is no longer required. A condition is attached accordingly.

5.5 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 the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Part 1 (3), Local Planning Authorities are required to determine applications for advertisement consent in the interests of amenity and public safety.
- 6.2 The recommendation to grant advertisement consent has been taken having regard The Advertisement Regulations (2007); relevant provisions in the development plan and to any other relevant factors set out in the report.

7. RECOMMENDATION

- 7.1 Advertisement Consent is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

1. The advertisement signs hereby approved shall be removed from the site and where required the land reinstated to its previous condition when the associated sales office approved under application number PK18/3237/RM has been removed from the site.

Reason

In the interests of the amenities of the area and to accord with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Part 1 (3).

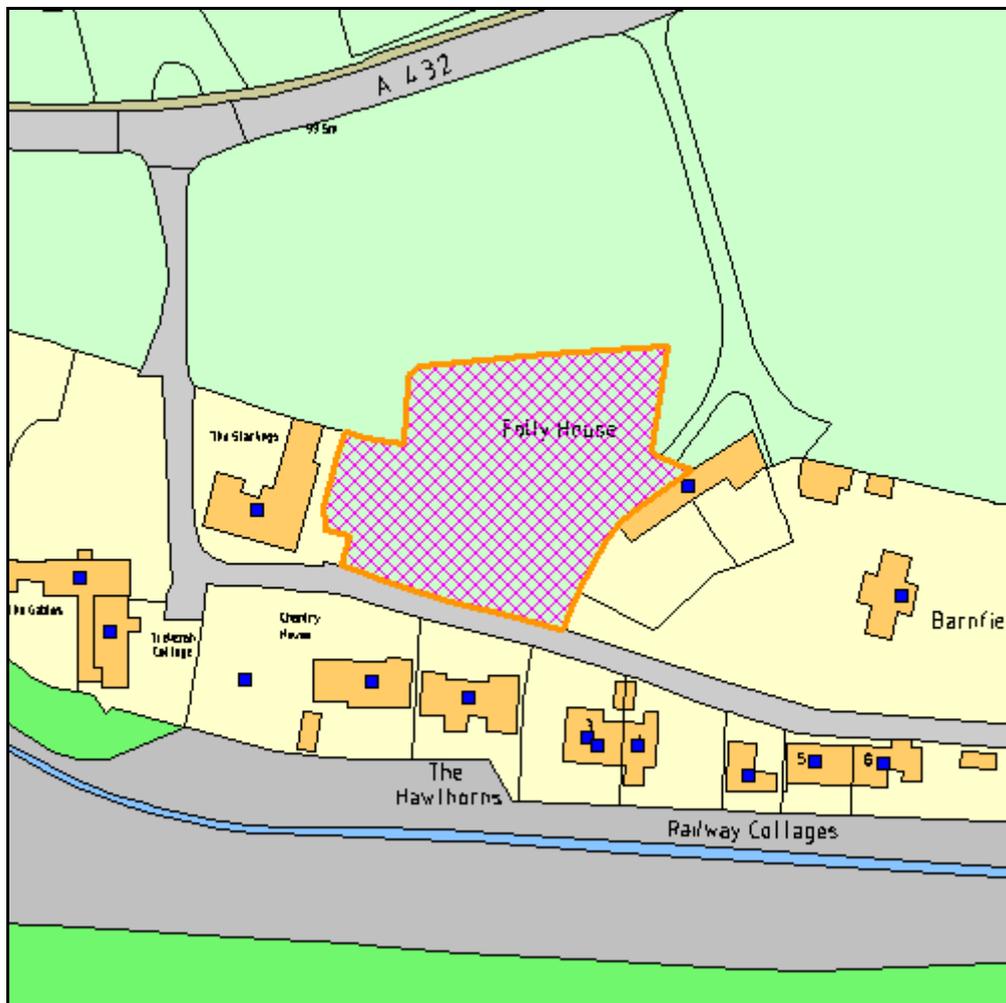
2. The illuminated signs hereby approved shall not be illuminated outside of the opening hours of the associated sales office approved under application number PK18/3237/RM.

Reason

In the interests of the amenities of the area and to accord with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Part 1 (3).

CIRCULATED SCHEDULE NO. 34/19 – 22 AUGUST 2019

App No.:	PK18/1812/F	Applicant:	Pullen Brickwork Ltd Pullen Brickwork Ltd
Site:	The Retreat Colts Green Badminton Road Old Sodbury Bristol South Gloucestershire	Date Reg:	24th April 2018
Proposal:	Erection of 1no detached dwelling and ancillary outbuilding (amendment to previously approved scheme PK12/1606/F).	Parish:	Sodbury Town Council
Map Ref:	373808 181647	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Minor	Target Date:	19th June 2018



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

Reason for referral to circulated

The application is submitted to circulated schedule as three neighbours have raised concerns about the scheme.

1. THE PROPOSAL

1.1 The applicant seeks full planning permission for the erection of a detached dwelling within the residential curtilage of 'The Retreat' much akin to one which get planning permission under reference PK12/1606/F dated 10.08.2012. The existing bungalow on site has been demolished already to make way for the dwelling as proposed. The site has been subject to a number of planning history in the past.

The application was last considered under the old draft submission to the Core Strategy with post

During the course of the application, amended plans have been received from the applicant to agree the base levels of the buildings and drive level. .

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework Feb 2019

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	Housing distribution
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable housing
CS34	Rural Areas.

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

PSP1	Local distinctiveness
PSP2	Landscape
PSP8	Residential amenity
PSP11	Transport impact management
PSP16	Parking standards
PSP19	Wider Biodiversity

PSP20	Drainage
PSP37	Internal space and accessibility standards for dwellings
PSP40	Residential development in the countryside
PSP43	Private amenity space standards

2.3 Supplementary Planning Guidance

South Gloucestershire Development in the Green Belt (Supplementary Planning Document) Adopted May 2007

South Gloucestershire Design Checklist (Supplementary Planning Document) Adopted 2007

South Gloucestershire Council Affordable Housing Supplementary Planning Document (Adopted) September 2008

Residential Parking Standards Supplementary Planning adopted December 2014

South Gloucestershire Landscape Character Assessment as amended and adopted Nov 2014:-

3. RELEVANT PLANNING HISTORY

3.1 PK12/1606/F Erection of 1 no. detached dwelling and ancillary building with associated works dated 10.08.2012

3.2 PK08/0780/F Demolition of existing dwelling to facilitate the erection of 2 no. detached dwellings with double garages. (Resubmission of PK07/2689/F). Approved 27 June 2008 a materials condition was added but arguably this does not go to the heart of the consent and no other decisions needed to be discharged.

3.2 PK07/2689/F Demolition of existing dwelling to facilitate the erection of 2 no. detached dwellings with double garages, retention of existing access and associated works. Construction of 2.4 metre high wall to eastern boundary. Withdrawn October 2007.

3.3 PK05/2736/O Erection of 1 no. dwelling with means of access and siting to be determined. All other matters reserved. Approved October 2005.

4. CONSULTATION RESPONSES

4.1 Sodbury Town Council
No objection

4.2 Other Consultees including internal consultees of the Council

Highway Officer - No objection

Conservation Officer - No objection

Archaeology Officer -No objection

Lead Local Flood Authority - no objection

Commons officer no objection or support but information given which can be attached to the decision notice

Highways structures no comment

Other Representations

4.3 Local Residents

Three writers broadly support the proposal but one is on the understanding that the access whist building and once operational the access will be direct from the common not the lane at the south of the plot, that the dwelling and garage will be restricted t the same height as the surrounding properties, that surface water drainage from the lane onto the site is maintained and that the fence onto the lane is maintained to a high standard.

The other two raised the following concerns:

- that a dense screen will be required to secure privacy of the dwelling to the west.
- That a window has doubled in size since eth 2012 proposal and this is contrary to a condition imposed which cannot be mitigated for except by screening in the site.
- Concern that it is described as 2 storey rather than 1.5 storey as previously
- The land to the north is Badminton Estate and clearance work has removed a hedge. Writer wants to rent the land and would need to be reinstated.
- Concern that the drains may run under the writer's house from the previous dwelling and this is a difference scale of house.
- Concern that the unadopted lane may be used to the south of the site to access the site which may be dangerous and affect the surface.

One letter advises that the rectangular parcel of land is owned by The Trustees if The Somerset Trust who own the Badminton Estate.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of the development of the replacement dwellings at this site and the manner set out on the proposed block plan, was established under outline planning consent PK12/1606/F. Whilst policy documents have been changed since that time the site is with the settlement boundary of Chipping Sodbury and not in the Green Belt.

Given its location within the settlement boundary the erection of a house is acceptable in principle in accordance with CS5 subject to the considerations set out below.

5.2 Design and impact on countryside

The detailed design of the house is considered to be acceptable, being as there is a mix of dwellings in the immediate vicinity of the site. The scale of the house is kept relatively low by the use of gables off a main ridge. Modest variation in the heights of houses is evident and the house in this application would be set within its own garden and as such, within reason, would not need to conform to a set established pattern or building height. The proposal is 8.2m to its ridge with eaves at 5m above damp proof course and designed in a way

to limit the roof's mass and height by using a main roof axis with gables at ninety degrees.

5.3 Design / Visual Amenity

The applicant proposes to use rendered walls with reconstructed stone cills, surrounds and lintels in the external walls of the buildings, and double roman patterned clay tiles to the roof. It is considered that these materials are acceptable in principle, however a planning condition will be imposed to seek further details and samples of material to be used.

Officers consider that the form of the dwelling is a simplified form of the previously approved scheme and that overall it will sit comfortably in the site.

The site has been reduced since the initial submission, in order to remove a rectangular piece of land which is only rented from the Badminton Estate. That land is not required for the house to be granted.

The proposed ancillary building is single storey and is of simple design. Officers consider that the design of the ancillary building is acceptable and would be in keeping the character and appearance of the area.

The site is enclosed by other dwellings and there are no significant trees on the site. A hedge forming part of the common offers some screening to the site from the Badminton Road. It is not considered necessary to add planting to the site although there is an indication of the applicant desires on the plan. Whilst the owner of 'The Starlings' seeks tree planting this is not justified by the juxtaposition of the houses, which is considered acceptable, but could be agreed between the parties later as a civil matter.

5.4 Residential Amenity

The house is located some twenty metres from the nearest neighbours and whilst this is at the lower end of invisibility distances normally considered acceptable it is considered that this is not so detrimental as to cause material harm to the neighbouring property which has windows and a small garden area close to their gable end.

Main dwelling:

There was a bungalow on site, now demolished, and the proposal is to replace it with a two storey detached dwelling. The new dwelling would be approximately 18 metres away from the western boundary and would be further away from the nearest residential property, The Starlings, compared to the location of the former bungalow.

Although there are two bedroom windows at the first floor level of the rear west elevation, there would be a reasonable 20m distance between 'The Starlings' and the new dwelling. Officers therefore consider that the proposal would not cause significant overlooking or overbearing impact upon this neighbouring property.

There is a small bedroom window on the southern elevation of the proposed dwelling at the first floor level. Although it is a habitable window, this window would be approximately 19 metres from the front, road facing elevation of Chantry House to the south. Officers therefore consider that the proposed new dwelling would not result in significant overlooking or overbearing impact upon this neighbouring property.

Another neighbouring property is 'Folly House', which lies to the east of the application, and this neighbouring is approximately 19 metres from the proposed new dwelling. Due to its location, officers consider that the proposed new dwelling would not result in significant overlooking or overbearing impact upon this neighbouring property.

The previous application had a similar amount of fenestration across its rear (west) elevation and south elevation but in different formation. Permission was removed to install more windows above ground floor level in the house but this is considered to be unnecessary except in respect of any potential to insert roof windows or carry out alterations to the roof which could have a harmful effect on the appearance of the house in this semi-rural setting. Accordingly a condition is proposed. The current scheme is otherwise acceptable and offers a more rational amount of fenestration overall.

Ancillary building:

The ancillary building is single storey and would be immediately adjacent to the southern boundary. The building would be approximately 6.5m by 13 metres and form a triple garage with a workshop/office. This would be 4.8 to its ridge. Due to its height, scale and location of the building, provided that there would be no dormers in the rear elevation, officers consider that the building would not cause significant overbearing or overlooking impact upon its neighbouring properties. The condition cited above also covers this building.

Amenity Space:

It is considered that the proposal would provide adequate private amenity space for the proposal. There is a previous permission which appears to have expired but should that not be the case the other dwellings could by

5.5 Flood risk

The site is in flood zone one and as such does not require a flood risk assessment. However in order to protect the future occupants from the localised risk of overland flooding as notified by the LLFA note (and alluded to by neighbours), the applicant was advised to consider the localised risk and has set the finished floor level of the house and outbuilding at between 15 and 35cm higher than the lowest point on the site. Given the individuality of the house within its own domestic setting officers consider that the impact upon existing levels of residential and visual amenity would be acceptable.

5.6 Impact upon the setting of listed building

The application sites lies to the east of 'The Gables', which is a grade II listed building. The proposed scheme seeks consent for a replacement dwelling, with an ancillary outbuilding. Due to the scale of the proposal and the separating

distance between the proposed buildings and the listed building there is no heritage concern.

5.7 Transportation

The application shows access to be from the north over an existing track and not from the private road from the south which should allay fears from neighbours that access may be via their private lane for either construction or operational use by the future householder. The current access to the Badminton Road is acceptable and appears to offer the most easy access to the site which is acceptable to the highways officer. The site provides ample parking in its triple garage and drive to meet the Councils parking standards. It is not considered necessary or reasonable to add a condition to prevent access from the lane at the rear.

5.8 Other matters

The neighbour indicates that they have concern that the drains may run under the writer's house from the previous dwelling and that they are concerned about a larger house also using this drain. This is not a matter which should prevent the planning application moving forward and the applicant will need to provide a suitable means of drainage in due course under the Building Regulations Act for the new house.

5.9 Equalities

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

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

6. CONCLUSION

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

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

7. **RECOMMENDATION**

7.1 That planning permission is granted subject to the conditions set out below.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

2. No new windows, rooflights, or any other means of opening or roof extension (except for the addition of solar panels) shall be inserted into the roof slopes of the new dwelling or garage.

Reason

To protect the residential amenity of the neighbouring occupiers and the visual amenity of the site to accord with Policies CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and PSP1 and PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

3. Prior to the commencement of development the exact details of the render finish, reconstructed stone cills, surrounds and lintels together with the exact double roman patterned clay roofing tile proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To protect the residential amenity of the neighbouring occupiers and the visual amenity of the site to accord with Policies CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and PSP1 and PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

4. The development hereby permitted shall be carried out as an alternative to the permission granted on 27 June 2008 for the demolition of existing dwelling to facilitate the erection of 2 no. detached dwellings with double garages at The Retreat, Colts Green Badminton Road, Old Sodbury (Reference PK08/0780/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 an unsatisfactory mix of development and/or over-development of the site to accord with Policies CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and PSP1 and PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

5. The development shall proceed in accordance with the following submitted approved plans.
Site plan as existing and location pan 1612-01 rev A received 12/6/2019
Proposed floorplans, elevations and block plan 1612-03 received 17/4/2018
Proposed site plan 1612-02 Rev B received 23/6/2019

Reason

For clarity and to avoid the need for remedial action.