

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: 39/20

Date to Members: 25/09/2020

Member's Deadline: 01/10/2020 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. 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. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

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 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 You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

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.

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?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

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

Date:

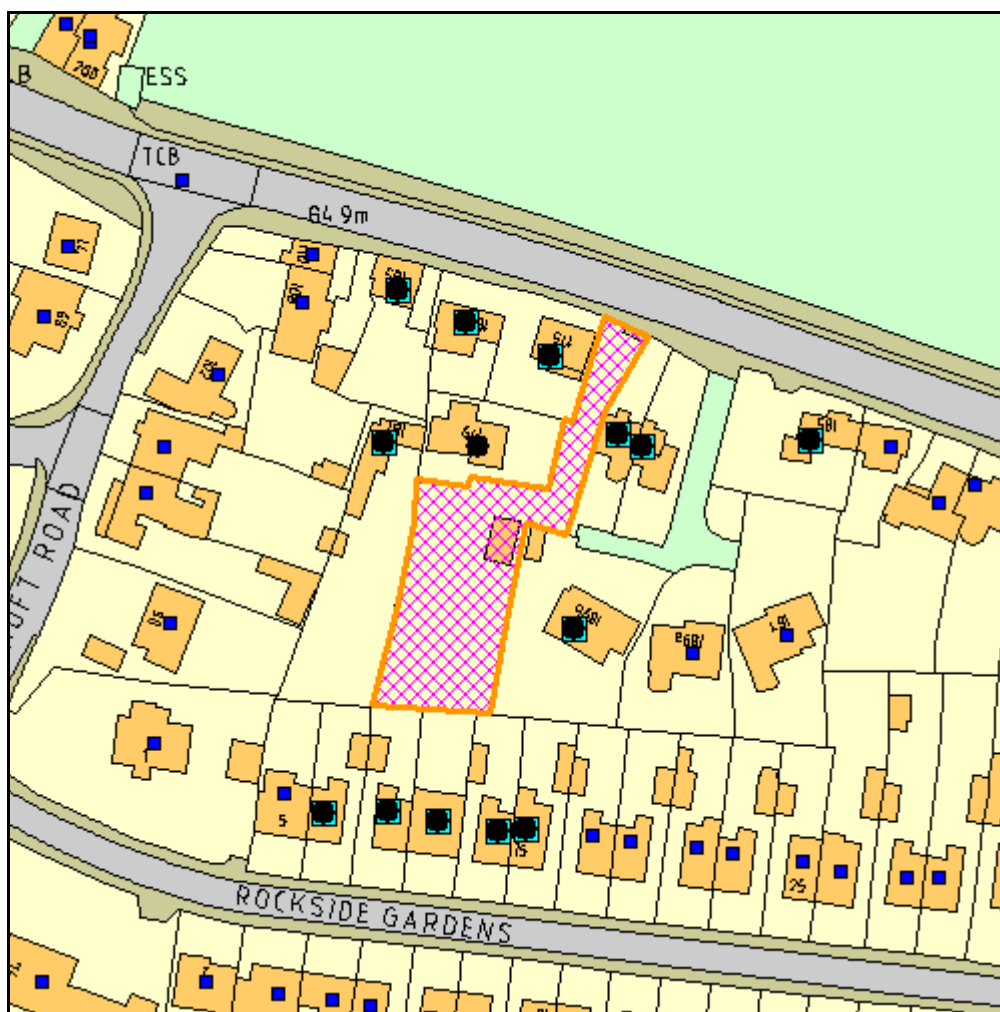
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 25 September 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/09048/F	Approve with Conditions	179 Church Road Frampton Cotterell Bristol South Gloucestershire BS36 2JX	Frampton Cotterell	Frampton Cotterell Parish Council
2	P20/06622/F	Approve with Conditions	13 The Newlands Frenchay South Gloucestershire BS16 1NQ	Frenchay And Downend	Winterbourne Parish Council
3	P20/11243/F	Approve with Conditions	39 Burley Grove Mangotsfield South Gloucestershire BS16 5QB	Staple Hill And Mangotsfield	
4	P20/11754/F	Approve with Conditions	Unit 1 Corum 2 Corum Office Park Crown Way Warmley South Gloucestershire BS30 8FJ	Parkwall And Warmley	Siston Parish Council
5	P20/12001/F	Approve with Conditions	52 High Street Oldland Common South Gloucestershire BS30 9TL	Bitton And Oldland	Bitton Parish Council
6	P20/12649/F	Approve with Conditions	5 Parkwall Road Cadbury Heath South Gloucestershire BS30 8HL	Longwell Green	Oldland Parish Council
7	P20/12775/F	Approve with Conditions	Ford Farmhouse 7 Yate Rocks Yate South Gloucestershire BS37 7BT	Yate North	Yate Town Council
8	P20/12888/F	Approve with Conditions	54 Cumbria Close Thornbury South Gloucestershire BS35 2YF	Thornbury	Thornbury Town Council
9	P20/13385/F	Approve with Conditions	20 Millfield Thornbury South Gloucestershire BS35 1JL	Thornbury	Thornbury Town Council
10	P20/15724/RVC	Approve with Conditions	PI24, PI25, PI26 & 27 New Neighbourhood Gloucestershire Yate	Yate North	Yate Town Council

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.: P19/09048/F	Applicant: Mr And Mrs Taylor	
Site: 179 Church Road Frampton Cotterell Bristol South Gloucestershire BS36 2JX	Date Reg: 22nd July 2019	
Proposal: Erection of 1 No. detached dwelling and associated works.	Parish: Frampton Cotterell Parish Council	
Map Ref: 367175 181682	Ward: Frampton Cotterell	
Application Category: Minor	Target Date: 15th January 2020	



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P19/09048/F

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

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for a single detached house in the rear garden of a house accessed off Church Road in Frampton Cotterell.
- 1.2 The site is within the settlement boundary and residential development surrounds the site.
- 1.3 Vehicular access is proposed to be gained between 175 and 173 Church Road along an existing vehicular access.
- 1.4 There have been issues of ownership with this application relating to the use of the drive but the properties claiming right over the drive have now been issued with Notice No.1 as required by the planning application form which formally advises those properties of the application and an advert has been placed in the local newspaper. As such the application is valid and can be determined. The Local Planning Authority has no authority in a land dispute and such matters are civil matters to be dealt with between the parties involved.
- 1.5 The ridge height had been reduced during the application process.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green infrastructure
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape

PSP7	Development in the Green Belt
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP42	Self build and custom housing
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)
 South Gloucestershire Draft Householder Design Guide Nov 2019
 The South Gloucestershire Residential Parking Standards SPD (adopted)
 Waste Collection: Guidance for New Developers SPD (adopted March 2020)
 CIL Charging Schedule and the CIL and S106 (March 2015)
 The South Gloucestershire Technical Note – Assessing Residential Amenity

3. RELEVANT PLANNING HISTORY

3.1 None relevant

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council
 No response received

4.2 Other Consultees

Ecology

There is no ecological objection to this application subject to adherence to the mitigation measures and as such two conditions are required.

Transport development control

No objection

Highway Structures

Any impacts on the highway to be at developer expense.

Lead Local Flood Authority

No objection

Tree officer

Works to proceed in accord the arboricultural report

Other Representations

4.3 Local Residents

In an unusual event the passing away of one of the neighbouring objectors (Molly Davis who raised concerns about impact on 181 Church Road) has led to the executors of the Will of Molly Davis to ask that her objections be removed from being considered. This is because they have reached agreement with the developer. However comments relating to 181 remain as neighbours also supported her cause and raised the issues relating to 181. Not all comments have been withdrawn.

Comments of seven concerned neighbour remain:

- Overlooking
- Over bearing / obscuring view
- proposed house is out of proportion and out of character with the property in which garden it is being built and the immediate neighbour, which are both bungalows
- unable to gage which is the ground level
- Views affected – even from an attic bedroom
- Small access to two existing properties
- Over development
- Concern about ownership / access to 181. An application for an adverse possession order was applied for some weeks ago as car has been parked on the site for over 20 years.
- Less than 21m between 179 and the new build.
- Only 28m between house and the writer in Rockside Gardens.
- Plans show retention of hedge that's already been removed
- Boundaries are unclear. As there is a risk of damage to these boundaries during the proposed works (the site is a former quarry) these should be established before any changes are implemented. Survey required to ensure that boundaries and surrounding area are not compromised.
- Object to drive
- Concern about subsidence
- Concern about of quarry wall
- Property cited to the south of writers home and concern about loss of light and being overlooked.
- Inconvenience of builders unloading on the road as it is thought that the access is too small for large lorries
- Loss of access rights to 173 and 181 whilst building
- Concern about future marketing and value of own house
- Form inaccurate and garden and rights of way are being changed
- There is right of way to a communal well
- Tarmac on drive could contaminate the well as well as plastic components in the drainage scheme, also if oil heating were proposed
- Slate grey tiles are out of character - surrounding is red/ brown and clay/concrete
- Concern about drainage

- Concern about biodiversity/geology
- Land ownership declaration is not correct as they do not own all of the land
- Site can be seen from a public road
- Bats live in the trees and use the site but trees have been removed
- A large pond was also removed recently
- Three stories unacceptable behind bungalows.
- Resultant garden for the bungalow seems small
- Concern at marketability and value of writer's house.
- Concern garden not shown accurately and is closer to writer.

5. **ANALYSIS OF PROPOSAL**

5.1 The planning application details the proposal to construct a single dwelling. The proposal uses the existing drive access to the host house.

5.2 Principle of Development

The site is located within the defined settlement boundary. In respect of this application, Policies CS5 and CS34 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013 provide the basis for the consideration of new housing development where it would be located within the village settlement boundaries and in this case not in the Green Belt.

5.3 Policy CS5 directs housing development to sites within existing Village Development Boundaries (as well as the urban areas) and CS34 seeks to maintain settlement boundaries. Given that this site is well within the settlement boundary of Frampton Cotterell this application is consistent with Policies CS5 and CS34.

5.4 Paragraph 11 of the National Planning Policy Framework makes a presumption in favour of sustainable development. In terms of the decision making process, the National Planning Policy Framework goes on to set out that this means 'approving development proposals that accord with an up-to-date development plan without delay. In this instance, the development plan is made up of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013 and the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017. Officers are satisfied that the proposed development is consistent with the scope of the relevant principle policies contained in the South Gloucestershire Core Strategy (adopted) December 2013 (namely, policies CS5 and CS34). Therefore, as required by the National Planning Policy Framework, officers consider that there is a strong presumption in favour of approving the proposed development, subject to detailed consideration of the following issues and relevant development plan policies.

5.5 Accordingly, significant weight is afforded to the presumption in favour of approving the proposed development.

5.6 Design, layout and appearance

The surrounding development is of mixed ages with older properties fronting Church Road and a modern cul-de-sac being sited at the rear of the site. An old cottage (181 Church Road) is located in a set back position off of any road

and has pedestrian access through the site. This property is being provided with a parking space close to its boundary as part of the revised layout of the site to overcome access issues at the drive. A row of three large detached houses are located north of the site in a backland setting similar to this particular proposed property. Trees and hedges on site are all graded C2 class and with the exception of the two (a magnolia and cypress) close to the boundary with 181 Church Road the trees and hedges will be retained and protected with fencing as set out in the Arboricultural report.

- 5.7 The area has a fairly wide pallet of construction finish materials and is a mixture of ground and two storey buildings surround the site. The two storey proposed house would sit within a large existing garden and will provide all parking and turning facilities between the proposed and existing house as adequate garden area exists to the side on the original house. The house is proposed to be finished in buff render with brick detail coursing and fenestration details and oak detailing to a feature front elevation. Slate grey tiles, grey facias and soffits and black water goods would be used. To ensure that the appearance of the proposed dwellings is appropriate, a condition will be used to require the submission of samples of external wall and roofing materials to allow officers to ensure the proposed materials are acceptable.
- 5.8 Overall, the layout, design and appearance of the proposed development is considered to be acceptable in the context of the surrounding development.
- 5.9 Impact on residential amenity
As set out above the house is similarly located to other houses which have been erected between Church Road and Rockside Gardens. The site plan demonstrates that there is 22m between the proposal and 181 Church Road and that there will be 16m depth of back garden which, together with approximately 12m rear gardens at Rockside Gardens facilitates around 28m back to back distance. These measurements exceed the 20m minimum generally accepted as appropriate and as set out in the Draft Householder Design Guide.
- 5.10 The use of the land would remain in residential use, the existing drive would be used by one additional household from the existing situation and as such the neighbouring occupiers are not considered to be materially affected by the intensification of the drive or from use of the land as residential. Further, neighbours right to a view is not a material consideration nor is the perceived house valuation after development has occurred.
- 5.11 In view of the above, it is not considered that there would be any significant adverse impacts of the residential amenity of existing occupiers as a result of this proposal.
- 5.12 Policy PSP43 sets out the minimum provision for private amenity space required for new dwellings across the district. Three bedroom houses should have 60m² and four bedroom houses 70m². The site complies with these policy standards in respect of the proposed dwelling and the remaining garden for eth host dwelling. In view of this, the levels of amenity space available is

considered to be acceptable and in accordance with the requirements of Policy PSP43.

5.13 Parking and transportation

This site has been subject to changes of ownership certificates as a result of claims to land or services within the application site. These relate to access arrangements along the existing driveway to 181 Church Road and 179 Church Road and lack of a registered ownership of part of the proposed (widened) driveway. This application has been amended to facilitate a parking space for 181 Church Road at the top of the drive which in turn frees up the space previously accommodating a car for that property on unregistered land. The objection from the owner of 181 has now been removed.

5.14 There is adequate visibility from the access road and the widening will make the site more accessible. The new dwelling would be expected to be provided with a 7kw Electric charging facility and as the parking is close to the new house this will be secured by a condition.

5.15 Parking of at least two cars is provided for the new house, together with two spaces for the host house and another space is provided on the plan for 181 Church Road. Having regard to all of the above there is no Transport and it is not considered that the proposed development would result in a severe adverse impact on highway safety.

5.16 Ecology

The submitted Ecological Assessment found low roosting potential for bats to roost on site in garden structures but a dusk emergence survey was carried out and no emergences were witnessed. It is considered that whilst bats forage and travel in the garden there is limited likelihood of bats roosting at site. Never the less due to the bat activity on a local level the report states that a licenced ecologist will supervise the demolition of the structures in the garden, specifically removal of tiles. The bat species recorded are light sensitive and strict lighting guidelines outlined in the report to be adhered to.

There were no other constraints to development but other recommendations of the report submitted are that works are to be completed outside bird nesting season, where this cannot be done a suitably qualified ecologist must be consulted. Avoidance measures to prevent harm to potentially present/traversing badgers and hedgehogs are to be followed including backfill of excavations or a suitable ramp out of excavations preventing the injury or death of mammals.

Conditions can secure the mitigation and enhancement matters in two conditions.

5.17 Drainage

Details of drainage were submitted with the application and as such no objection is raised. Drainage can be adequately considered by the Building regulation process.

5.18 Other environmental matters

Matters relating to impacts on structures adjoining a site, retaining walls and ground conditions on this site are appropriately dealt with under the Party Wall Act and the Building Regulations Act whilst constructing the house. There is concern about access to a well but this is a civil matter which shall need to be resolved between the relevant holder of the rights and interests of such a well. The Local Planning Authority has no reason to hold up development on this basis.

5.19 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.

5.20 Planning Balance

The proposal is afforded modest weight as it is appropriate development in a sustainable location within the settlement boundary of Frampton Cotterell. Limited weight in favour is afforded as the proposal secures a better vehicular access from the existing drive.

There is a neutral weight afforded to the development as a result of impacts of the proposal on the residential amenity of neighbours and there is neutral impact on wildlife given the mitigation measures being proposed.

Weighing against the application is the loss of some vegetation but as this is not protected or significant vegetation it is only afforded little weight against the proposal.

Overall the application merits clearly outweigh the perceived harms of the development.

6. CONCLUSION

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

6.2 The recommendation to 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 be granted subject to the following conditions.

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 first occupation of the proposed dwelling the proposed driveway shall be finished in a bound surface material and maintained as such thereafter.

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.

3. The development shall proceed in strict accordance with the Arborocultural report by Silverback received 18/7/2019.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree(s), and to protect wildlife in accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP19 Wider Biodiversity of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017 and the National Planning Policy Framework.

4. The development shall be carried out in strict accordance with the Mitigation Measures provided in Chapter 8 of the Ecological Assessment Report (TREcS, July 2019) received 18/7/2019 which include but are not limited to the supervision of the demolition of the garden structures by a licenced ecologist.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the protecting and promoting wildlife in accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP19 Wider Biodiversity of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017 and the National Planning Policy Framework.

5. Prior to first occupation, evidence of the installation of the ecological enhancement features recommended in the Chapter 8 of the ecological assessment report (TREcS, July 2019) shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to, bird boxes, bat boxes and a hedgehog house.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the protecting and promoting wildlife in accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP19 Wider Biodiversity of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017 and the National Planning Policy Framework.

6. The proposed house shall not be occupied until such time as a 7kw Electric car charging facility has been installed and brought into use. This shall remain thereafter at the site.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

7. Prior to the commencement of development details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

8. Prior to first occupation of the new dwelling details of a means of securely storing two bicycles for the new house and two bicycles for the host dwelling (179 Church Road) shall be submitted to and agreed in writing by the Local Planning Authority.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

9. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved and as agreed in accordance with condition 8 above, shall be provided on each respective plot before the new house is first occupied, and thereafter retained for that purpose.

Reason

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

10. The application has been considered and shall proceed on the the basis of the following plans:

Site location and sight lines	3899/P6 rev B	received 15/7/2019
Existing block plan	3899/P4 rev A	received 15/7/2019
Proposed ground and first floor plan	3899/P2	received 15/7/2019
Proposed revised access	3899/P5 rev B	received 15/7/2019
Garage plans and elevations	3899/P7 rev A	received 15/7/2019
Proposed Block plan	3899/P3 rev C...	received 13/1/2020
Proposed elevations	3899/P1 rev B	received 19/11/2019
Arborocultural report by Silverback		received 18/7/2019
Ecological Assessment Report by TREcS		received 18/7/2019

Reason

In the interests of clarity and to prevent the need for remedial action.

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

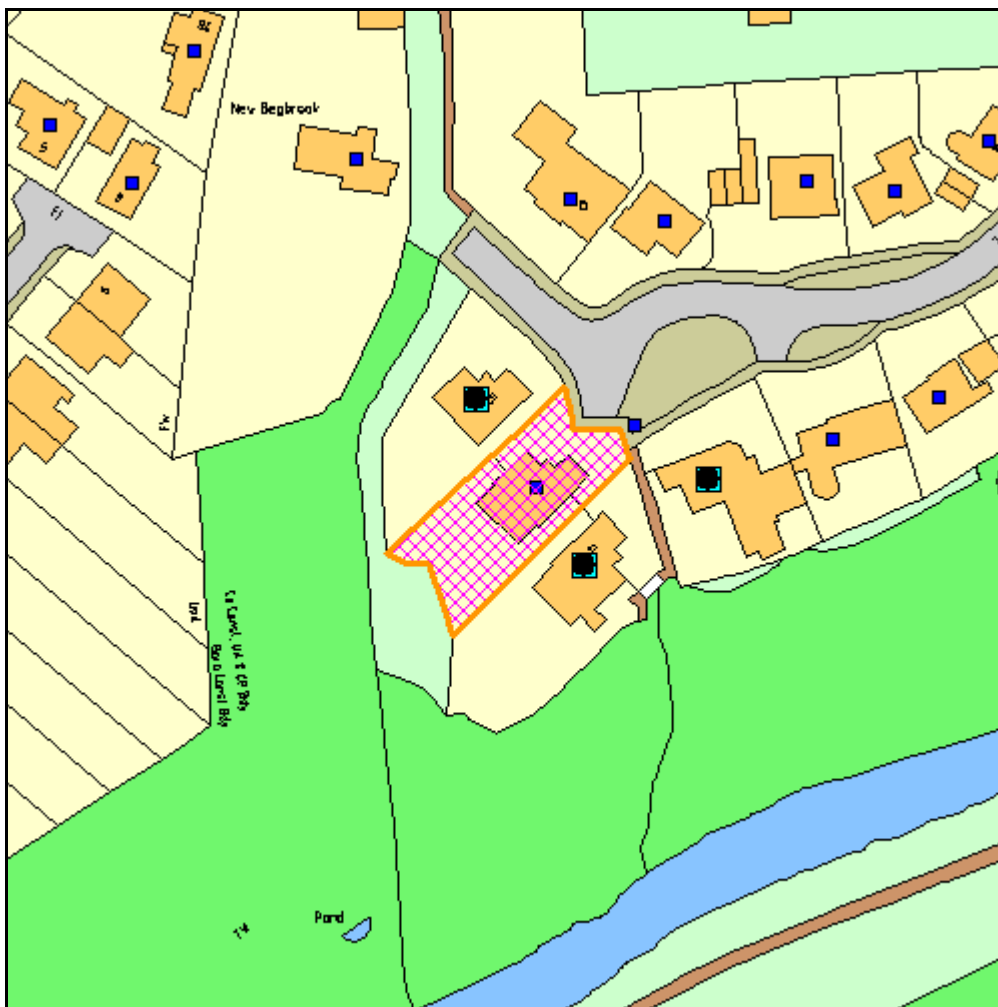
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: by seeking amendment to the application where necessary and by determining the application in a democratic manner.

Case Officer: Karen Hayes
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.:	P20/06622/F	Applicant:	Mr David Eldridge
Site:	13 The Newlands Frenchay South Gloucestershire BS16 1NQ	Date Reg:	23rd April 2020
Proposal:	Demolition of lower ground floor extension. Erection of two storey rear extension to provide additional living accommodation.	Parish:	Winterbourne Parish Council
Map Ref:	363504 177308	Ward:	Frenchay And Downend
Application Category:	Householder	Target Date:	15th June 2020



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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.

The application appears on the Circulated Schedule as there is an objection raised by Winterbourne Parish Council where the officer recommendation is one of approval.

1. **THE PROPOSAL**

- 1.1 The proposal seeks full planning permission for erection of a two storey rear extension to form additional living accommodation.
- 1.2 The original property is a three-storey detached house located at 13 The Newlands, Frenchay. It is located within the Frenchay Conservation Area. The original dwellinghouse is a 1970s style property. It appears to be single storey from the front elevation, but due to the sloping nature of the plot, has three storeys in total.
- 1.3 This proposal follows previously-refused PT16/5747/F, with the scheme adjustments, as per previously raised concerns. Throughout the course of this application Officers received a set of revised plans.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS25	Communities of the North Fringe of Bristol Urban Area

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist
Frenchay Conservation Area SPD

3. RELEVANT PLANNING HISTORY

3.1 PT16/5747/F

Erection of single storey front extension and two storey side and rear extension and external stairway to form additional living accommodation.

Refused: 13 January 2017.

Reason: The two storey side and rear extension, if permitted would adversely impact the amenity of nearby occupiers by reasons of its scale, bulk and location. The proposal would result in adverse overbearing and oppressive impacts to neighbouring residents at No.14 The Newlands and as such the proposal would be contrary to Saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006.

3.2 PT13/3648/TCA

Works to reduce 1 no. Acer Negundo and 1no. Magnolia by 50% in Frenchay Conservation Area.

No objection: 06 November 2013.

3.3 PT12/3397/TCA

Works to fell 1no. conifer and 1no. juniper and reduce crown of 1no. magnolia by 20%.

No objection: 07 November 2012.

3.4 N234/4

Erection of domestic store with patio over at rear of dwelling.

Approved: 05 May 1977.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Objection. The extension of the ground floor out across the terrace still has a negative effect on the amenity of the neighbour at number 14 (A previous application in 2016 was refused).

The second objection comment, submitted by the Parish Council outside of the consultation period, is no different to the initial objection.

4.2 Other Consultees

Conservation Officer

It is considered that the design of the extension is not considered out of character with the host building and that the development accords with the above preservation strategies, as well as national guidance. The application form refers to aluminium or upvc windows and doors. I would recommend that aluminium is preferable. If approved it is recommended that details of facing materials should be conditioned, including a sample panel of brickwork.

Other Representations

4.3 Local Residents

The Local Planning Authority received 2no. objection comments (from the same household), 1no. of which was after the revised plans were submitted, with key points summarised below:

- The proposed roof is unacceptable;
- 3D drawing is not accurate;
- Inappropriate materials proposed;
- Brick side wall will be overbearing;
- Loss of outlook;
- Loss of light and non-compliance with 45-degree rule;
- The development does not achieve the highest standards of design.
- Privacy issue regarding the proposed narrow window;

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 'High Quality Design' of South Gloucestershire Core Strategy (adopted December 2013) states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they: enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be

- informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.3 The proposed development involves the demolition of the existing lower ground floor extension, and erection of a two storey rear extension. The only change to the front elevation of the property would be the insertion of a new window.
- 5.4 The proposal would be contained to the rear elevation of the existing dwellinghouse, with the exception of 0.25m roof overhang to the NW elevation. The proposed lower ground floor rear extension would measure 10m wide and 4.25m deep, with a total footprint of approx. 40 sq. m., which is slightly smaller than the existing.
- 5.5 The proposed ground floor extension would measure 4.2m deep and 5.2m wide (at its widest point). This element of the extension would be positioned towards the NW elevation, and would utilise approx. half of the existing roof space of the lower ground floor extension. The remaining roof space would be used as a terrace/balcony. No side openings proposed to the side elevation of the proposed extension. On the lower ground floor level there would be 2no. sets of bi-fold doors installed to the rear elevation. The ground floor extension would incorporate a large set of windows to the rear elevation, 1no. set of bi-fold doors to SE elevation, as well as 1no. window facing West. Also, 1no. new door would be inserted on the ground floor level to the rear elevation, into the existing fabric of the dwellinghouse (in place of the existing window).
- 5.6 The overall height of the proposed extension is 6.35m (measured from the lowest ground level). The proposed dual-pitched roof would incorporate 1no. roof light. The proposed materials for external works appear to closely match those of the existing dwellinghouse. Officers agree with Conservation Officer's suggestion, that details of facing materials should be conditioned, including a sample panel of brickwork, if planning permission was to be granted.
- 5.7 Given the overall scale and design of the development, as well as its containment to the rear of the property, Officers consider that there would be no unacceptable visual impact on the immediate street scene, and the Frenchay Conservation Area overall.
- 5.8 As such, it is considered that this development would be subservient to the host dwelling and has been designed to a good standard and would not be detrimental to the visual appearance of the area. The proposal therefore complies with policy CS1.
- 5.9 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

- 5.10 The previous proposal was refused because it was considered that it *'would adversely impact the amenity of nearby occupiers by reasons of its scale, bulk and location'*. The current proposal was redesigned to address the concerns that resulted in the refusal, having been reduced in size. Furthermore, during the course of this application Officers received a set of revised plans, where the proposal was reduced in size even further.
- 5.11 As previous refusal was related to the residential amenity of neighbouring occupiers, this forms a material consideration when determining the current application.
- 5.12 The rear building line of No. 14 The Newlands sits approx. 3m forward from the original rear building line of No. 13. Whilst this proposal is for a two storey rear extension, the main concern relates to the ground floor element of the proposal. When comparing current proposal to the previously refused one, Officers note that the current proposal has been reduced by approx. 0.5m in depth, and does not project beyond the side elevation anymore.
- 5.13 One of the concerns raised by a local resident was in relation to a 45-degree rule. Drawing no. 111 (rev. 2) demonstrates how the development complies with this rule. As such, Officers consider this proposal to be compliant in this regard. It is worth noting, however, that the 45-degree rule is only a guidance.
- 5.14 The objection also mentions the loss of light issue. It mentions the 45-degree rule again, as well as the proximity of the side wall. The aforementioned wall would be located approx. 7m away from the neighbouring property. Whilst Officers agree that it would be noticeable, it is not considered that it would be to such a degree, where its proximity would cause the neighbouring occupiers to experience unacceptable living conditions as a result.
- 5.15 In regards to the privacy issue due to the proposed narrow window. As this window would be providing more light for the proposed staircase, and would not be overlooking the neighbouring private amenity space directly, Officers consider that it is unlikely to cause any significant privacy issues for the neighbouring occupiers. However, in the interest of residential amenity, Officers consider it appropriate to attach a condition, to any permission granted, that would require the aforementioned window to be obscure-glazed.
- 5.16 In regards to any potential loss of outlook. Officers consider that this development would not have any detrimental effect on the loss of outlook for neighbouring occupiers of No. 14. Rear elevation of No. 14 runs parallel to the rear elevation of No. 13, and as such, the occupants of No. 14 would be looking into their garden, rather than into the private amenity space of the application site. Officers agree that the proposed development could be noticed when looking out of the windows of the primary living accommodation of No. 14. But that would be far from the primary outlook of the occupants of No. 14 and would require some effort. As such, it is not considered that this proposal would be detrimental to the loss of outlook of the occupants of No. 14.

- 5.17 In regards to overbearing effect, which was the main concern during the determination of the previous application. Officers consider that potentially the proposed development could appear somewhat overbearing to the occupants of No. 14. However, the reduction in overall size of the current scheme, and positioning of the proposal further away from the boundary, minimises any potential overbearing effect the development may cause. Therefore, it is considered that any potential overbearing impact would not amount to such a degree where the refusal would be appropriate.
- 5.18 Given the above, Officers consider that no undue harm would be caused to the living conditions of the occupants of No. 14, over and above what could reasonably be expected in relation to a domestic extension.
- 5.19 It is also considered that the remaining outside private amenity space is compliant with the minimum requirements of Policy PSP43.
- 5.20 On the basis of the assessment set out above, it is concluded that the proposal accords with policies PSP8, PSP38 and PSP43.

5.21 Access and Parking

The development will not increase the number of bedrooms within the dwelling, nor will it affect the existing off-street parking provision to the front of the property. As such, there are no concerns with the proposal from transportation perspective.

5.22 Other Matters

In regards to the concern of the 3D model being inaccurate. Officers confirm that the 3D drawing was not relied upon when assessing this application, and so little weight is given to this part of the objection. Also, in order to address the concern, the agent have submitted an explanation of how the aforementioned 3D model was created.

5.23 Consideration of likely impact on Equalities

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

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

6. **CONCLUSION**

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

7. **RECOMMENDATION**

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

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 completion of the works, and at all times thereafter, the proposed ground floor window on the north-west (side) elevation (facing west) shall be glazed with obscure glass to level 3 standard or above.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

3. Sample panels of proposed brickwork and proposed roofing materials, demonstrating the colour and texture, are to be erected on site, and evidence provided to and approved in writing by the Local Planning Authority, before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason

In the interest of preserving the architectural appearance of the host dwelling, and the visual appearance of the Frenchay Conservation Area. And in order to comply with policies CS9, PSP1 and PSP17.

4. Sample of the proposed windows and doors materials, demonstrating the colour and texture, are to be provided to and approved in writing by the Local Planning Authority, before the relevant parts of the work are commenced. Development shall be carried out in accordance with the agreed sample.

Reason

In the interest of preserving the architectural appearance of the host dwelling, and the visual appearance of the Frenchay Conservation Area. And in order to comply with policies CS9, PSP1 and PSP17.

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

POSITIVE AND PROACTIVE STATEMENT:

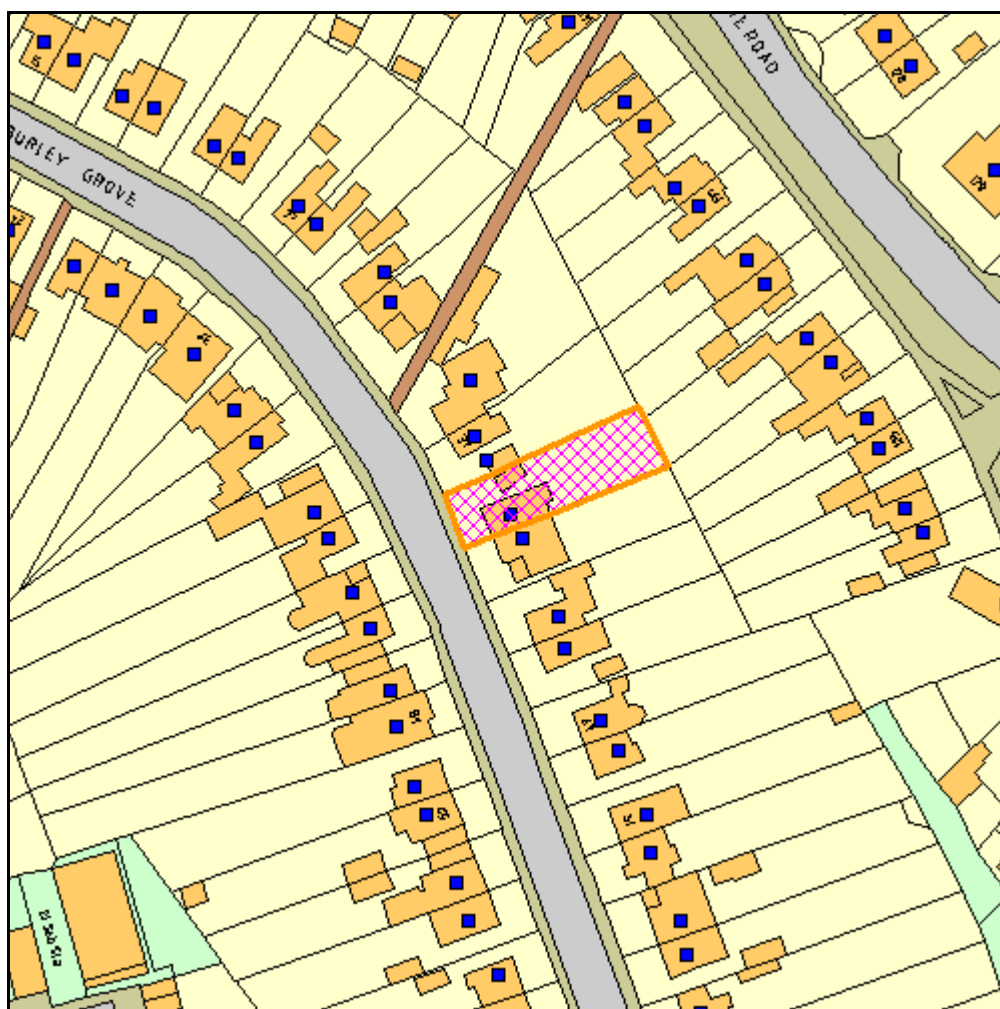
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by conducting a thorough assessment.

Case Officer: Mykola Druziakin

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 39/20 - 25th September 2020

App No.:	P20/11243/F	Applicant:	Mr James Kingston
Site:	39 Burley Grove Mangotsfield South Gloucestershire BS16 5QB	Date Reg:	1st July 2020
Proposal:	Demolition of existing garage. Erection of 1no semi detached dwelling with new access parking and associated works	Parish:	
Map Ref:	365846 176543	Ward:	Staple Hill And Mangotsfield
Application Category:	Minor	Target Date:	21st August 2020



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 100023410, 2008. **N.T.S.** **P20/11243/F**

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

The application appears on the Circulated Schedule as the Local Planning Authority is in receipt of 3no. or more objection comments from members of the public, whilst Officers recommend application to be approved.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of 1no. attached dwelling with parking and associated works.
- 1.2 The application site is located at 39 Burley Grove, Mangotsfield and relates to a two storey, semi-detached house.
- 1.3 The application site is located within the established residential area of Mangotsfield.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Parish/Town Council
N/A

4.2 Other Consultees

Sustainable Transport

It is noted that the new property is slightly set back from the building line of the host property with this in mind, I confirm that the parking space for the new house to be acceptable.

Lead Local Flood Authority

No objection in principle, subject to comments.

Highway Structures

Wish to make no comment.

Other Representations

4.3 Local Residents

The Local Planning Authority received 3no. objection comments, all concerned with the proposed parking as being inadequate.

5. ANALYSIS OF PROPOSAL

5.1 The application stands to be assessed against the above listed policies and all material considerations. The proposed dwelling would be located within the defined settlement boundary of Iron Acton. Policy CS5 of the South Gloucestershire Core Strategy outlines the locations at which development is considered to be appropriate; new development is directed towards the existing urban areas and defined rural settlements. Based solely on the location of the site, the principle of the development is acceptable.

5.2 Design and Visual Amenity

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

- 5.3 The application site is located within the residential area of Mangotsfield. The host property is a mid-20th century two storey, semi-detached house. Majority of houses in close proximity are also semi-detached, some of which have been extended in the past.
- 5.4 The proposal involves demolishing the existing detached garage to the side of the property. The proposed attached dwelling will measure 3.4m wide and 10.8m deep, with the overall height of 7.15m (5m to the eaves). The proposed new dwelling will be set back from the original building line by 0.75m. The main entrance for the host dwelling will be repositioned from the North (side) elevation to the West (front) elevation (instead of the existing window). The main entrance for the proposed dwelling will be located on the North (side) elevation.
- 5.5 The proposed dwelling will incorporate a living room, a kitchen/dining area and a WC on the ground floor, and 2no. bedrooms and a bathroom on the first floor. The new front elevation will incorporate 2no. windows (1no. on each floor). To the rear there will be a set of bi-fold doors installed on the ground floor, and 1no. new window on the first floor. The only opening proposed on the North (side) elevation, beside the entrance door, is a bathroom window on the first floor. The proposed materials for external finishes appear to closely match those of the existing dwellinghouse.
- 5.6 The proposal is not considered to be a cramped addition, or being out of character with the area, as there are several examples of extensions that are similar in size to the one proposed.
- 5.7 The detailed appearance of the dwelling is considered to be appropriate, and overall an adequate standard of design is considered to have been achieved. The proposal therefore complies with policy CS1.
- 5.8 Residential Amenity
- Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.9 Given the design of the proposed development, as well as its overall size and scale, it is considered that it will not be detrimental to residential amenity of neighbouring occupiers, nor will it cause unacceptable levels of overbearing/overshadowing.
- 5.10 It is also considered that the proposed dwelling, as well as the host dwelling, will have adequate private amenity space available following post-development.
- 5.11 On the basis of the assessment set out above, it is concluded that the proposed development would have no significant adverse impact on residential

amenity. The proposal is therefore compliant with policies PSP8, PSP38 and PSP43.

5.12 Access and Parking

Both properties are 2-bedroom houses, and as such are required to each have at least 1no. off-street parking space available, as per Policy PSP16. The concerns raised by a number of local residents relate to the inadequate standard of parking for this development. Following the comments from Transport, the agent have submitted a revised block plan, where the measurements were taken on-site and not from Ordnance Survey mapping (Drawing No. 349-PL-SITE-03, Rev. A). Based on the revised plan, both parking spaces are compliant with the recommended dimensions, as per Policy PSP16.

5.13 It is understood that local residents are concerned that the actual amount of cars associated with both dwellings will be greater than the required parking provision. Officers can only assess the application against the relevant national and local policies. As the proposed parking provision complies with Policy PSP16, there are no concerns from transportation perspective.

5.14 Consideration of likely impact on Equalities

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

With regards to the above this planning application 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.

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 first occupation of the proposed dwelling hereby permitted, and at all times thereafter, the proposed first floor bathroom window on the north (side) elevation shall be glazed with obscure glass to level 3 standard or above.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

3. The hours of working on site during the period of construction shall be restricted to
Monday - Friday.....7:30am - 6:00pm

Saturday.....8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

4. Prior to first occupation of the dwelling, the proposed parking arrangements (Drawing No. 349-PL-SITE-03, Rev. A), hereby approved, shall be provided and retained for that purpose thereafter.

Reason

In the interest of highway safety and to accord with SGC Policies PSP11 and PSP16.

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.:	P20/11754/F	Applicant:	Mr James Clarke
Site:	Unit 1 Corum 2 Corum Office Park Crown Way Warmley South Gloucestershire BS30 8FJ	Date Reg:	10th July 2020
Proposal:	Change of Use from Office (Class B1a) to Office (Class B1a) or Eye Clinic (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of louvre on west elevation to serve internal plant room.	Parish:	Siston Parish Council
Map Ref:	367023 173303	Ward:	Parkwall And Warmley
Application Category:	Minor	Target Date:	31st August 2020



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

1. **THE PROPOSAL**

- 1.1 The application seeks to change the use of this second floor office space (old use class B1a) to a Flexible dual use comprising an eye clinic (old class use D1) and office (old use class B1a). The only change to the outside of the building would be the addition of painted aluminium louvers to one of the existing window openings to serve the plant room and the 17 parking spaces would be retained for the new use.
- 1.2 The use would take place on the second floor of the building and included in the floor plan are five consulting rooms for use at various stages of the assessment/treatment, two theatres and ancillary rooms. Hours of operation are sought as 07.30 to 18.30 Monday to Saturday.
- 1.3 The site is located in the safeguarded Employment Area.
- 1.4 During the course of the application the Government has introduced new use classes this puts the Eye Clinic within the same use class as Business use B1. As such only the external alterations require planning permission.

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK06/3272/F Erection of 1 no. two storey and 1 no. three storey office buildings (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with associated car parking and landscaping Approved 2/2/2007. – no travel plan attached/no restrictions with the B1 use or time of use except for hours of deliveries.

4. **CONSULTATION RESPONSES**

- 4.1 Siston Parish Council
Whilst members appreciate the good intentions set out in the proposed Travel Plan, they have deep reservations as to whether such plans for cycling and bus use would be achievable. They feel that adequate space should be identified on site for private and other parking.
- 4.2 Other Consultees
LLFA
No objection

Highway development control

No objection after revised travel plan received but need a condition to review and yearly findings and review if necessary.

Economic Development

No response received

Other Representations

4.3 Local Residents/business users

One objection comment

- Concern this will cause additional disruption
- Previous use by NHS caused major parking issues.
- Insufficient parking to service existing tenants and clinic
- Disagrees with footfall quoted
- Previous disregard for parking signage caused lost time and problems for other tenants in the offices.
- These buildings were approved as offices not clinics so there will be too much impact on existing users..

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The recent amendments to the Use Classes order mean that the change of use from B1 uses to D1 is not considered to be development and as such does not require planning permission.

5.2 For completeness and as the application was received before the change officers set out the policies which would otherwise have been considered. The application would have been assessed against the above listed policies and all material considerations. CS12 seeks to safeguard land identified for economic development and ensure that any change from a B use class are supported by demonstrating that:

1. The proposal would not prejudice the regeneration and retention of B Use Classes elsewhere within the defined employment area; and
2. It can be clearly demonstrated that it would contribute to a more sustainable pattern of development in the local area as a consequence of the appropriateness of the proposed use to the location; and
3. The proposal would improve the number or range of jobs available in the local area; and
4. No suitable alternative provision for the proposal has been made elsewhere in the Local Development Framework.

5.3 In this case officers are confident that the proposal would not prejudice the overall economic development site by using this second floor office and that the range of skilled labour introduced to the site would should welcomed. Whilst the number of jobs is likely to be lower density than simply using the whole site as an office these are skilled roles which offer a service to the wider community and which are not specifically allocated on other land within the development

plan. Further this particular office space has been marketed since March 2018 without success.

5.4 As such the proposal can be considered favourably under CS12 subject travel considerations will be considered later in the report.

5.5 Design

The building will appear exactly the same as it currently stands with one exception. This is the removal of a window and its replacement with a grill to facilitate ventilation in the same shape as the window removed. The proposal does not therefore have a significant material impact on the appearance on the building and is considered to be acceptable. The colouring of the grill is already detailed to be to match the existing windows and as such no further condition is required.

5.6 Landscaping

There is no impact on or change to the parking layout of the site and as such there is no impact on the landscaping of the site or wider implications.

5.7 Residential Amenity Impacts

Policy PSP8 seeks to protect the residential amenities of nearby occupiers against development that could result in an unreasonable impact.

5.8 There are no immediate residents to this building, save for the occupiers of the office space below. The proposal is not considered to be a noisy use and as such would sit comfortably above office space.

As such the proposal complies with PSP8.

5.9 Transportation

The change of use of the building does not in itself require planning permission since the new Use Classes Order 1/9/2020 was introduced. This means that the level of parking allocated to the proposal cannot reasonably be considered to weigh for or against this proposal. Notwithstanding this it is considered useful to acknowledge the position officers would have taken had that not been the case, particularly as Siston Parish Council raise concerns.

5.10 Parking for this use needs to be considered as a bespoke calculation and there are no adopted parking standards for non-residential car parking facilities. The applicant has demonstrated that the business needs 10 spaces for patients and a further 7 spaces for staff allowing for shift patterns and access to public transport. The Travel Plan has been submitted and later amended in line with officer advice and as such the 17 parking spaces provided are considered to satisfy the parking needs of the site. The applicant's early commitment to promoting sustainable travel where safe to do so will limit use of private cars and there is also a free transport service available to patients. Before the change of use amendments came into force on 1/9/2020 a condition would have been reasonable to secure the Travel Plan however, as the change of use is now a deemed right, it is not reasonable to attach a condition to the planning consent in this case where no existing travel plan or conditions limit usage of the building. Notwithstanding this it is considered that an informative could be

attached which acknowledges the Travel Plan and seeks that information from it is submitted to the council to assist in monitoring travel and to assist the user to meet their intentions. This will be attached.

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.

5.12 Planning balance

Significant weight must be given to the permitted change of use which is also broadly acceptable under CS12 and attracts further modest weight. Given that there is negligible change to the external appearance of the building and any plant is internal within a quiet use there is no adverse weight to be applied.

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:

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).

POLICIES CONSIDERED IN THE DETERMINATION OF THIS APPLICATION:

CS1 - High Quality Design
CS4a - Presumption in Favour of Sustainable Development
CS5 - Location of Development (Inc Green Belt)
CS8- Improving Accessibility
CS23 - Community Infrastructure and Cultural Activity
CS12 - Safeguarded Areas for Economic Development
PSP1 - Local Distinctiveness
PSP11 - Transport Impact Management
PSP16 - Parking Standards
SPD11 - Waste Collection SPD (Adopted) January 2015 (updated March 2017)
SPD2 - CIL and S106 SPD (Adopted) March 2015
NAT5 - National Planning Policy Framework

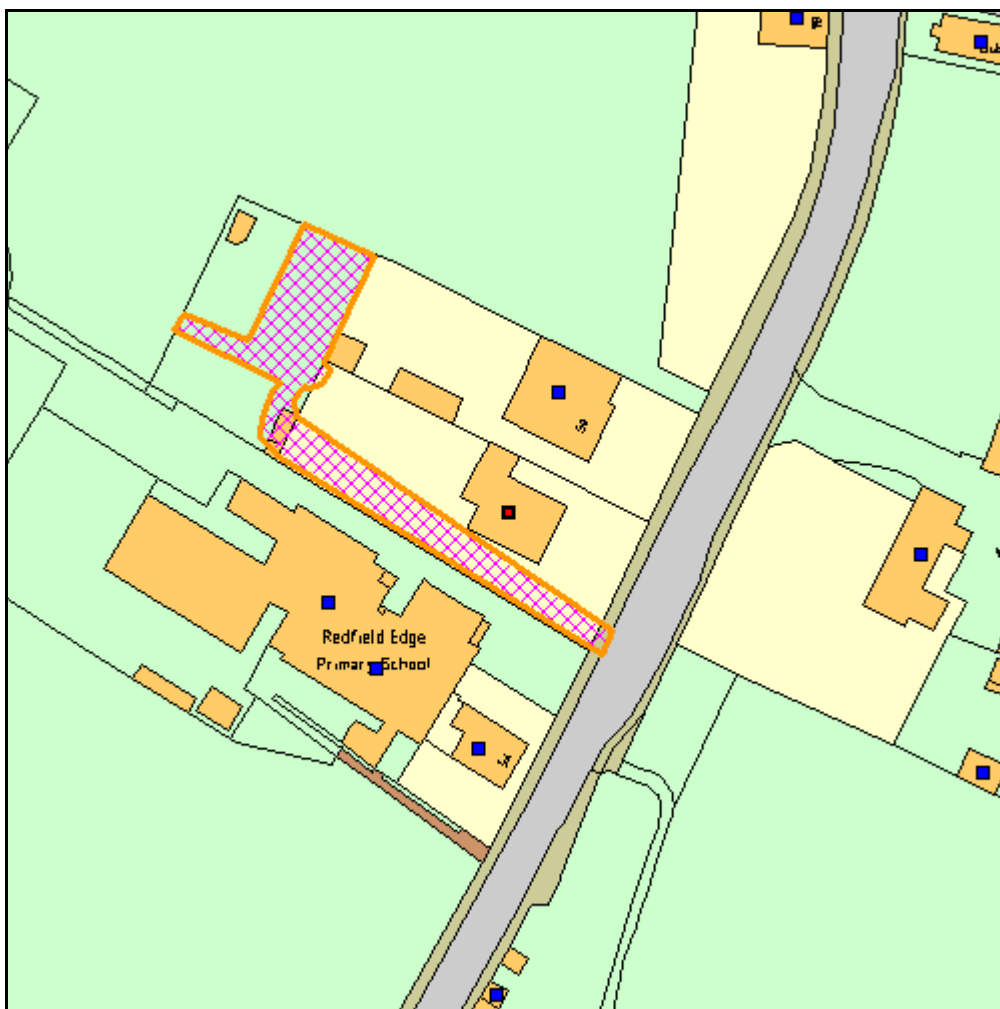
IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: by seeking information to improve the application and by keeping the agent informed about progress.

Case Officer: Karen Hayes
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.:	P20/12001/F	Applicant:	Ms I Player
Site:	52 High Street Oldland Common South Gloucestershire BS30 9TL	Date Reg:	27th July 2020
Proposal:	Erection of 1 no. dwelling (alternative to PK15/0429/F plot 3) and associated works.	Parish:	Bitton Parish Council
Map Ref:	367886 171907	Ward:	Bitton And Oldland Common
Application Category:	Minor	Target Date:	16th September 2020



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P20/12001/F

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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule following the receipt of an objection from Bitton Parish Council

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of 1no. detached dwelling to the rear of no.52 High Street, Oldland Common.
- 1.2 The application site is directly related to a previously approved development of three new dwellings (PK15/0429/F; PK17/0971/RVC and P19/12299/F). This application falls within the site benefiting from that approval. For the avoidance of doubt, the previously approved development has been implemented and as such remains extant.
- 1.3 Essentially, this application merely seeks to amend the design of the house previously approved on 'plot 3'. This change would not affect the position of the dwellings previously approved or alter the design of the dwellings located on plots 1 and 2.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Practice Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS29 Communities of the East Bristol Fringe

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

PSP8 Residential Amenity
PSP16 Residential Parking Standards
PSP38 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/0958/F - Erection of two storey rear extension and dormer to side elevation. Erection of new pitched roof to existing attached garage. Approved 25th May 2002
- 3.2 PK07/2394/F - Erection of 2 no. semi-detached dwellings and 2 no. double garages with attached car ports and associated works. Refused 12th December 2007. Appeal Dismissed 29th July 2008. Design.
- 3.3 PK08/2796/F - Erection of 2 no. semi-detached dwellings and 2 no. double garages with associated works. (Resubmission of PK07/2394/F). Refused 24th November 2008. Appeal Allowed 9th June 2009.
- 3.4 PK12/1431/EXT - Erection of 2 no. semi-detached dwellings and 2 no. double garages with associated works. (Resubmission of PK07/2394/F) (Consent to extend PK08/2796/F). Approved 22nd June 2012
- 3.5 PK15/0429/F - Erection of 3no. low carbon detached dwellings with access and associated works. Approved 1st May 2015
- 3.6 PK17/0971/RVC - Variation of condition 4 no. a and b attached to planning permission PK15/0429/F to enable the access road to be constructed before the coal mining investigation work can be carried out. Approved 17th May 2017
- 3.7 P19/12299/F - Erection of 1 no. dwelling (alternative to PK15/0429/F) and associated works. Approved 03rd April 2020

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Object - The council have concerns of traffic entering and exiting the site onto what is a busy road. The application is also adjacent to a public right of way.
- 4.2 Transportation DC
No objection subject to any conditions placed on the planning permission previously granted for this development, should be carried over to the current version as well..
- 4.3 The Coal Authority
Our records indicate that the site is in an area of recorded and likely unrecorded coal mine workings at shallow depth.

The Coal Authority has previously commented on residential development proposal for this site in letters to the LPA, under various reference numbers.

We have also previously reviewed a Verification Report, dated June 2019 and prepared by Geo-Testing Services Ltd, the content of which confirms the undertaking of a rotary borehole investigation to establish the exact situation with regard to the coal mining legacy of this plot, and the wider site.

On the basis that the content of the letter previously reviewed confirmed that no coal or evidence of shallow coal workings was encountered and that the site is not considered to be at risk from past coal mining activity, the Coal Authority has no objection to this application.

4.4 Drainage Engineer
No objection

4.5 Highway Structures
No objection

Other Representations

4.5 Local Residents
No comments received from local residents.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site is located within an area of land that benefits from planning consent for three dwellings (PK15/0429/F and PK17/0971/RVC). That development has been implemented and as such remains extant.

5.2 The application effectively seeks permission to change the design of the dwelling associated with Plot 3 of the previously approved development. The footprint and position of the dwelling would remain materially the same as currently approved. No changes are proposed to the alignment of the access road to the development or its general layout. In respect of the proposed dwelling, the parking arrangements would also remain unchanged. Accordingly, Officers are satisfied that the principle of residential development on the site has already been established.

5.3 The only issues for consideration are the impact of the changes to the approved dwelling, namely; design and visual impact, the impact on residential amenity, highway safety, and the environment. These issues are considered in detail below.

5.4 The main difference between the dwelling now proposed and that previously approved is the omission of the basement and the enlargement of the overall footprint of the house. The materials to be used in construction have also been revised so that they are now the same as those approved under P20/10522/RVC such that all three plots would now match.

5.5 Design

The extant planning consent provides three new dwellings. They are designed in a modern contemporary style, sharing in the original permission, the same

- design throughout, although the design of the dwelling on Plot 1 was subsequently varied under P18/12299/F.
- 5.6 The proposed dwelling for Plot 3 (the subject of this current application) would be a different design, mainly in as much as the basement is removed and the overall footprint slightly enlarged. Notwithstanding this, the proposed dwelling remains modern in terms of its appearance and styling. Whilst it would be different in appearance, it would not detract from the visual appearance of the development and would integrate perfectly well within the overall scheme.
- 5.7 The overall layout of the development would essentially remain unchanged. The surrounding locality is made up of a wide range of building types, age and appearance. The effect of the proposed change to 'Plot 3' would not materially alter the relationship with the surrounding area from that which was originally approved. Similarly, the density and layout of the development would not materially change as a result of this proposal. Given that the development would take place within an existing residential curtilage it is not considered that a 'Landscaping condition' is necessary as the character of the site would remain domestic in nature. The site is already very well enclosed and screened from the public realm by the existing buildings, high fences and boundary vegetation. Similarly, a materials condition is not necessary as these are set out on the proposed plans and considered to be acceptable.
- 5.8 Accordingly, officers are satisfied that the design and visual appearance of the development is acceptable.
- 5.9 Residential Amenity
Again, it is necessary to consider this impact in the context of the extant planning permission. The footprint of the building and its position relative to surrounding properties would not significantly alter in comparison to the approved dwelling. Accordingly this impact would be neutral.
- 5.10 Furthermore there are no 'side widow' that would materially change the 'overlooking' impact of the development of this site. Similarly, the level of private amenity space for the occupants of the dwelling would remain a sufficient size (115 sq.m.).
- 5.11 Accordingly, officers are satisfied that the proposed development is acceptable in residential amenity terms.
- 5.12 Highway Safety
The principle of providing three dwellings on this site was established under the extant consent PK15/0429/F and was considered to be acceptable in highway safety terms. This factor is subject to conditions relating to the provision of the access drive, parking and bin collection facilities. This application does not materially alter the provision of those elements. Indeed, the access (including the bin collection area) have already been implemented.
- 5.13 In respect of the turning facilities, the access road layout, relative driveway positions and parking spaces would not be altered as a result of the proposed change to 'Plot 3'. On this basis, it is considered that there would be no

- material change to the extant planning permission. Indeed the turning area would not change in comparison with the approved layout.
- 5.14 The amount of parking spaces would not change i.e. 2 spaces in the undercroft of the proposed 4 bedroom dwelling, which accords with the Council's minimum parking standards. This arrangement is materially the same under the extant planning permission. Clearly, the ratio of rooms to parking is unchanged. On this basis, the impact would be neutral and as such, acceptable. Furthermore, it is necessary to show that the highway safety impact of a development would result in a severe impact in safety terms. Officers are satisfied that, as in the original proposal, this would be unlikely.
- 5.15 The proposed development is acceptable in this regard. Notwithstanding the concerns of the Parish Council, given that there remains no highway objection and the impact on highway safety is as previously approved, officers consider that there is no justification whatsoever to refuse this current application on highway grounds; indeed it would be considered unreasonable to do so, thus leaving the Council open to a cost claim in any subsequent appeal.
- 5.16 Drainage
A drainage condition is attached to the extant planning permission. However, in the context of the development of this site for three dwellings (small scale development), drainage matters would be adequately controlled by Building Regulation Legislation, the Lead Local Flood Authority and Statutory undertaker (Wessex Water) enforcement regimes. In planning terms, officers are satisfied that the site can be connected to the existing surface water and foul waste systems in the locality; or alternative sustainable methods of providing drainage are available. Accordingly the development is acceptable in these terms. In this instance the applicant has indicated that a sustainable drainage system will be provided.
- 5.17 Land Stability
The Coal Authority has had the benefit of a site specific Coal Mining report that has shown that there are no mining anomalies present. Accordingly the Coal Authority do not object to the proposal and do not require further works to be carried out in this regard. The development is acceptable in that regard.
- 5.18 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

5.20 Concluding Analysis

The planning application details a change only to the house type on this plot. It does not alter the broader scope of the development associated with this site. Officers have concluded that there would be no material change in respect of the scope and impacts of the extant planning permission when compared to the current proposal. The design of the dwelling is an acceptable alternative. Accordingly, this application is recommended for approval

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission be APPROVED subject to the conditions listed below.

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 dwelling hereby approved shall not be occupied until the off street parking spaces and turning areas have been provided in accordance with the Planning Layout Plan Drawing No. PL01 received by the Local Planning Authority on 9th July 2020 and thereafter retained as such for their intended use.

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 Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017.

3. No windows other than those shown on the Proposed Elevation Plans drawing No. HT03 shall be inserted at any time at first floor level in the side elevations of the dwelling hereby approved.

Reason

To protect the privacy and amenity of the neighbouring occupiers, and to accord with Policy PSP8 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 the provisions of the National Planning Policy Framework Feb. 2019.

4. The hours of working on site during the period of construction shall be restricted to 08:00 to 18:00 Mondays to Fridays (inclusive), 08:30 to 13:00 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 residential amenity of the neighbouring occupiers during construction and to accord with policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017.

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

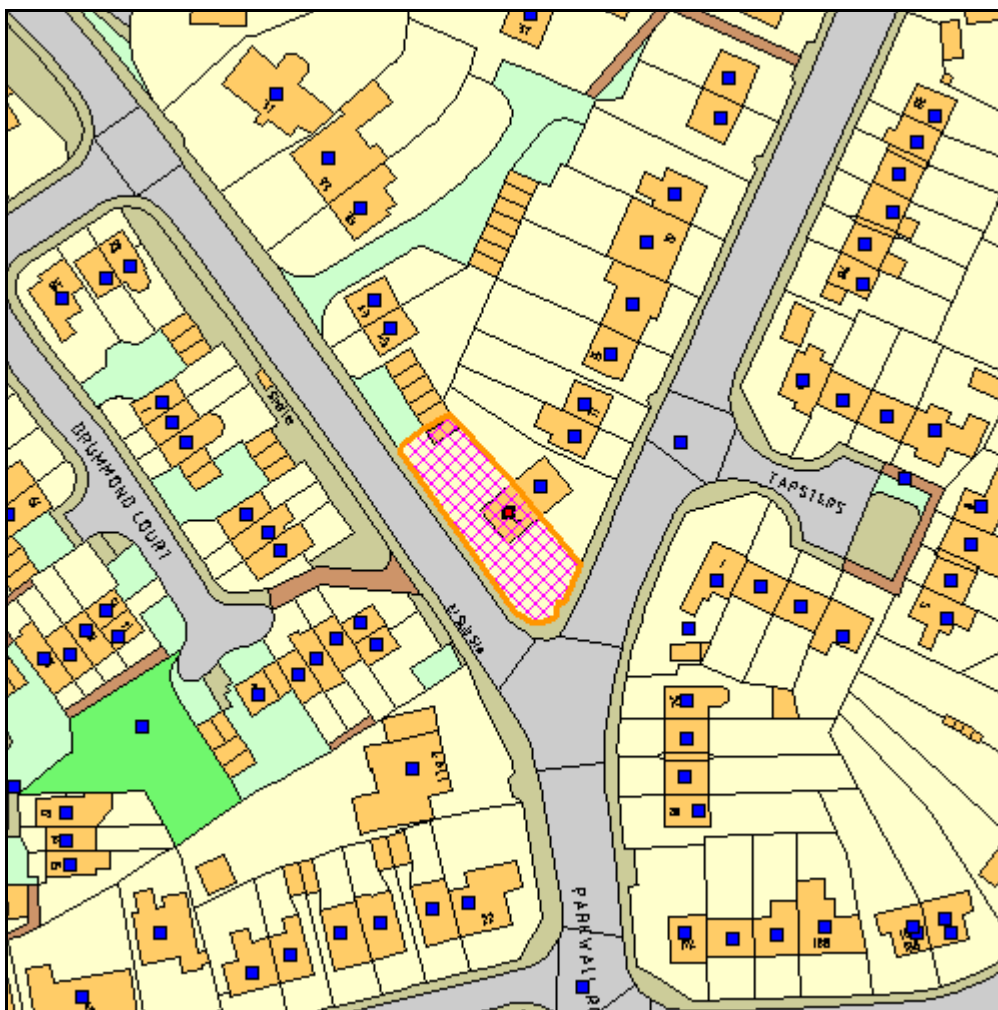
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

The applicant has provided additional information to assist the LPA consider the application.

**Case Officer: Roger Hemming
Authorising Officer: Marie Bath**

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.:	P20/12649/F	Applicant:	Mr N Foster
Site:	5 Parkwall Road Cadbury Heath South Gloucestershire BS30 8HL	Date Reg:	17th August 2020
Proposal:	Erection of single storey side extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	365984 171643	Ward:	Longwell Green
Application Category:	Householder	Target Date:	8th October 2020



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P20/12649/F

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

This planning application will be referred to the Circulated Schedule because the proposal has received 1No objection from Oldland Parish Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey side extension to form additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 5 Parkwall Road, is set within a good sized plot, and is an existing two storey semi-detached property. It is located within the established built up residential area of Cadbury Heath.
- 1.3 As part of the assessment and determination process of this application proposal, the applicant had originally proposed the single storey extension with a flat roof. The proposal has now evolved and been re-designed to incorporate a pitched, lean-to style roof which undoubtedly improves the appearance and aesthetic quality of the proposal, particularly given this prominent location at the junction of Parkwall Road with Woodland Drive.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 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

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 P20/08281/CLP. Erection of a single storey side extension, installation of hip to gable roof extension and 1 no. rear dormer. Refused. 26.06.2020

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
1No letter of Objection – Inappropriate design of roof to extension.

Other Representations

- 4.2 Local Residents
1No letter of support received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.
- 5.2 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.
- 5.3 The proposal is for planning permission is for the erection of a single storey side extension to form additional living accommodation. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.
- 5.4 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.5 The single storey side extension, will have an overall width of 3.6 metres, and be to a depth of 7.0 metres, with 1No window to the front and 1No bi-fold doors to the rear. It will have a lean-to pitched roof front to back and will extend to 2.7

- metres in height to the eaves (*the eaves will line through from the host dwelling*) from the existing ground level.
- 5.6 The extension has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible, and therefore the scale and form of the proposed extensions will respect the proportions and character of the existing dwelling.
- 5.7 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance.
- 5.8 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. This proposed side extension would not project further than existing footprint of the adjacent semi-detached neighbouring property. This proposed lean-to style pitched roof single storey extension has an overall height to the eaves of 2.7 metres. Given position of the extension and its scale, officers are satisfied that the impact will be minimal.
- 5.9 In terms of overlooking, there are no proposed windows to the side of the proposed extension. The only additional windows will be to the front elevations, together with 1 No bi-fold doors to the rear elevation, into the existing private amenity space.
- 5.10 As the site is located in a built up residential area, and given the proposed size, scale and location of the extension, it has been concluded that the impact on the neighbouring residential amenity would be limited and therefore it should not result in an unacceptable impact.
- 5.11 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal does not include any additional bedrooms, therefore there are no transport concerns.
- 5.12 Private Amenity Space
The dwelling benefits from a good amount of existing private amenity space to both the front and rear of the property. PSP43 sets out standards which are based on the number of bedrooms at a property. The proposal does not include any changes to the number of bedrooms.
- 5.13 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty

came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.14 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**.

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).

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

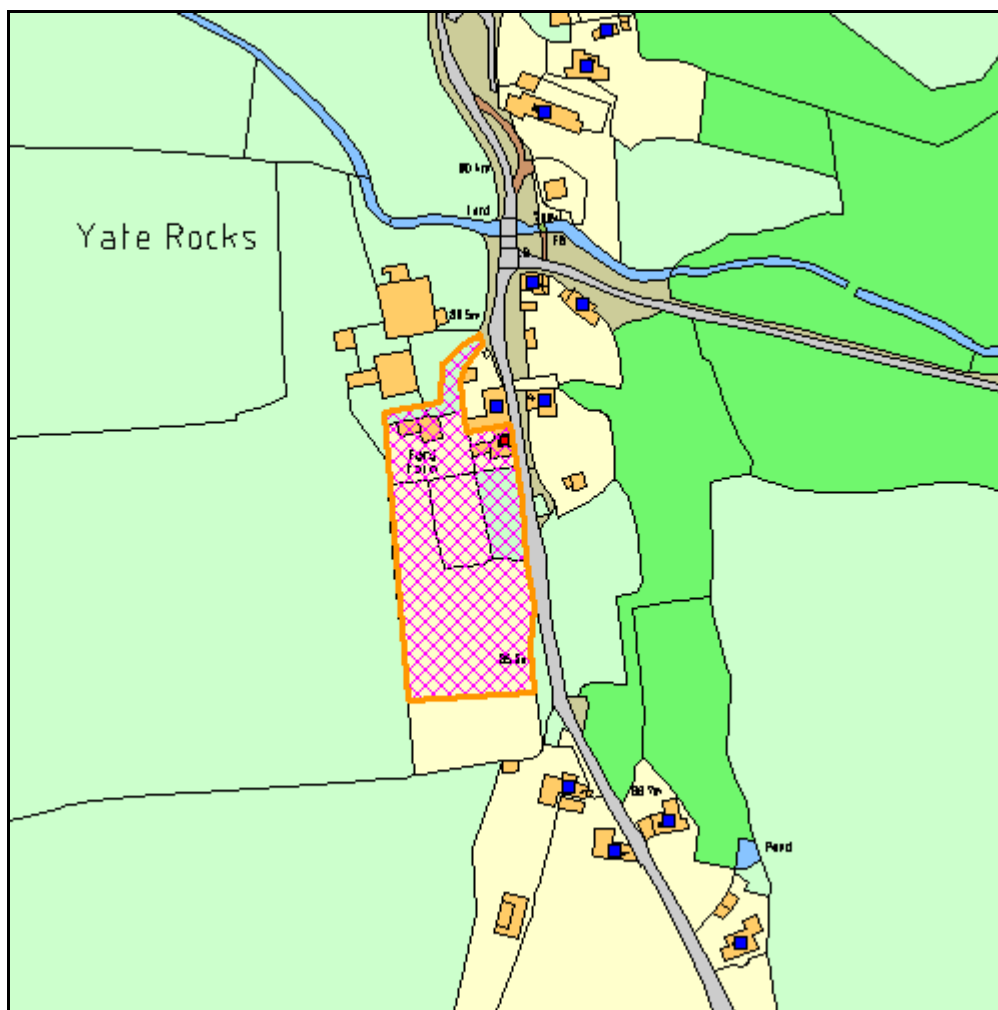
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

By issuing a timely decision

Case Officer: Helen Turner
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.:	P20/12775/F	Applicant:	MR And MRS HOWES
Site:	Ford Farmhouse 7 Yate Rocks Yate South Gloucestershire BS37 7BT	Date Reg:	29th July 2020
Proposal:	Demolition of of timber storage building and extension of existing garage.	Parish:	Yate Town Council
Map Ref:	371977 184664	Ward:	Yate North
Application Category:	Minor	Target Date:	21st September 2020



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P20/12775/F

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

INTRODUCTION

This application appears on the Circulated Schedule, as a result of a consultation response received, from the Town Council, contrary to Officer Recommendation.

1. THE PROPOSAL

- 1.1 The application is for the demolition of an existing timber storage building and extension of existing garage.
- 1.2 The property is a semi-detached dwelling, in rural location, located along Yate Rocks, a small rural road running through the hamlet of Yate Rocks containing various styles of properties, and outside of any formal settlement boundary.

2. POLICY CONTEXT

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

- 2.2 Development Plans

- South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
 - CS8 Access/Transport
 - CS9 Managing the Environment and Heritage

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

- PSP1 Parking Standards
 - PSP8 Residential Amenity
 - PSP38 Development within Existing Residential Curtilages

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

3. RELEVANT PLANNING HISTORY

- 3.1 N4078 - Erection of two-storey extension to west elevation to provide dining room and kitchen with two bedrooms above.
Approved 12 Jan. 1978
- 3.2 PK07/1328/CLE - Application for Certificate of Lawfulness for an existing use of outbuilding and yard for storage of building materials.
Refused 10 Aug. 2007

- 3.3 PK11/0126/PNA - Prior notification of the intention to erect an agricultural building for the storage of hay/straw and farm machinery.
No objection 10 Feb. 2011
- 3.4 PK17/3703/F - Erection of 2no dwellings with access parking and associated works. Refused 12/10/2017
- 3.5 PK18/4666/F - Erection of 1 no. dwellings with access, parking and associated works. Application returned

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection - We are concerned about the scale amassing of the garage and this would have a similar impact as to an additional dwelling/house.

We are also concerned that this could be converted into an additional dwelling which planning permission has been sought for in the past

Sustainable Transportation

No objections

Lead Local Flood Authority

No objections

Landscape

No objections

Highways Structures

There appears to be a retaining wall and access road close to the highways. No construction work should be carried out near to this. The Highways Authority should be contacted to ensure highways will not be affected and any works meet their requirements.

Other Representations

4.2 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Residential development within residential curtilages is acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation; as set out in policy PSP38. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings.

- 5.2 The comments above are noted. The proposals would involve the removal of an existing timber storage building attached to the existing garage and its replacement with an extension to the garage which would be of similar length

but incorporating a higher pitched tiled roof than the existing storage building. The site is located within the residential curtilage of the property, and the redline boundary reflects previous residential consents. The proposals are for the extension to the garage building. The application is not for a separate dwelling, which would require separate and further specific planning permission and would be judged on its own individual merits. The proposal is also open sided providing open access to the inside. Other applications, as referred to in the relevant sections above, were for separate dwellings within separate locations to the south of the site.

5.3 Design

The proposals would essentially replace an existing timber storage building. Whilst relatively large for a garage it is of similar length to the timber store and the design seeks to incorporate it as part of the wider garage. The plot is relatively spacious and the development can be accommodated satisfactorily. The size, scale, design and location of the proposals would not be considered to detract from the site and surroundings, and are considered to be of an acceptable standard in design.

5.4 Residential Amenity

Given the nature, location, design and orientation of the proposals and their relationship with other properties in the area, they are not considered to give rise to any additional significant or material overbearing or overlooking impacts on adjacent properties in this instance.

5.5 Transportation.

It is not considered that the proposals would have a significant impact on the sites travel demand, it does not require alteration of the sites access arrangements and space remains available on-site for vehicles to park and turn round. There are no highways or transportation objections to the application.

5.6 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 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission is granted.

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 colour, type and texture of the rendered finish to the external walls of the proposed extension shall match that of the existing building.

Reason

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

3. The building; hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 7 Yate Rocks.

Reason

This application has been solely assessed as a residential outbuilding. Any alternative use would require further consideration in accordance with the NPPF, the Core Strategy and the Policies Sites and Places Plan.

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

POSITIVE AND PROACTIVE STATEMENT:

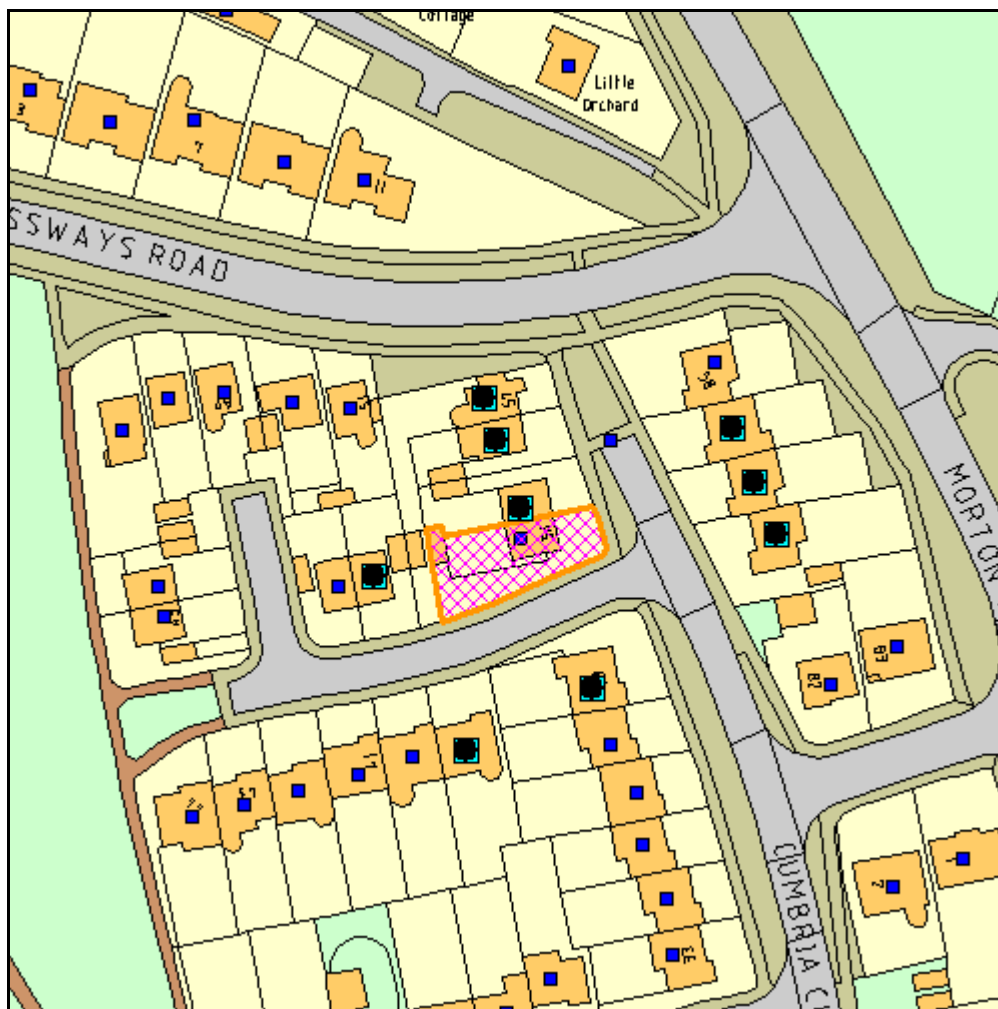
In dealing with this planning application the Local Planning Authority have worked in a positive and proactive manner in seeking a satisfactory resolution to the application, in accordance with the relevant policies.

Case Officer: Simon Ford

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.:	P20/12888/F	Applicant:	Cole Wallace
Site:	54 Cumbria Close Thornbury South Gloucestershire BS35 2YF	Date Reg:	5th August 2020
Proposal:	Erection of single storey side and rear extension to form additional living accommodation. Erection of front porch and rear garden wall.	Parish:	Thornbury Town Council
Map Ref:	365032 190234	Ward:	Thornbury
Application Category:	Householder	Target Date:	24th September 2020



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P20/12888/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

Contrary view of Parish Council and 5 objection comments from local residents.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey side and rear extension to form additional living accommodation, the erection of a front porch and rear garden wall at 54 Cumbria Close, Thornbury.
- 1.2 The application site comprises a two storey semi-detached dwelling. The application site is located within the defined Thornbury settlement boundary.
- 1.3 Revised plans have been received that brings the proposed rear garden wall away from the edge of the pavement and maintains an area of amenity space between the proposed wall and pavement.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development

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

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

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Assessing Residential Amenity TAN (Endorsed) 2016

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

Objection - The proposed wall would create a hard edge direct onto the pavement rather than the soft green landscaping currently in place. When the estate was built houses were covenanted to stop such areas being enclosed by high walls to preserve the character that was designed into the area. Whilst such covenants are civil matters we believe this indicates that the original planning permission for the area took into account that these areas would provide some of the open space necessary for such a development.

4.2 Archaeology

No comments

4.3 Sustainable Transport

No comments

4.4 Local Residents

5 objections from local residents have been submitted, making the following points:

Design and Visual Amenity

- The proposal would be out of character with the area.
- Detrimental loss of green area and shrubs that will not be replaced.
- The proposed wall would create a hard boundary edge to the pavement that is out of character with the area.
- Development would increase the current footprint of the property by over 50%, taking it far out of keeping with the surrounding properties.

Residential Amenity

- Proposed rear extension would overshadow neighbouring property and would reduce the outlook from neighbouring windows.
- Overbearing presence on neighbouring property.

Highway Safety

- None

Other Issues

- Detrimental environmental impact for the area.
- Proposed wall contradicts the original planning and covenant restrictions.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application seeks permission for a single storey side and rear extension, front porch and rear garden wall at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits development within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.3 The proposed single storey side and rear extension would appear subservient to the existing dwelling thanks to its scale and it would be finished in materials to match the external finish of the existing dwelling. Within the context of the site there is a similar single storey side element at no.2 Cumbria Close and a two storey side extension at no.52. The proposal would therefore respect the character, distinctiveness and amenity of both the site and its context.

5.4 The proposed rear garden wall would be situated away from the adjacent pavement and an area of amenity land would be left between the wall and pavement. The proposed wall would be 1.8 metres high and would be finished in brickwork to match the existing dwelling. Within the context of the site there is a similar boundary wall opposite at no.38 which is situated closer to the pavement than the proposal.

5.5 The proposed front porch would be modest in scale and would be finished in materials to match the external finish of the existing dwelling.

5.6 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the street scene or character of the area.

5.7 Residential Amenity

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

- 5.8 When considering the impact of the development on the residential amenity of neighbouring residents, the neighbouring property which is most likely to be affected is the adjoining property to the north at 55 Cumbria Close.
- 5.9 In respect of the adjoining property to the north, it is noted that whilst the proposed rear element of the single storey extension would extend along the shared boundary by 3.5 metres, it would only be of a single storey and would have an eaves height below 3 metres. There are no side facing windows proposed.
- 5.10 On the basis of the assessment set out above, it is not considered that the development proposal would result in any unacceptable impacts on the amenity of neighbours.
- 5.11 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposed development would not increase the number of bedrooms in the property and would not remove any on-site parking spaces.
- 5.12 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application is considered to have a neutral impact on equality.
- 5.13 Other Matters
A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below:
- 5.14 Concern was raised that the proposal would lead to a detrimental loss of green area and shrubs that will not be replaced and that the proposal would have a detrimental environmental impact for the area. The shrubs that were previously on the site had no protection in planning and could have been removed at any time independently of this planning application. Some of this green area is now proposed to be retained.
- 5.15 Concern was raised that the proposed wall would contradict the original planning permission for the estate and covenant restrictions in place. Covenant restrictions are a civil matter and not a material consideration in the planning process. The existing planning permission for the estate removed Permitted Development Rights for wall but that has no bearing on this application as this application is for full planning permission.

6. CONCLUSION

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

7. RECOMMENDATION

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

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 and wall hereby permitted shall match those used in the existing building.

Reason

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

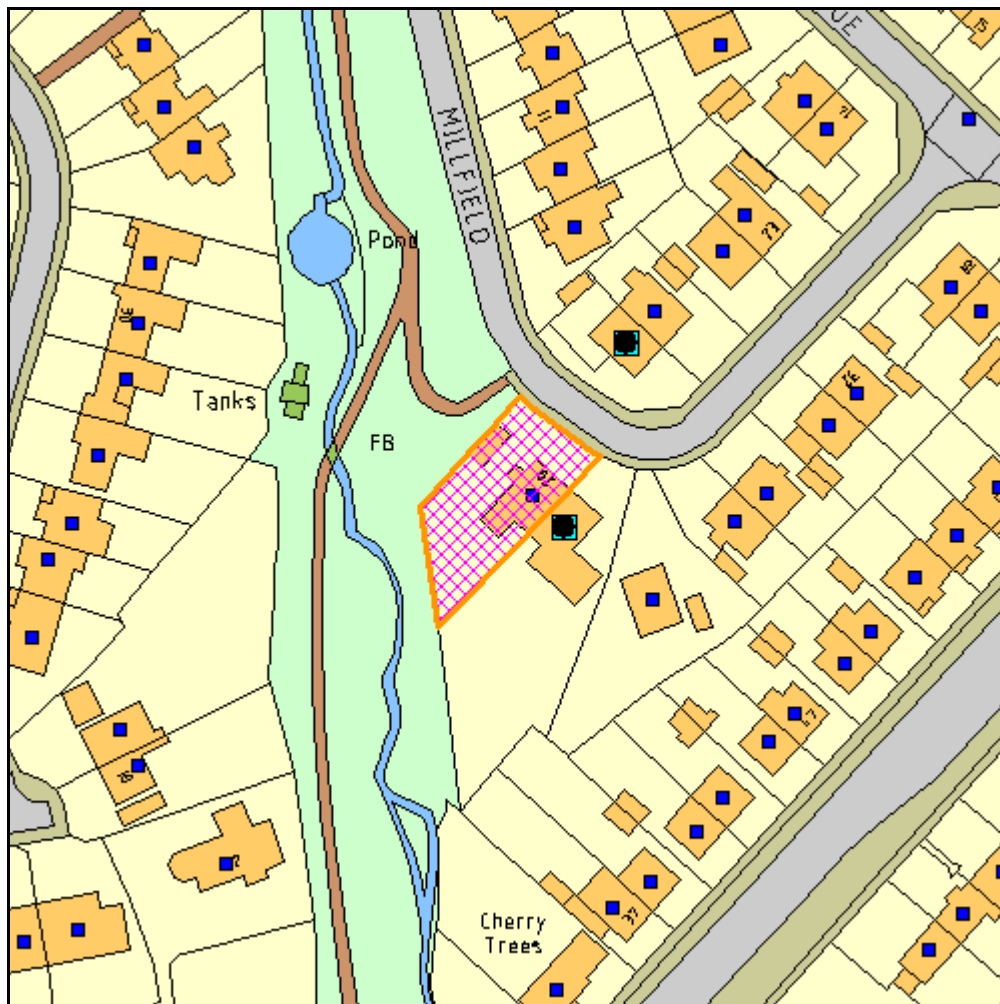
IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking amended plans.

Case Officer: Oliver Phippen
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 39/20 -25th September 2020

App No.:	P20/13385/F	Applicant:	Mr And Mrs Peters
Site:	20 Millfield Thornbury South Gloucestershire BS35 1JL	Date Reg:	5th August 2020
Proposal:	Erection of single storey side and single storey rear extensions to form additional living accommodation. Extension to existing rear dormer and installation of 1no Velux 'mini dormer' to the front. Erection of new single garage and store.	Parish:	Thornbury Town Council
Map Ref:	364036 190680	Ward:	Thornbury
Application Category:	Householder	Target Date:	24th September 2020



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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 REFERRING TO CIRCULATED SCHEDULE

The application appears on Circulated Schedule because over 3no. Objections from local residents have been received, which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey rear and single storey side extension, extension to the existing rear dormer, installation of 1no. Velux 'mini dormer' to the front roof slope and the erection of a new single garage and store.
- 1.2 The application site is a detached 1960s chalet bungalow within the Thornbury Designated settlement boundary.
- 1.3 During the course of the application, amended plans were sought to remove the front box dormer. It was not considered necessary to run a round of re-consultations in this case.

2. RELEVANT PLANNING HISTORY

- 2.1 N5146 – Approved 04/01/1979:
Erection of single storey extension

3. CONSULTATION RESPONSES

- 3.1 Thornbury Town Council
No objection
- 3.2 Sustainable Transport
No objection subject to the garage being a minimum of 3 metres x 6 metres internally
- 3.3 Archaeology Officer
No comments
- 3.4 Local Residents
8no. objection letters have been received from local residents. These were all in response to the proposed front dormer and cited broadly that it is not in keeping with the area, would be detrimental to the street scene and would allow overlooking of the side aspect of a neighbouring property.

4. **ANALYSIS OF PROPOSAL**

- 4.1 The proposal seeks to erect a single storey rear extension, single storey side extension, install 1no. Velux 'mini dormer' on the front roof slope and erect a single detached garage.
- 4.2 Principle Of Development
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. The development is acceptable in principle, subject to the following detailed consideration.
- 4.3 Design and Visual Amenity
The rear extension will have a depth of c.3.5 metres and will span the rear elevation. The side extension will project by c.1.9 metres from the North-western side elevation where it will have a side facing gable and part lean to roof that will replace the existing lean to side porch. The alterations to the rear dormer will see the current smaller box dormer replaced with a larger rear dormer with a gently sloping roof and the garage will be replaced with a pitched roof single garage that will have a store to the rear and covered area indicated as being for a hot tub. The ridge height of the garage will be c. 3.7 metres.
- 4.4 Initially, the front elevation roof slope was to have a front dormer installed. This was a point of objection from local residents, and officers shared the concern that the introduction of a front would appear as out of keeping, given the relatively unbroken roof scape to the front of the dwellings in the locality. This was despite the dormer being small in scale and carefully placed. Instead and following discussion with the agent, it was opted to use a roof light as has been done elsewhere, albeit in this case the roof light is a Velux 'mini dormer', which appears as a roof light but is elevated slightly at the top (by c.200mm) to give additional headroom internally. Whilst this would project more than a 'standard' roof light, it would have a significantly smaller impact than the originally proposed boxed dormer and is considered to be acceptable on the front roof slope.
- 4.5 Elsewhere, the side and rear extensions are considered to be of an appropriate scale and design that is in keeping with the host dwelling and can be considered as being acceptable with regards to the provisions of CS1. Whilst the rear dormer will be larger, this will be to the rear and will replicate other rear dormers within the area that have been added over time, as can be common on

- bungalows such as this. Accordingly and on balance, officers would not object to the design of the rear dormer.
- 4.6 Following the above assessment, officers consider the proposed extensions to be acceptable in terms of design and not in conflict with PSP38 or CS1. Given that the plans have been amended, it would be prudent to condition the plans so as to ensure a satisfactory standard of external appearance in line with the revisions made.
- 4.7 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 4.8 The side extension and garage are on the side of the site that does not abut any residences and so there is no concern that there will be any prejudicial impacts on residential amenities. The rear extension is of a modest scale and is single storey, and so officers are satisfied that it will not result in any overbearing or losses of light or outlook with regards to the attached neighbour, no. 22.
- 4.9 Whilst the dormer will be of a greater scale and will allow a small increase in overlooking potential above and beyond present, given the presence of the existing dormer, officers would not consider the level of overlooking to be unacceptable.
- 4.10 Parking Standards
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off street parking can be provided to accommodate increase in demand.
- 4.11 The number of bedrooms within the dwelling will remain at 3, and so no material increase in demand for parking will occur. The loss of the garage will be mitigated by the replacement garage that internally meets the SGC 3 metre x 6 metre minimum size and so can be counted as parking provision. There is also 1no. Space to the front of this garage. Accordingly, the site will benefit from 2no. Parking spaces and thus meets the PSP16 minimum standards for parking.
- 4.12 Private Amenity Space
As a 4 bed dwelling, PSP43 suggests that there should be at least 70 sq m of private amenity space. Should permission be granted, it is evident that there will be in excess of this and so there is no objection in this regard.

Impact on Equalities

- 4.13 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is

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

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

5. CONCLUSION

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

5.2 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.

6. RECOMMENDATION

6.1 It is recommended that permission is **GRANTED** subject to the conditions detailed on the decision notice.

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 development hereby approved shall be carried out in strict accordance with the following plans;

1924-01A - Combined existing plans and elevations

1924-03 - Site location plan

Received 30/07/2020

1924-02C - Combined proposed plans and elevations

Received 15/09/2020

For the avoidance of doubt and to ensure a satisfactory standard of external appearance.

POLICIES CONSIDERED IN THE DETERMINATION OF THIS APPLICATION:

CS1 - High Quality Design

CS4a - Presumption in Favour of Sustainable Development

CS5 - Location of Development (Inc Green Belt)

CS8- Improving Accessibility

CS32 - Thornbury

PSP1 - Local Distinctiveness

PSP8 - Residential Amenity

PSP11 - Transport Impact Management

PSP16 - Parking Standards

PSP38 - Development Within Existing Residential Curtilages, Including Extensions and New Dwellings

PSP43 - Private Amenity Space Standards

SPD3 - Design Checklist SPD (Adopted) August 2007

SPD8 - Residential Parking Standard SPD (Adopted) December 2013

NAT5 - National Planning Policy Framework

NAT6 - Planning Practice Guidance

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

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

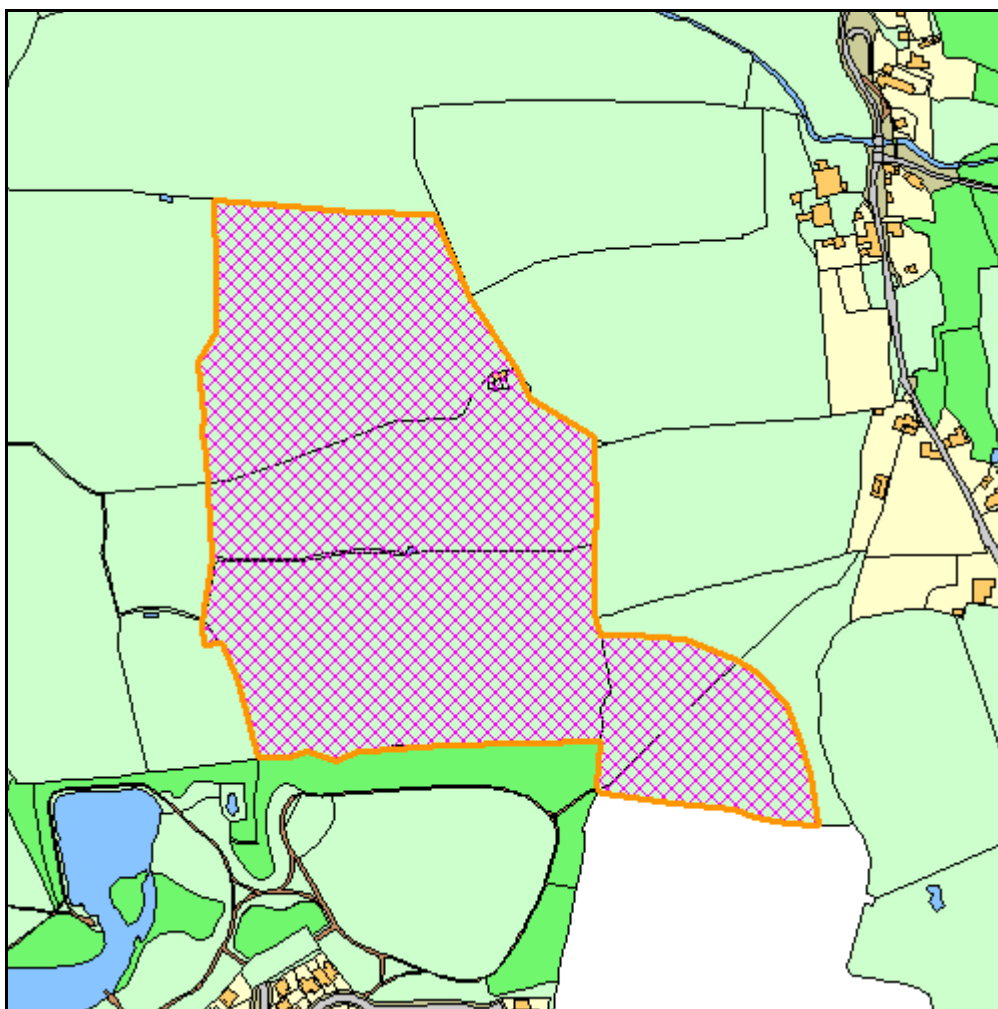
Amendments have been sought to address officer concern. An extension has been agreed and the application has been determined within the agreed extension.

Case Officer: Alex Hemming

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 39/20 - 25th September 2020

App No.:	P20/15724/RVC	Applicant:	MR ADAM REES BELLWAY HOMES LIMITED (SOUTH WEST)
Site:	PI24, PI25, PI26 & 27 North Yate New Neighbourhood Gloucestershire Yate	Date Reg:	8th September 2020
Proposal:	Variation of condition 19 attached to planning permission P19/11377/RM (Erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC)) to require compliance with the South Gloucestershire Council Wheelchair Specification rather than Building Regulations M4(3) standard.	Parish:	Yate Town Council
Map Ref:	371734 184489	Ward:	Yate North
Application Category:		Target Date:	20th October 2020



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P20/15724/RVC

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

1. THE PROPOSAL

- 1.1 This application seeks permission to vary condition 19 attached to reserved matters consent P19/11377/RM to require compliance with the South Gloucestershire Council Wheelchair Specification rather than Building Regulations M4(3) standard.
- 1.2 The original consent P19/11377/RM granted the erection of 247no. dwellings, creation of play areas and 3no. sports pitches with associated works. The application site is located within the North Yate New Neighbourhood, now known as Ladden Garden Village at the south eastern corner of the site.
- 1.3 This application solely relates to the standard that the wheelchair units must be built to as stipulated under condition 19. This application does not affect the appearance or arrangement of any of the units.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS2 Green Infrastructure
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS30 Yate and Chipping Sodbury
CS31 North Yate New Neighbourhood

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 and Accessibility Standards for Affordable Dwellings
PSP43 Private Amenity Space Standards
PSP47 Site Allocations and Safeguarding

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD (adopted)
Waste Collection: Guidance for New Developers SPD (adopted)
Extra Care and Affordable Housing SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/042/SCO, Scoping Opinion for a proposed mixed-use site approximately 104ha in North Yate.
- 3.2 PK12/1913/O, Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved. Approved on 17th July 2015.
- 3.3 PK15/5230/RVC, Variation of condition 41 of Planning Permission PK12/1913/O to change the proposed wording which related to the need for an Energy Statement and energy targets. Approved on 6th May 2016
- 3.4 PK16/2449/RVC, Variation of condition 12 attached to planning permission PK12/1913/O to allow for a programme for archaeological investigations across the site. Approved on 15th August 2016.
- 3.5 PK17/0039/NMA, Non-material amendment to Condition 19 of PK16/2449/RVC (Outline planning permission for the North Yate New Neighbourhood) to reflect the updated phasing plan submitted pursuant to Condition 4. Approved on 23rd February 2017.
- 3.6 P19/6296/RVC, Variation of condition 19 attached to outline planning permission PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA and PK17/4826/RVC) to amend the wording of the condition (19) to "There shall be no commencement of Phase 5 of the development as shown on the Phasing Plan submitted pursuant to condition 4, until such time as the internal link road linking Randolph Avenue, Leechpool Way and the access from the Peg Hill development (as approved by planning permission PK12/0429/O) has been implemented and is operational. Construction use and residential use are deemed operational". Approved on 13th September 2019.

- 3.7 PK17/4260/RM, Laying out of landscape and infrastructure (Phase 0) including primary and secondary streets, utilities, services, foul and surface water drainage, hard and soft landscaping. (Approval of reserved matters including appearance, landscaping, layout and scale to be read in conjunction with Outline Planning Permission PK12/1913/O superseded by PK16/2449/RVC). Approved on 21st May 2018.
- 3.8 P19/11377/RM, Erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC).

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
Objection. We object to the removal of this condition insofar as it requires social housing to be built to Part M accessibility standards. That standards requirement must stay in place, although we do not mind the change of location of the affordable houses.
- 4.2 Public Open Space Officer
Not related to Public Open Space. No comment
- 4.3 Crime Prevention Design Advisor
I am a Crime Prevention Design Advisor (CPDA) with a responsibility for Crime Prevention. Through Environmental Design projects within South Gloucestershire area. As a Constabulary we offer advice and guidance on how the built environment can influence crime and disorder. Paragraphs 91, 95 and 127 of the National Planning Policy Framework February 2019 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, 117, and 127 also require the creation of safe environments within the context of the appropriate section. Having viewed the information as submitted there are no appropriate comments in relation to Community Safety.
- 4.4 Drainage Officer
No alterations or changes to the previously approved drainage provisions covered by P19/11377/RM are proposed within this variation of condition, therefore we have, No Objection.
- 4.5 Sports England
The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application. General guidance and advice can however be found on our website.
- 4.6 Landscape Officer
There is no landscape comment in relation to condition 19.

4.7 Archaeological Officer
No comment

4.8 Affordable Housing Officer
No objection

Other Representations

4.9 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks planning permission to vary condition 19 attached to the previously approved consent P19/11377/RM. Section 73 of the Town and Country Planning Act allows for applications for the variation of conditions attached to previously granted planning permissions. The regulations set out that when determining such applications it is only the question of the conditions attached to the approved consent which may be considered. As such, the principle and planning merit of the original scheme cannot be reconsidered under this application.

5.2 It is only the conditions which the original permission was subject to that may be considered. The regulations set out that the Local Planning Authority can grant planning permission with conditions differing from the original permission, or it can refuse the application if it considers that the original conditions should apply.

5.3 Condition 19 of application P19/11377/RM states the following:

“All Affordable Dwellings shown on the approved Planning Layout plan no.0681-102 rev I shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level and plot nos. 111, 98, 78, 159 on Planning Layout plan no.0681-102 rev I which shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)”.

5.4 The condition incorrectly requires that plots 111, 98, 78 and 159, which are wheelchair units are constructed to meet Part M of the Building Regulations accessibility standard M4(3). The approved drawings for these units specify that they will comply with South Gloucestershire Council Specification Requirements for Wheelchair Units, as requested by the Council’s Affordable Housing Officer in her comments on the original application. This variation of condition application is therefore required to regularise the situation to ensure that the requirements of the condition match the approved plans and the Council’s Affordable Housing Officer comments. The comments from Yate Town Council are noted; this application does not remove the condition, and the requirement to comply with Part M standards, along with the Council’s Wheelchair Specification, will remain.

- 5.5 Accordingly, there are no objections to the amendment of condition 19 to the following wording:
- 5.6 “All Affordable Dwellings shown on the approved Planning Layout plan shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level. Where Wheelchair units are identified on the approved planning layout these units will be constructed to meet South Gloucestershire Council's Specification Requirements for Wheelchair Units”.
- 5.7 The condition has been updated to remove specific plan references and plot numbers so that the condition is still relevant and enforceable if subsequent non-material amendments are made to the affordable mix. All other conditions on the previously approved consent are considered to be accurate and relevant and will be copied over to the new consent.
- 5.8 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant consent 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 Reserved Matters Consent is GRANTED subject to the conditions on the decision notice.

CONDITIONS

1. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of brickwork, demonstrating the colour, texture, facebond and pointing are to be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the brickwork is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

2. Notwithstanding details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority . The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

3. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of render indicating colours and texture, shall be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

4. Prior to the construction of development above Damp Proof Course (DPC) level, the detailed design including materials and finishes of the following items on all dwellings shall be submitted to and approved in writing by the local planning authority:

1. Eaves, verges and ridges
2. All windows (including cill, reveal and lintels)
3. All external door hoods, architraves, canopies and porches
4. Extracts, vents, flues & meter boxes
5. Dormers
6. Weatherboard cladding relative to masonry external leaf/window frames

The scheme shall be implemented strictly in accordance with the approved details.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

5. The pitches hereby approved shall be inspected by a suitably qualified agronomist to ensure they are provided to the required Performance Quality Standard (PQS) for football outlined in the document Specification and Maintenance for Sports Pitches no. 19141 V3. Prior to the first use of the pitches a report confirming that the pitches have been completed and meet the required PQS or any necessary remedial works required in order to meet the PQS and a timetable for their implementation shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

To ensure that the pitches are prepared to an adequate standard and are fit for purpose and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

6. The pitches shall have undergone at least two growing seasons prior to their first use.

Reason

To ensure that the pitches are prepared to an adequate standard and are fit for purpose and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

7. The residential units hereby approved shall be built to the fabric first/energy efficiency measures as set out in the Energy Statement hereby approved, including units achieving a minimum airtightness of 5m³/h.m³ @50 Pa.

Reason

In the interests of sustainability and reducing the energy demand of dwellings beyond statutory minimum building regulations and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

8. Notwithstanding the details submitted, prior to the construction of the raised table to the north of plots 49-54, a revised design for the raised table shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

To ensure the approved plans are consistent with S38 highway adoption plans.

9. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided for the plot to which it relates before the corresponding building is first occupied, and thereafter retained for that purpose.

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

10. The bin storage shown on the drawings hereby approved shall be provided before the corresponding dwellings are first occupied, and thereafter retained for that purpose.

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

11. Any trees or plants shown on the landscaping scheme hereby approved, which die, are removed, are damaged or become diseased within 5 years of the completion of the approved landscaping scheme shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size, location and species as those lost.

Reason

In the interests of the character and appearance of the area, to accord with policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017 and policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

12. All hard and soft landscape works shall be carried out in accordance with the details hereby approved. The works shall be carried out in the first planting season prior to occupation of the final dwelling approved under this reserved matters application or in accordance with the programme agreed in writing by the Local Planning Authority.

Reason

In the interests of the character and appearance of the area, and to accord with policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017; and policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

13. Prior to the first occupation of any dwelling in the parcel, details of street lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling in the parcel.

Reason

To ensure that the lighting scheme does not adversely impact on the landscaping scheme, and to ensure the health and appearance of vegetation in the interest of the character and appearance of the area and to accord with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

14. Prior to the erection of any bus shelters to be provided, their final position and specification shall be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure that the bus shelters meets the Council's standards and are adequate for use and to accord with policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017.

15. Notwithstanding the details submitted, prior to the commencement of development above Damp Proof Course (DPC) level an amended plan showing the location of bird, bat and dormouse locations shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

In the interests of wildlife and the ecology of the site and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and PSP19 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

16. Prior to the commencement of development above Damp Proof Course (DPC) level samples of roof tiles to be used shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

17. No development shall commence until the tree protection fencing approved under condition 8 of PK17/4260/RM has been erected in accordance with the approved details. The fencing shall be retained and maintained in accordance with the agreed details throughout the course of the development.

Reason

In the interest of the heath and visual amenity of trees and to accord with policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017. This is a pre-commencement condition to ensure that trees are protected before any development starts.

18. Prior to any works relating to the sports pitches hereby approved taking place, the detailed drainage design for the sports pitches shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

To ensure adequate drainage for the pitches is provided to ensure that they are of adequate quality and useable in bad weather conditions and to accord with policy CS1 and CS24 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

19. All Affordable Dwellings shown on the approved Planning Layout plan shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level. Where Wheelchair units are identified on the approved planning layout these units will be constructed to meet South Gloucestershire Council's Specification Requirements for Wheelchair Units.

Reason

To ensure inclusive design access for all in accordance with Policy CS1 of the South Gloucestershire Council Local Plan Core Strategy (adopted) December 2013.

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