

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: 36/20

Date to Members: 04/09/2020

Member's Deadline: 10/09/2020 (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:

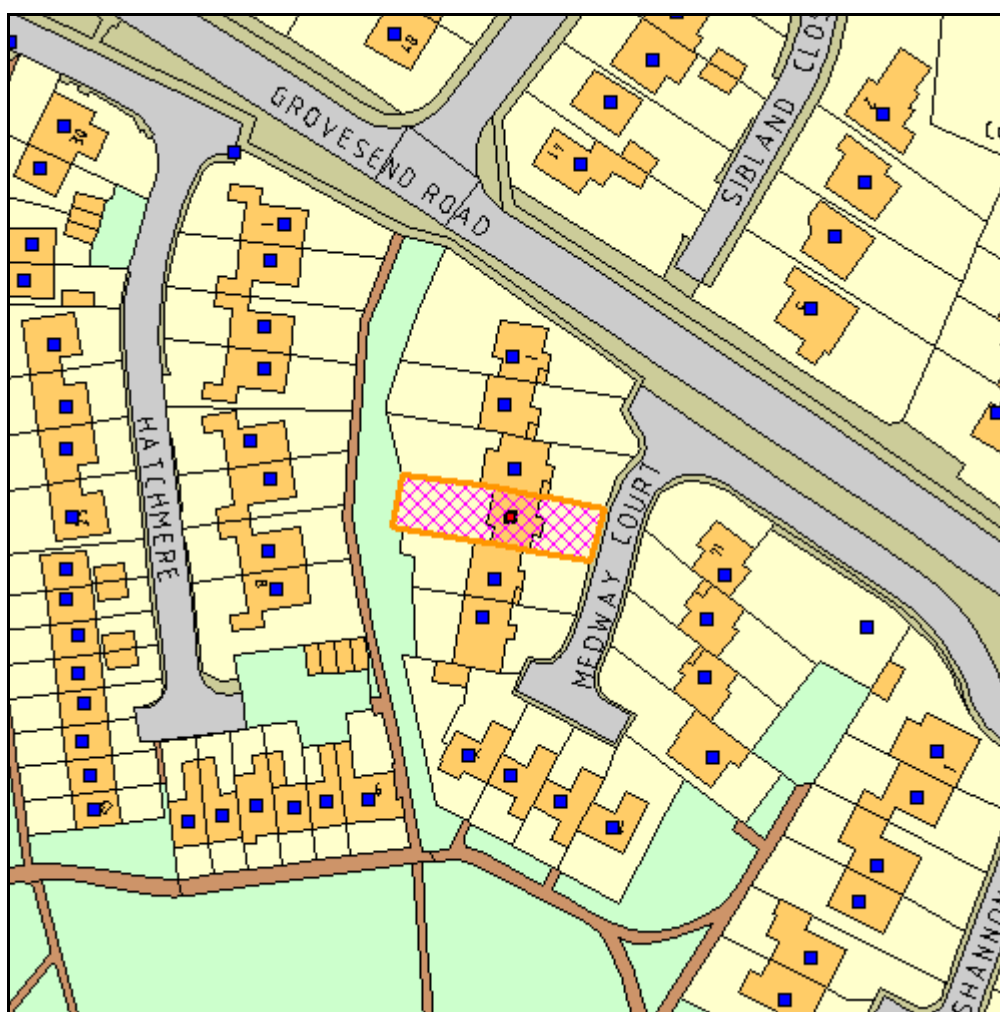
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 04 September 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/08745/F	Approve with Conditions	4 Medway Court Thornbury South Gloucestershire BS35 2HL	Thornbury	Thornbury Town Council
2	P20/10117/F	Approve with Conditions	37 Charles Close Thornbury South Gloucestershire BS35 1LW	Thornbury	Thornbury Town Council
3	P20/11696/RVC	Approve with Conditions	Elm Farm 118 London Road Warmley South Gloucestershire BS30 5NA	Boyd Valley	Siston Parish Council

CIRCULATED SCHEDULE NO. 36/20 - 4th September 2020

App No.:	P20/08745/F	Applicant:	A Williams
Site:	4 Medway Court Thornbury South Gloucestershire BS35 2HL	Date Reg:	30th July 2020
Proposal:	Conversion of garage and erection of single storey front side and rear extensions to provide additional living accommodation. Extension of boundary line in rear garden to include a change of use from amenity land (Sui Generis) to residential garden (Class C3) as defined by the Town and Country Planning (Use Classes) Order 1987.	Parish:	Thornbury Town Council
Map Ref:	364670 189729	Ward:	Thornbury
Application Category:	Householder	Target Date:	22nd July 2020



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N.T.S.

P20/08745/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 REFERRING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to an objection from the Parish Council of 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 front, side and rear extension and conversion of an existing garage to create an enlarged entrance area, store, utility area and enlarged kitchen/dining space. The application also seeks permission for the extension of the rear garden boundary, of which includes a change of use from 'amenity land' to residential garden (Class C3).
- 1.2 The application site is a link detached two storey 1960s dwelling located on a residential cul-de-sac in the Thornbury settlement boundary. There are no other planning constraints that would affect the development.
- 1.3 Originally, the description of development did not account for the change of use and so this was amended and a 21 day re-consultation was carried out.

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
CS8	Improving Accessibility
CS32	Thornbury

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP5	Undesignated Open Spaces
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

3. **RELEVANT PLANNING HISTORY**

None

4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council
No objection

Updated response:

Objection – concern regarding loss of amenity space. No objection to the extension in itself.

- 4.2 Sustainable Transport
No objection in principle – further information required regarding parking provision and number of bedrooms present.

- 4.3 Tree Officer
No comment has been received.

PROW

No objection – reminds developer of their responsibilities regarding the PROW.

- 4.4 Local Residents
2 no letters of objection have been received, summarised below;
- Object to the link garage being used as living areas due to increase in noise and disturbance
 - Increase in height of roof would block light and necessitate removal of tree that grows on boundary
 - A drainage pipe runs along the rear boundary and precautions should be taken not to disturb when digging foundations – this should be shown on plans
 - Extremely concerned about the extension of the rear boundary wall as this would result in the loss of trees and moving fencing closer
 - Trees make a good environment for wildlife/birds
 - Another property further along removed trees and put up fencing that is now uncared for and is an eyesore
 - Footpath is used by several people and makes a nice walk with the trees, birds, etc.

5. **ANALYSIS OF PROPOSAL**

- 5.1 The proposal seeks to erect a single storey front, rear and side extension to include the conversion of an existing garage and the alteration of the rear boundary to include a change of use from amenity land to residential garden

(Class C3). It should be noted that the conversion of the garage itself would not require planning permission.

5.2 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.

5.3 The change of use from amenity land to residential garden means policy PSP5 is also relevant to this proposal. PSP5 covers undesignated open spaces in urban areas and settlements and permits development on such spaces where it does not adversely affect (inter alia) the quality, character, recreation opportunities, amenity or distinctiveness of the locality.

5.4 Design, Visual Amenity and Loss of Undesignated Open Space

The host dwelling is faced with brick and cladding, has a pitched roof with front and rear facing gables with interlocking roof tiles. The rear boundary consists of a 6ft timber fence that is obscured from the public footpath and amenity/scrub land by a variety of overgrowth and small trees.

Front, Side and Rear Extension(s)

5.5 The front extension would sit affront the host dwelling would adjoin the front of the link garage. In effect and when viewed from the street, the result will be a forward projecting front extension with a depth of 1.8 metres and height of 2.8 metres with a re-located front door that would face front awards as opposed to sideward. To the rear, the extension will project from the link garage and rear elevation, with a depth beyond the main rear elevation of 2.9 metres and a total width of 6 metres. The height will be the same as the front extension. Materials are suggested to be brickwork and render with white Upvc windows and the roof is to be flat all the way round.

5.6 Flat roofs can require careful consideration, particularly when visible from the public realm as they aren't always considered to be good design, however in this case this particular roof structure is considered acceptable when taken in to account the prevalence of flat roofs used at ground floor on the existing dwellings on Medway Court on porches and the link garages.

5.7 The extension(s) combined are a reasonably modest addition to the host dwelling, with the front extension not looking out of keeping in terms of design and not of an inappropriate scale on the front elevation or within the wider street scene. The rear extension is a simple single storey addition to the rear of the host and is considered to be an acceptable design for its domestic

setting. Accordingly, both are considered to be in compliance with PSP38, PSP1 and CS1.

Change of Use and Extension of Boundary

- 5.8 The boundary re-alignment will see the rear boundary fence (currently a 1.8 metre timber fence) removed and the boundary shifted backwards by 1.5 metres, with a new 1.4 metre retaining wall and 1.5 metre panel fence atop. The retaining wall is required as the current boundary is at a higher level than the land to be enclosed.
- 5.9 The amenity land in question does not appear as part of the Council maintained land to the side of the footpath that runs behind the dwellings on this side of Medway Court and the dwellings on Hatchmere. Instead, this land is indicated to be land leftover by the original developer (certificate D has been signed) and is thus not in ownership or ownership is unknown. Critically however, the correct certificate has been signed. The land at present is covered by overgrowth and shrubs with a selection of smaller trees, none however worthy of protection nor indeed protected by a TPO or Conservation Area designation.
- 5.10 Whilst officer's acknowledge that the change of use and encroachment on to this land would result in some loss of greenery and vegetation which makes a pleasant contribution to the locality and public footpath's setting, on balance it would not be to an unacceptable degree given the reasonably small scale loss of amenity space that currently offers little usability or functionality. Also and as noted above, the change of use would not affect the flat land laid to grass that runs alongside the public footpath (both Council Owned). This footpath is a designated PROW and a suitably worded informative however should be applied, should permission be granted, to remind the applicant of their responsibilities in relation to the right of way during and after development.
- 5.11 Overall and whilst officers understand the concerns raised by a resident and the Parish Council, the proposed change of use and alteration to the rear boundary is not considered to have such an adverse impact on the quality, character, recreation, amenity or distinctiveness of the locality that would warrant refusal. Officers also note comments made regarding the use of the trees and vegetation by birds. Given the vegetated nature of the scrub land, a suitably worded informative is recommended to remind the applicant of their obligations with regards to nesting birds.
- 5.12 The design of the rear boundary treatment is considered to be appropriate scale and design that will integrate well with the neighbouring boundaries and will not result in an oppressive or overly dominating form of boundary treatment, nor will it unacceptably impact the open and verdant nature of the footpath.
- 5.13 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.
- 5.14 Due to its single storey design and placement of fenestration, it is not considered by officers that the proposed development would result in any losses of privacy or overlooking. It would also not result in any overbearing or dominant impacts in relation to the immediate Northern and Southern Neighbours.
- 5.15 It is noted that concern is raised regarding noise transmission should the garage be used as primary living accommodation. Whilst officers understand this concern, it would not be reasonable to refuse the application on this basis given that it would be a residential use next to a residential use and the fact the garage could already be used as primary accommodation without the need for planning consent. Furthermore, the development will have to be implemented in line with the relevant building regulations, part of which cover the transmission of sound through adjoining walls.
- 5.16 In terms of light and outlook, the rear extension as proposed due to its single storey design and modest projection is not liable to result in any unacceptable loss of light or outlook afforded to the neighbouring dwellings. It is however noted that concern is raised by a resident regarding the front extension and its potential to result in losses of light due to the increase in height. Whilst this concern is understood, given the scale of the extension and the fact the immediate neighbour to be most affected enjoys a southerly relationship to no.4, officers would contend that there will not be an unacceptable impact on light received by the front windows of the neighbour dwelling so as to warrant a refusal.
- 5.17 The rear boundary re-alignment and change of use are not considered to result in any unacceptable impacts regarding residential amenity. Overall, the proposed development has been considered in terms of residential amenity and officers do not find it to conflict with policies PSP8 or PSP38 and is therefore acceptable in this regard.
- 5.18 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.
- 5.19 Comments from the highways officers are noted. The development as proposed will not result in a material increase in parking demand (should permission be granted). However, it will remove the existing garage. A revised plan has been provided that indicates that 2no. Parking spaces are already available to the front of the garage. It also indicates that this will be re-arranged so that the spaces will be side by side instead of one behind the other. This re-arrangement would be necessary as the front extension will reduce the space affort the garage to below the length needed to accommodate 2no parking spaces.

5.20 It is understood that the host dwelling benefits from 3 bedrooms and so under PSP16, 2no. off street parking spaces will be required. As the site is able to accommodate this level of provision then there is no objection raised in terms of parking. However, to ensure that the development does not reduce the level of provision unacceptably, a suitably worded condition should be applied to any permission requiring the new parking arrangement to be provided, prior to substantial completion.

5.21 Trees

As noted above, the change of use would result in some loss of trees, however these are not protected so could be removed at any time and are small in scale and unlikely to be worthy of protection. Whilst officers concede that this is not completely ideal, it would be unlikely that a refusal could be sustained on this basis. It is noted that a resident refers to the tree to the front that may have to be removed to implement the front extension. Whilst not noted on the application, this tree is a garden tree, is ornamental in nature and could be removed at any time without consent. Accordingly, Officer's do not consider its lost to be a prohibitive factor in this case.

5.22 Private Amenity Space

The proposed development will not, should permission be granted, result in an unacceptable reduction in the provision of private amenity space. Accordingly, no objection is raised in this regard.

Impact on Equalities

5.23 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.

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

5.25 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.

5.26 It is noted that reference is made to a suspected drainage pipe along the rear boundary. It would be down to the developer when implementing the development to ensure that this is not damaged during the process of implementation.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Alex Hemming
Tel. No. 01454 866456

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).

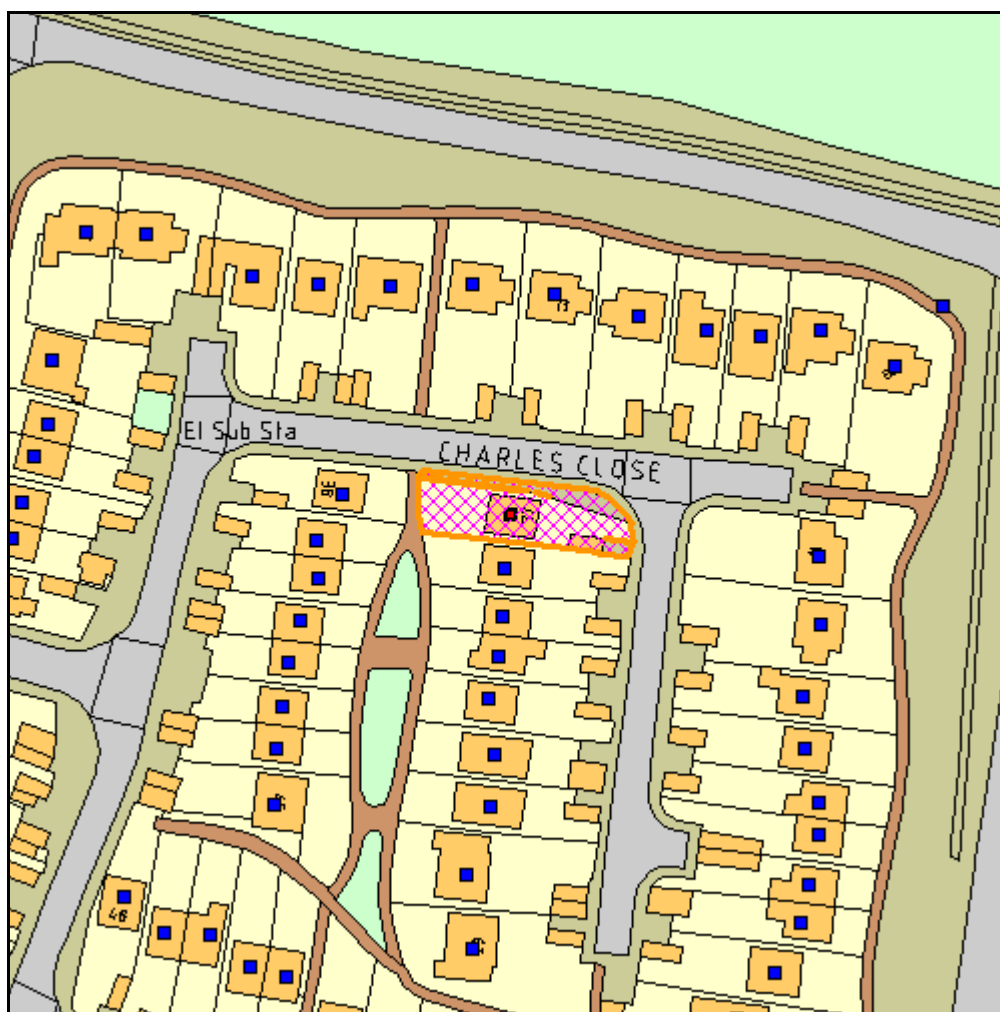
2. The 2no. off street parking places as indicated on the existing and proposed car parking plans (received 24th August 2020) shall be implemented prior to the substantial completion of the extension hereby approved and shall be retained thereafter for their intended purpose.

Reason

In the interests of highway safety and to ensure that a satisfactory level of parking provision is retained following the development being implemented in accordance with policy PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (adopted) November 2017.

CIRCULATED SCHEDULE NO. 36/20 - 4th September 2020

App No.:	P20/10117/F	Applicant:	Mr & Mrs Bennett
Site:	37 Charles Close Thornbury South Gloucestershire BS35 1LW	Date Reg:	23rd June 2020
Proposal:	Erection of a two storey rear extension to form additional living accommodation. Erection of a single storey side extension (to include a change of use from amenity land 'Sui Generis' to residential (Class C3) as defined by the Town and Country Planning (Use Classes Order) 1987) to provide additional living accommodation.	Parish:	Thornbury Town Council
Map Ref:	364369 191226	Ward:	Thornbury
Application Category:	Householder	Target Date:	11th August 2020



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P20/10117/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 REFERRING TO THE CIRCULATED SCHEDULE

The application appears on the Circulated Schedule due to an objection received from the Parish Council that is contrary to the Officer's recommendation and because more than 3no. objections from residents have been received, 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 and two storey rear extension in order to create an enlarged living space, a downstairs playroom and a fourth bedroom.
- 1.2 The application site is a detached c.1960s dwelling situated on a residential estate within the Thornbury designated settlement boundary. The site is not subject to any additional planning constraints which would affect the development.
- 1.3 During the course of the application, amendments were sought to the address officer concerns and to amend the description to include a change of use, of which was not included in the original description. As the description changed, a 12 day re-consultation was carried out.

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
CS8	Improving Accessibility
CS32	Thornbury

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/1819/F – Approved with conditions 01/10/2010:
Change of use from amenity land to residential curtilage and erection of boundary wall.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection

Updated response following the change of description:

Objection – Concerns regarding the loss of amenity land and the loss of green space that alters the character of the area.

- 4.2 Sustainable Transport
No objection

- 4.3 Local Residents
1no. representation was received in objection to the proposal. This representation was submitted three times in differing formats (hard copy, email and via the online portal). Objection summarised as follows;
- Would result in loss of light due to its verticality
 - Proposal will violate PSP9 and PSP38 and F(i), (ii), G (i), (ii) of permitted development technical guide
 - Proposal will be a dominant form of development not seen elsewhere. Proposal will dominate the character of the neighbourhood and contrast with existing structures/garden landscape. Proposal would be contrary to PSP3 and PSP40
 - Negative impact on privacy
 - Violation of the Party Wall Act 1996 – no consultation has yet been provided
 - Egregious impact on vision from westward facing windows and the view from the rear garden. Extension will be detrimental to the ability to receive light and ability to enjoy existing views of greenspace. Development contrary to PSP3 and PSP40 and part H (i) and H (ii) of the permitted development technical guide
 - Invasive design will lead to devaluation of property

Following the re-consultation, 4no. additional representations in objection were received, 2 from the initial objector (same written content however one received on paper containing images) and 2 further from another neighbour of the same written content but one with images attached. So in effect, 2 additional objection letters.

One representation was from the previous objecting neighbour who acknowledged the changes made but broadly reiterated their original objections (as above). The additional objection is summarised thus;

- Reference to the previous change of use (PT10/1819/F) that saw the loss of the section of amenity land on the corner that made the local environment harsher. Proposal will exacerbate the matter.
- Side extension will directly front the sidewalk which is unknown in Charles Close and does not seem appropriate for this type of development. This will have a disproportionately adverse impact on the ambiance of the estate.
- Even without windows, placing the extension adjacent to the pavement may lead to safety issues if the guttering blocks and causes splashing on to the pavement
- Missiles in the form of slipping of falling roof tiles would pose greater risk to the users of the pavement
- Pavement may be obstructed as it will be adopted for use as personal amenity for cleaning windows or maintenance. Future owners may also install windows that open fully on to the sidewalk.
- Charles Close estate was well conceived – this is a retrograde step.
- Rear extension is large in scale in relation to the existing building and plot – previous extension have been more discreet and this sets a concerning precedent.
- High level window for bedroom 3 may overlook gardens that were previously not overlooked.

5. ANALYSIS OF PROPOSAL

5.1 The proposal seeks to erect a single storey side and two storey rear extension. The side extension also includes a change of use from ‘amenity land’ to residential curtilage (Class C3).

5.2 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.

PSP5 is also of relevance due to the proposed change of use. PSP5 permits development that affects undesignated open spaces within urban areas and settlements where it does not adversely affect (inter alia) the character, quality, recreation opportunities, amenity or distinctiveness of a locality.

5.3 Change of Use

The side extension is proposed to occupy land to the side of the host dwelling that has been identified as falling outside the residential curtilage and is instead 'amenity land'. This can be a common occurrence in open plan radburn estates where land may be owned by an occupier but falls outside the established curtilage and therefore requires a change of use to be built on. This area of land occupies roughly 20 sq m of ground area and sits between the northern side elevation and the footway. At present it has been fenced off but does not appear to have been incorporated in to the garden, though officers would note that the current fence appears to exceed that allowed by permitted development due to it fronting a highway, furthermore, it appears as though permitted development rights have been restricted and therefore this fencing is likely to be unlawful regardless of height.

- 5.4 It is noted that this loss of amenity space is raised as a point of contention by both a resident and the Parish Council, though should also be noted that no objection was raised during the initial consultations, despite the extension being proposed on the same land. Reference is made by a neighbour to the previous change of use that enclosed the amenity land that occupied the corner of the site, that is now enclosed by the garden wall and that this application would exacerbate the perceived issues caused by this change of use (including 'harshening' the environment). Whilst this is understood, this application does not allow the previous change of use to be re-visited as that has already been established as acceptable. The issue of deliberation here is whether or not changing the use of the remaining strip of amenity land between the footpath and the northern elevation of no.37 is acceptable.
- 5.5 Such pieces of incidental amenity and often contribute to the character of an area and in the case of the Charles Close estate, make a contribution to the open radburn layout. This may explain why permitted development rights have been restricted so that the open layout is retained. However, in this case, officers take the view that due to the constrained size and positioning of the amenity land to be lost, it would not have an adverse impact on the quality, character, distinctiveness or amenity of the locality. Furthermore, the proposal does not result in an unacceptable loss of the open, green and verdant feel of the estate, given the ample remaining amenity space to the front of the dwellings unaffected by the proposal.
- 5.6 Following the above consideration and whilst Officers note and are sympathetic to the comments raised regarding further loss of amenity land, on this occasion it is contended that the granting of permission would not be in conflict with PSP5 and is therefore considered to be acceptable.
- 5.7 Design and Visual Amenity
The proposed rear extension would in effect see the rear elevation of the host dwelling brought rearwards by 3 metres in to the garden. Initially this was to be 3.8 metres but was reduced in attempt to allay concerns raised during the first consultation, though it is noted that concerns are still raised in regard to the rear extension. The side extension would be a lean to structure that is to project from the side (Northern) elevation by 2.2 metres (2.7 metres max) with a height of 3.7 metres. Both elements would be faced with materials which match the existing, according to the application form. In terms of fenestration, the rear

extension would benefit from 2no. first floor windows to the rear, patio doors at ground floor level and 2no. bathroom windows on the southern elevation. 1no. first floor side facing window would also be inserted on the northern side elevation at first floor level to serve bedroom 3. Taking each extension in turn on matters of design and visual amenity;

Rear extension

- 5.8 It is noted that concern is raised regarding the rear extension, in particular it is cited that it will be a dominant form of development not seen elsewhere on Charles Close. It is true that there have not been any other two storey rear extensions such as this in the immediate locality, though this is more by virtue of none being proposed, rather than being proposed and subsequently refused. Officers acknowledge therefore that what is proposed can be considered to be somewhat of a 'first' in the area. That said, this does not by default mean the proposal is unacceptable.
- 5.9 By virtue of the open layout of the radburn style development, the rear extension would be in a position that is easily observed from the public realm and would by virtue be highly noticeable. Whilst this is so, officers would contend that proposed extension is not disproportionate to the host dwelling and would not be out of keeping with the host dwelling nor the surrounding area, by virtue of its proportionality and design that takes its cues from the host dwelling and surroundings. Indeed, the extension would read simply as the elongation of the host dwelling (by 3 metres). Subject to an appropriately worded condition ensuring that materials match, officers raise no objection this part of the proposal on either design or visual amenity grounds and consider it to be acceptable within the residential setting.
- 5.10 Whilst noted that an objection suggests that the proposal is contrary to PSP40, this policy covers residential development in the countryside. As the site is within a settlement boundary and is within the urban fabric of Thornbury, this policy is not considered to be applicable to this proposal.

Side extension

- 5.11 The side extension will occupy the land to the side of the host dwelling (amenity land currently) and will also extend rearwards as it spans the side elevation of the rear extension. It is to be set back from the front by 300mm and will have 2no. side facing windows and 2no. roof lights, alongside 1no. front and 1no. rear facing window.
- 5.12 Officers acknowledge concerns raised regarding the side extension in terms of its impacts on the character of the area. Whilst these concerns are understood, officers would contend that the side extension is a suitably designed addition that takes its cues from the host dwelling and would not have an unduly harmful impact on the character or appearance of the area.
- 5.13 Indeed, it would have a more noticeable presence within the street scene in that the side elevation would be closer to the boundary and would benefit from additional fenestration, however and on balance this would not result in an addition that is unduly incongruous within or harmful to the street scene.

5.14 Regarding proximity to the footway and gutter splash and slipping tiles, neither of these matters would present reasonable reasons for refusal given that the maintenance of drainage and of the building otherwise is a responsibility of the occupier and that a refusal could not be sustained on the basis that something might happen in the future, for example a roof tile slipping. Though it would be significantly closer to the footway, the block plan indicates that the extension in its entirety is within the site boundary (including overhangs). Furthermore, certificate A has been signed, which further suggests that all works are to take place within land owned by the applicant and accordingly, not over the footway (owned by the Council).

5.15 As a whole and following the above assessment, Officers conclude that the proposed extensions are considered to be acceptable and no conflicts are found with PSP1, PSP38 and CS1.

5.16 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.

Overbearing

5.17 Due to the siting of the side extension, it is not the view of officers that this will present any such issues. Naturally, a two storey rear extension needs to be carefully assessed in terms of how it will impact the neighbours in terms of being potentially overbearing. This is also a point of concern raised during the consultation. In this case, the only immediate neighbour is no. 36 which is due south of the site. Between no. 37 and no. 36 there is a 2.4 metre gap, with 1.2 metres between no. 37 and the boundary fence (a standard 6ft garden fence) and a further 1.2 metres between the boundary and no. 36. Whilst inevitably the new two storey extension would be more noticeable from the garden of no. 36, given its proposed depth and the above separation distances, officers are content that the proposed rear extension will not lead to an unacceptable level of overbearing.

Light/outlook

5.18 The proposed side extension is not considered to result in any such impacts. The two storey rear extension is however raised as a further point of concern in the consultation in terms of its impacts on light and outlook. In terms of light, the immediate neighbour (no. 36) is situated due South of the site, as a starting point therefore it is worth noting that the proposed extension will have limited opportunity to block direct sunlight, given the tracking of the sun which is in and general East to West fashion. Furthermore, when applying the South Gloucestershire Residential Amenity TAN which sets out the 45 degree and 25 degree tests used to gauge impacts on light and outlook, it is clear that the rear extension is not in breach of either test. This means that as a starting point it is unlikely that the rear extension will be unacceptably detrimental to light and outlook afforded to the no. 36.

5.19 The closest first floor window on the rear of no. 36 is obscure glazed and the ground floor rear RHS window already has its outlook partially blocked by the existing boundary fence. Given this, the above described separation distance, tracking of the sun and compliance with the 25 and 45 degree tests, officers are satisfied that the outlook and light received by no. 36 will still be acceptable, should permission be granted.

Privacy/overlooking

5.20 The proposed side extension does not raise any concerns regarding privacy or overlooking. The two storey rear extension has been cited as having a detrimental impact on privacy. The extension will benefit from 2no. first floor windows on the new rear elevation. These will not present any increase in overlooking over and above what is already possible, given the open nature of the gardens. The new (South) side elevation will have 2no. first floor windows which serve bathrooms and the plans indicate that these will be obscured, which abates any concern that they will introduce an unacceptable degree of overlooking, particularly of no. 36. Notwithstanding this detail, a suitably worded condition should be applied, should permission be granted to ensure that they are both obscured and non-opening below 1.7 metres above floor level. Initially, 1no. Non-obscured window was to be provided on the (South) side elevation at ground floor level. This was removed due to its potential to create an amenity concern with respect to privacy. Finally, 1no. first floor window is to be introduced on the North elevation to serve the 3rd bedroom. This could introduce overlooking towards the dwellings North of the site on the other side of the road. The starting point is to consider that overlooking is in general not considered an objectionable issue when it is across the public realm, in this case the highway. However and for the avoidance of doubt, there is considered to be an appropriate level of separation regardless of the intervening public realm.

5.21 Therefore, subject to appropriate conditions, officers consider the proposal to be acceptable in terms of overlooking/privacy.

5.22 As a whole, the proposal is considered to be acceptable in terms of residential amenity and no conflict is found with PSP8, or the relevant part of PSP38.

5.23 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.

5.24 The proposal will see the living accommodation available increase to four bedrooms as opposed to the current three. PSP16 requires both three and four bed dwellings to provide two parking spaces. The site benefits from a garage and 1no. Parking space affront said garage. Whilst not clear whether or not the garage meets the current size requirements to be counted towards provision, as there is no material increase in parking demand under PSP16, nor does the proposal affect the current provision then there can be no objection raised on the basis of parking standards.

5.25 Private Amenity Space

Inevitably some amenity space will be lost should permission be granted. That said, a suitable level (c.70 sq m) will remain of which is considered acceptable and is in compliance with PSP43, which as a guide suggests that 4 bed dwellings should offer at least 70 sq m of private amenity space.

Impact on Equalities

5.26 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.

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

5.28 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.

5.29 The objection(s) lodged against this proposal refers to the permitted development rights for householders: technical guidance (MHCLG, April 2016). As the proposal has been put forward for planning permission it is already established that the proposal would fall outside the remit of permitted development. A proposal not being in compliance with permitted development is not by default unacceptable, it simply means that full consideration is required as part of a full planning application.

5.30 The planning system operates in the public interest and is therefore unable to take in to consideration matters of private benefit. Therefore, the alteration and/or loss of a specific private view, including that of nearby greenspace cannot be given weight as a material consideration. The impact on *outlook*, which is material has been addressed in 5.13 and 5.14. Additionally, the impact on private finance, including property values are not matters that can be given weight as material considerations.

5.31 It is noted that concern is raised in relation to the Party Wall Act 1996. This is a civil matter between the applicant and relevant parties. An informative will be applied to the decision notice (if permission is granted) reminding the applicant of their responsibilities in this regard.

5.32 The granting of permission would not allow the occupants to adopt the public footpath as their own amenity space and would not grant permission to obstruct or block this area. That said, there may be infrequent occasions where a ladder

is required for maintenance or to clean windows (for example) but this would not in itself form a reasonable reason to recommend refusal.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

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

Contact Officer: Alex Hemming
Tel. No. 01454 866456

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor windows (2no.) on the (South) side; elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'..

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies

Sites and Places Plan (adopted) November 2017 and; the National Planning Policy Framework.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the (South) side elevation of the property.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (adopted) November 2017 and; the National Planning Policy Framework.

5. The development hereby approved shall be implemented in strict accordance with the following plans:

201 - Existing plans and elevations

Received 11/06/2020

202-A- 17/08/2020 - Proposed plans and elevations

203-B- 17/08/2020 - Site location plan and block plan

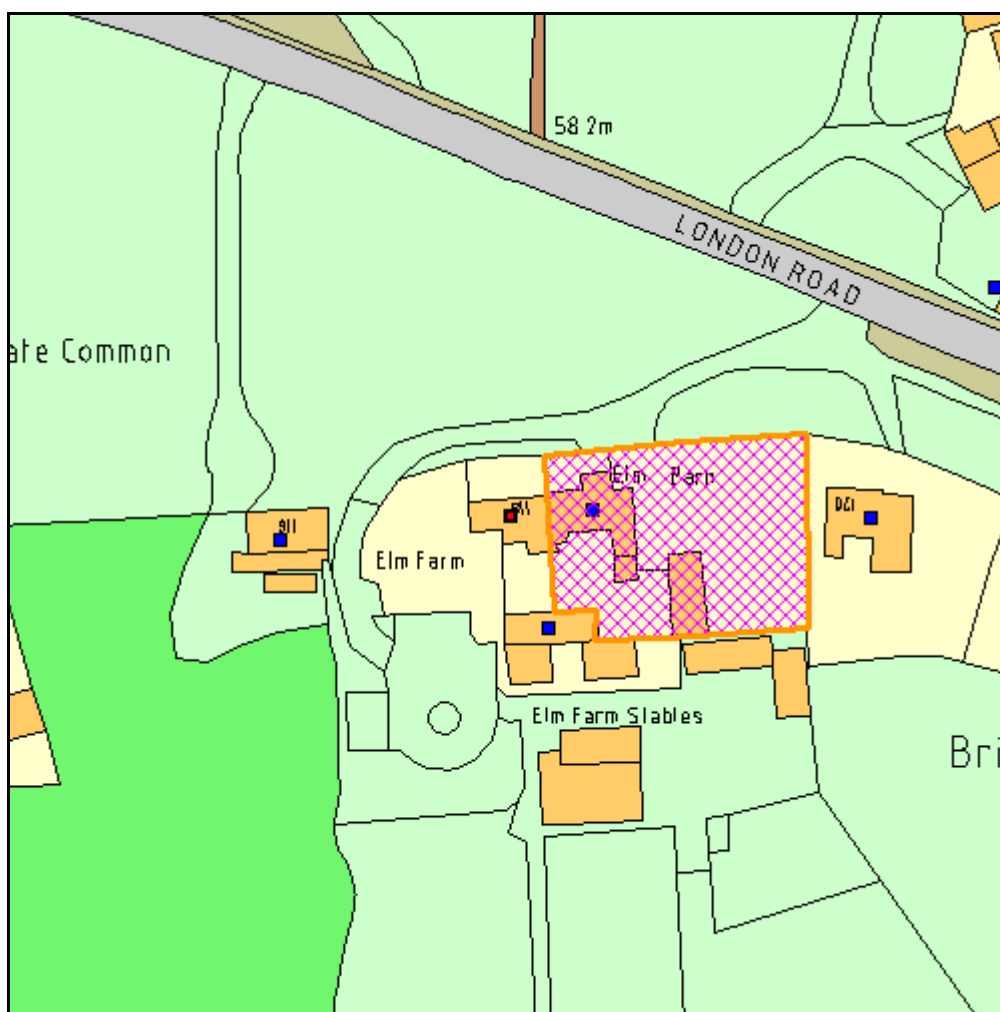
Received 17/08/2020

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 36/20 - 4th September 2020

App No.:	P20/11696/RVC	Applicant:	Mr David Burke
Site:	Elm Farm 118 London Road Warmley South Gloucestershire BS30 5NA	Date Reg:	8th July 2020
Proposal:	Variation of condition no. 6 attached to PK13/1189/F to vary the condition to allow the garage building to be used as additional ancillary accommodation for Elm Barn.	Parish:	Siston Parish Council
Map Ref:	368155 173178	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	28th August 2020



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100023410, 2008.

N.T.S.

P20/11696/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.

REASON FOR APPEARING ON CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This planning application is made under Section 73 ("s73") of the Town and Country Planning Act 1990 (as amended) ("the Act"). Applications made under this section of the Act seek to develop land without compliance with conditions previously attached to the relevant planning permission.
- 1.2 The applicant is seeking to vary condition 6 of planning permission PK13/1189/F, to allow the garage building to be used as additional ancillary accommodation for Elm Barn, 118 London Road, Warmly. The application site is located within open countryside, is washed over by the Bristol and Bath Green Belt, and sits within the curtilage of a grade II listed building.

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
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages

PSP40 Residential Development in the Countryside
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance
Residential Parking Standard SPD (Adopted) December 2013

3. **RELEVANT PLANNING HISTORY**

3.1 PK13/1189/F. *Approved, 26/3/2013.*
Proposal: Erection of detached garage with workshop over and log store to side. Erection of single storey glass link between dwelling and outbuilding.

4. **CONSULTATION RESPONSES**

Town/ Parish Council
4.1 Siston Parish Council – Objection.

“Members strongly oppose any such effort to create a residential building in this protected setting.”

Consultees
4.2 Sustainable Transport – No objection subject to conditions.

4.3 The Listed Buildings Officer – No comment received.

4.4 Commons Stewardship Project Officer – Objection

“This development is adjacent to the registered common G/CL69 Bridgeyate Common which is owned, managed and protected by South Gloucestershire Council.

“No plans have been submitted to show that appropriate parking for all vehicles has been supplied within the red line boundary of the property. It should be noted that there is no parking provision to be made on the Council owned common land, this includes the vehicular track serving this property.

“At no time, should this development go ahead, will any building materials, builders vehicles or waste such as skips be stored on the common land. If plans are supplied showing all parking provision to be provided within the boundary of the property then I will be able to remove my objection.”

Other Representations

4.2 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.
- 5.2 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly. If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused
- 5.3 This application seeks to vary the use condition attached to the ground floor of the garage, so to enable an element of ancillary residential accommodation, subsequently an annex. The condition to be amended as part of application ref. PK13/1189/F reads:

“The ground floor of the garage hereby approved shall only be used for the parking of vehicles and domestic storage purposes, and shall not be used for any commercial purposes unless otherwise agreed in writing by the Local Planning Authority.

“Reason: In the interests of residential amenity of nearby occupiers, in accordance with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.”

Analysis

- 5.4 For a proposal to be considered an annexe, it should only contain ancillary accommodation to the main dwelling and have some form of function and physical reliance upon the main dwelling
- 5.5 Only a site plan has been submitted under this proposal, however as not development is proposed and only the use to be expanded to allow for ancillary accommodation, a request for new plans is not required. Ample information is provided under the application (PK13/1189/F) for which this proposal relates.
- 5.6 The existing garage is located directly east of the host property, fronting the courtyard area. Whilst no alterations have been proposed, changes could be implemented internally which would not require approval from the local planning authority – as such no comment can be made with regard to its functional relationship. It is thereby reasonable to assume all elements of independent living accommodation could be provided within the existing structure. However, in the physical sense, the garage is located approximately 9m away from the host property and can only be accessed via the main driveway. However, whilst the garage/annex could be accessed independently

of the main dwelling, it would not prove as an attractive proposition to become an independent dwelling in its own right. It would not be provided with its own parking, or private amenity space. Furthermore, it overlooks directly, and is within a close distance to the windows serving the host property, resulting in privacy issues. As such, it would fail the provisions of the local development plan if it were to form its own independent dwellinghouse. For these reasons, it would be acceptable for the garage to provide an element of ancillary accommodation to the host dwelling in the form of an annex. Finally, to safeguard the residential amenities of both the occupiers and the neighbours, the use of the garage/annex would be conditioned to ensure it remains in ancillary use to the host property.

- 5.7 With regards to parking and turning, the application has been reviewed by the councils transport officer and has been found to be acceptable, subject to a condition ensuring the annex remains purely ancillary to the host building.
- 5.8 In terms of its impact to the host property and its grade II listed status, as previously discussed no external works are proposed. Whilst the use of the garage would change, it would not impact upon the special setting of the heritage asset, and would therefore not result in any harm. As such, no assessment.
- 5.9 As such, it is not considered unreasonable to amend the wording of condition 6 from application ref. PK13/1189/F to read as:

“The garage hereby approved shall only be used for the parking of vehicles, domestic storage purposes and for accommodation ancillary to Elm Barn and shall not be used for any commercial purposes unless otherwise agreed by the Local Planning Authority.”

Other Conditions

- 5.10 As a decision under s73 has the effect of granting a new (revised) planning permission, the other conditions attached to PK13/1189/F must be reviewed

No.	Brief Description	Discussion	Action
1	Time implementation	Development implemented	Remove
2	Stone Samples	Development implemented	Remove
3	Tile Samples	Development implemented	Remove
4	Garage Design Elements	Development implemented	Remove
5	Link Structure Elements	Development implemented	Remove
7	No additional windows or rooflights	Still applicable	Keep

Impact on Equalities

5.11 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.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 It is recommended that planning permission be GRANTED for the proposed variation.

Contact Officer: Thomas Smith
Tel. No. 01454 865785

CONDITIONS

1. The garage hereby approved shall only be used for the parking of vehicles, domestic storage purposes and for accommodation ancillary to Elm Barn and shall not be used for any commercial purposes unless otherwise agreed by the Local Planning Authority.

Reason

To protect visual and residential amenity and impacts to the highway network, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1, PSP8, PSP11, PSP16, PSP17 and PSP38 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no windows/dormer windows or rooflights [other than those expressly authorised by this permission] shall be installed on the east elevation or east-facing roof slope of the garage hereby permitted.

Reason

To protect visual and residential amenity, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1, PSP8, PSP17 and PSP38 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.