

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. 23/20

Date to Members: 05/06/2020

Member's Deadline: 11/06/2020 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

a) Referring Member:

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

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

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

Date:

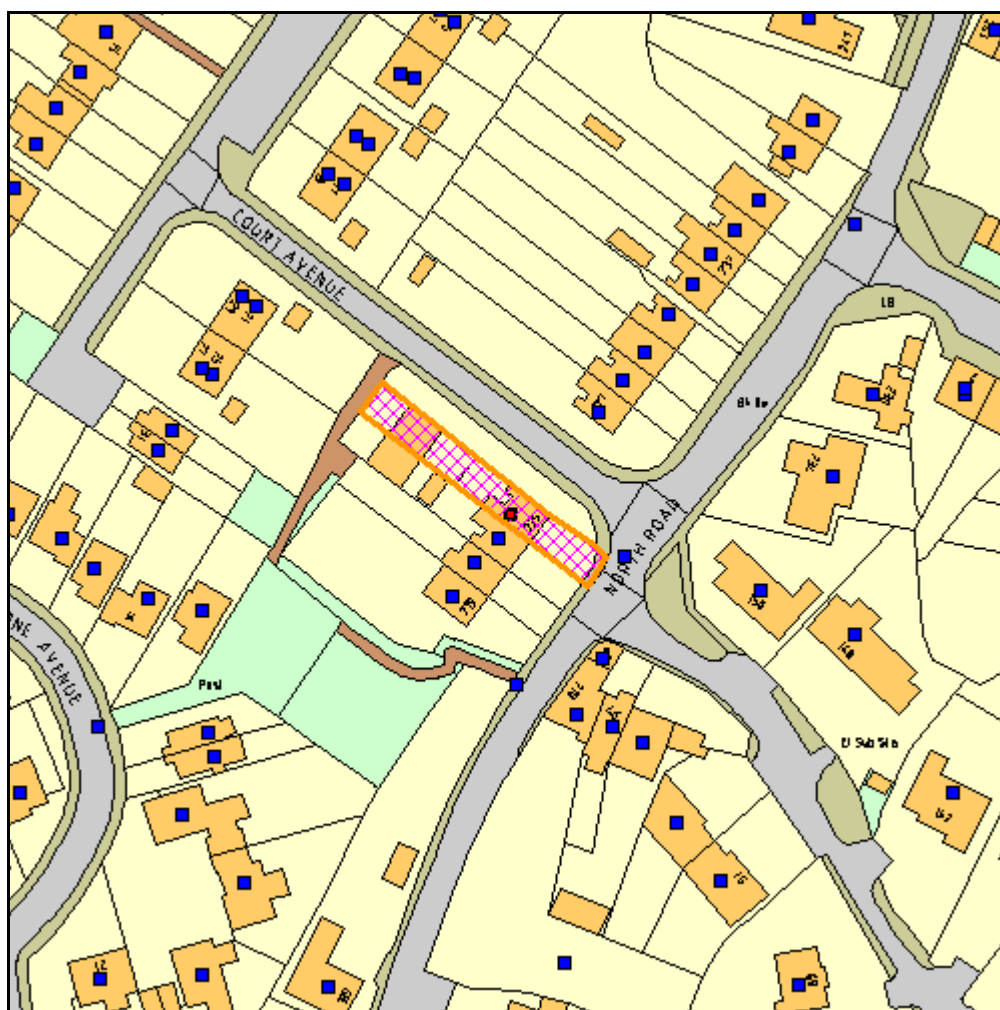
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 05 June 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/11739/F	Approve with Conditions	225 North Road Stoke Gifford Bristol South Gloucestershire BS34 8RH	Stoke Gifford	Stoke Gifford Parish Council
2	P19/11743/F	Approve with Conditions	223 North Road Stoke Gifford Bristol South Gloucestershire BS34 8RH	Stoke Gifford	Stoke Gifford Parish Council
3	P19/7465/F	Approve with Conditions	Primrose Cottage Kingrove Lane Chipping Sodbury Bristol South Gloucestershire BS37 6DY	Chipping Sodbury And Cotswold Edge	Sodbury Town Council
4	P20/02579/F	Approve with Conditions	327 Badminton Road Winterbourne South Gloucestershire BS36 1AH	Frenchay And Downend	Downend And Bromley Heath Parish Council
5	P20/06635/F	Approve with Conditions	11 Gilroy Close Longwell Green South Gloucestershire BS30 9YT	Longwell Green	Oldland Parish Council

CIRCULATED SCHEDULE NO. 23/20 - 5th June 2020

App No.:	P19/11739/F	Applicant:	Mr Leslie John
Site:	225 North Road Stoke Gifford Bristol South Gloucestershire BS34 8RH	Date Reg:	5th September 2019
Proposal:	Creation of new vehicular access onto North Road (Class C highway) and installation of driveway. Erection of single storey front extension and two storey rear extension to provide additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362670 180184	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	28th October 2019



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N.T.S.

P19/11739/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 planning permission for the creation of new vehicular access onto North Road (Class C highway) and installation of driveway. Erection of single storey front extension and part two storey, part ground floor rear extension to provide additional living accommodation at 225 North Road, Stoke Gifford.
- 1.2 The application site consists of an end of terrace, two storey dwelling house, characterised by a front facing gable end. The property benefits from both front and back private amenity space. The property sits within the development boundary for Stoke Gifford.
- 1.3 This application can be read in parallel with the planning application for the adjoining property (no. 223) which has been submitted to the council under application ref: P19/11743/F. The Council is advised that these two properties would both share part of a front porch and two storey rear extension – details of which are provided below. The plans indicate how the proposals will appear when built together but the application has also been considered in isolation in case the adjoining works are not completed.
- 1.4 The proposal has been amended during the course of the application to remove part of the first floor rear extension (previously shown as flat roof).

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1: High Quality Design

CS4A: Presumption in Favour of Sustainable Development

CS5: Location of Development

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

PSP1: Local Distinctiveness

PSP8: Residential Amenity

PSP16: Parking Standards

PSP38: Development within Existing Residential Curtilages

PSP43: Private Amenity Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 PT08/0823/F. Erection of 1 no. terraced new dwelling with attached garage and associated works. Approved with conditions.

P99/1841: Erection of detached rear double garage. Approved with conditions.

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council - object to the application on the basis that a suitable vehicle access should be identified.

4.2 Public Rights of Way – No objection

4.3 Lead Local Flood Authority – No objection

4.4 Sustainable Transport – No objection

4.5 Archaeology – No comments.

Other Representations

4.6 Local Residents - One comment has been received which suggests access alterations before he can support the application.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

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

Front Porch

5.3 The proposed front porch would appear as a subservient feature when viewed in relation to the host property. It would form a continuation with the proposed porch at the neighbouring property of no. 223 (see app ref. P19/11743/F), retaining a balance between the two properties. Furthermore, a number of front porch additions can be seen within the streetscape which contribute to the character and appearance of the area. No objections are raised.

5.4 Two Storey Rear Extension

The proposed part two storey rear extension is shown to share a hipped roof with the proposed two storey rear extension of no. 223. The eaves would be aligned to the neighbouring counterparts, with the height of the hipped element set below ridge level in the middle of no. 223 and 225.

5.5 The proposed two storey rear extension to be shared with no. 223 is acceptable in sitting, scale, design. Although there is no guarantee that the extension at 233 will be constructed simultaneously, the applicants are the same and as such there is every reason to believe that it is likely and indeed this is indicated by the agent. The proposal would appear as a subservient addition, when viewed in relation to the host property. Whilst it is visible from the rear road it's appearance would be discreet when viewed in relation to the host dwelling and its neighbours. As such, it would not result in unreasonable harm to the architectural integrity of the building or to the character and distinctiveness of the site and its context.

5.6 Proposed Driveway

The driveway is proposed to be finished in block pavers with a gully to soakaway. Whilst there will be a small loss of soft landscaping to this front lawn, a number of properties along the street can be seen with existing driveways. As such, any harm would not be seen as unreasonable.

5.7 In conclusion to the above design and visual amenity assessment, the proposed development would comply with Policy PSP38.

5.8 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan 2017 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.

5.9 The proposed extension when considered to the sitting, scale and mass, would not result in any unreasonable impacts to the neighbour's residential amenity as described above. An adequate amount of private amenity space would remain. The proposed development would therefore comply with policy PSP38.

5.10 Transportation

The site has been assessed by the Highway Engineer and found to be acceptable following amended parking layout. It is noted that adequate visibility is available to vehicles approaching from the south as the road bends outwards increasing the length of the splay. Noting the on-line comment about yellow lining it is not necessary to provide any parking restrictions as it is unlikely that people will park directly in front of a vehicle access, the location of the access will also assist vehicles leaving Rock Lane and Court Avenue.

The proposal complies with policy PSP16 and the Residential Parking Standards SPD as 2 off-street spaces would be provided for a 3 bed property.

5.11 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED** subject to conditions.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

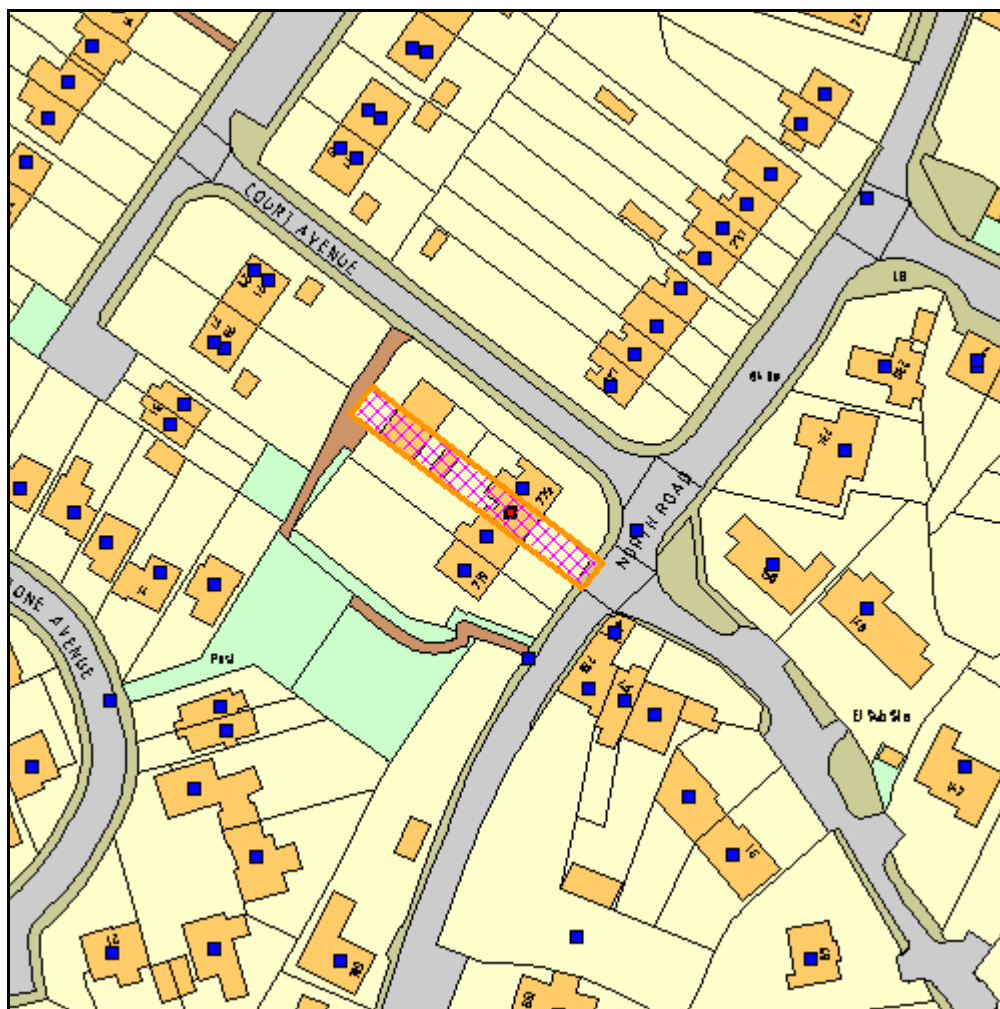
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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.

CIRCULATED SCHEDULE NO. 23/20 - 5th June 2020

App No.:	P19/11743/F	Applicant:	Mr Leslie John
Site:	223 North Road Stoke Gifford Bristol South Gloucestershire BS34 8RH	Date Reg:	5th September 2019
Proposal:	Creation of new vehicular access onto North Road (Class C highway) and installation of driveway. Erection of single storey front extension and single storey and two storey rear extension to provide additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362668 180180	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	28th October 2019



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P19/11743/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 planning permission for the creation of new vehicular access onto North Road (Class C highway) and installation of driveway. Erection of single storey front extension and a part single, part double storey rear extension to provide additional living accommodation at 223 North Road, Stoke Gifford.
- 1.2 The application site consists of a mid-terrace, two storey dwelling house. The property benefits from both front and back private amenity space. The property sits within the development boundary for Stoke Gifford.
- 1.3 This application can be read in parallel with the planning application for the adjoining property (no.225) which has been submitted to the council under ref: P19/11739/F. The Council is advised that these two properties would both share part of a front porch and two storey rear extension – details of which are provided below. The plans indicate how the proposals will appear when built together but the application has also been considered in isolation in case the adjoining works are not completed.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1: High Quality Design

CS4A: Presumption in Favour of Sustainable Development

CS5: Location of Development

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

PSP1: Local Distinctiveness

PSP8: Residential Amenity

PSP16: Parking Standards

PSP38: Development within Existing Residential Curtilages

PSP43: Private Amenity Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 P95/2576. Erection of detached rear garage. Approved with conditions. 18/12/1995.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council - object to the application on the basis that a suitable vehicle access should be identified.
- 4.2 Public Rights of Way – No objection
- 4.3 Lead Local Flood Authority – No objection
- 4.4 Sustainable Transport – No objection
- 4.5 Archaeology – No comments.

Other Representations

- 4.6 Local Residents - One comment has been received which suggests access alterations before he can support the application.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

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

Front Porch

- 5.3 The proposed front porch would appear as a subservient feature when viewed in relation to the host property. It would form a continuation with the proposed porch at the neighbouring property of no. 225 (see ref. P19/11739/F), retaining a balance between the two properties. A number of front porch additions can be seen within the streetscape which contribute to the character and distinctiveness of the area. No objections are raised.

5.4 Two Storey Rear Extension

The proposed two storey rear extension would share a hipped roof with the proposed two storey rear extension of no. 225. The eaves would be aligned to

the neighbouring counterparts, with the height of the hipped element set below ridge level in the middle of no. 223 and 225. This element would retain appear as a subservient addition when viewed in relation to the host dwelling, and thus respecting the character of the site and its context.

5.5 Single Storey Rear Extension

The proposed single storey rear extension would feature a mono-pitched roof, measuring 2.3m to eaves, 3.5m to pitch and have a depth of 1.9m. Its sitting, size, scale and design is acceptable.

5.6 Skylight

One skylight is proposed within the roof face of the rear elevation. Its size and positing are acceptable, no objections are raised.

5.7 Proposed Driveway

The driveway is proposed to be finished in block pavers with a gully to soakaway. Whist there would be a loss of soft landscaping, a number of properties along the street can be seen with existing driveways. As such, any harm would not be seen as unreasonable.

5.8 In conclusion to the above design and visual amenity assessment, the proposed developments would comply with Policy CS1 and PSP38.

5.9 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan 2017 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.

5.10 The proposed developments when considered to the sitting, scale and mass, would not result in any unreasonable impacts to the neighbour's residential amenity as described above. An adequate amount of private amenity space would remain. The proposed development would therefore comply with policy PSP38.

5.11 Transportation

The site has been assessed by the Highway Engineer and found to be acceptable following amended parking layout. It is noted that adequate visibility is available to vehicles approaching from the south as the road bends outwards increasing the length of the splay. Noting the on-line comment about yellow lining from a neighbour it is not considered necessary to provide any parking restrictions as it is unlikely that people will park directly in front of a vehicle access, the location of the access will also assist vehicles leaving Rock Lane and Court Avenue.

The proposal complies with policy PSP16 and the Residential Parking Standards SPD as 2 off-street spaces would be provided for a 3 bed property.

5.12 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED** subject to conditions.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

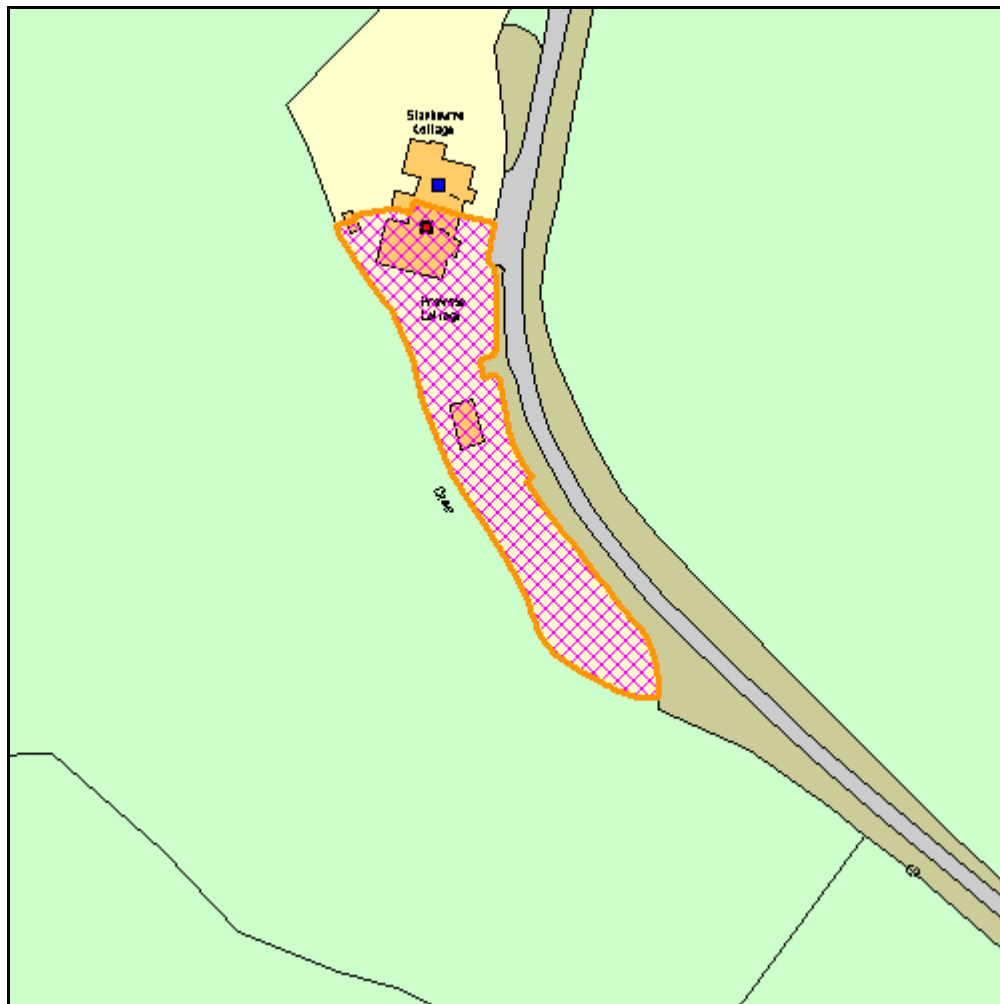
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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.

CIRCULATED SCHEDULE NO. 23/20 - 5th June 2020

App No.:	P19/7465/F	Applicant:	Mr Dominic Wills
Site:	Primrose Cottage Kingrove Lane Chipping Sodbury Bristol South Gloucestershire BS37 6DY	Date Reg:	2nd July 2019
Proposal:	Demolition of existing garage. Erection of two storey building ancillary to main dwelling consisting of ground floor garage and home study with storage area above	Parish:	Sodbury Town Council
Map Ref:	373005 181485	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Minor	Target Date:	26th August 2019



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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination as an objection has been received from the Town Council. Since then revised plans have been received but a re-consultation has not been initiated.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a detached garage, office, and store at a cottage on Kingrove Lane, Chipping Sodbury. The main dwelling is an extended stone built cottage and forms one of a pair of semi-detached dwellings. The cottages are labourers' cottages appearing on maps pre-1840. They therefore have a long frontage but limited depth.
- 1.2 Located outside of the settlement boundary for Chipping Sodbury, the site is in the open countryside. Furthermore, the site falls within the Bristol and Bath Green Belt.
- 1.3 The proposed building would provide a double garage, home office/workshop and storage on the first floor. Revised plans have been provided which reduce the scale of the building and which remove the dance studio element previously included.

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
CS9	Managing the Environment and Heritage
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
PSP8	Residential Amenity
PSP11	Transport Impact Management

PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Development in the Green Belt SPD (Adopted) June 2007
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK06/2889/F Approved 24/11/2006
 Erection of two storey side extension to form additional living accommodation.
- 3.2 PK06/1879/F Refused 01/09/2006
 Erection of two storey side extension to form additional living accommodation and erection of front porch.
- 3.3 PK05/3492/F Refused 20/01/2006
 Erection of two storey side extension to form additional living accommodation and erection of front porch.
- 3.4 N163 Approved 13/06/1974
 Erection of garage.

4. **CONSULTATION RESPONSES**

Town/ Parish/ District Councils

- 4.2 Sodbury Town Council
 Objection: not in keeping with scale of original building

Internal Consultees

- 4.3 Highway Structures
 No comment
- 4.4 Lead Local Flood Authority
 No objection
- 4.5 Sustainable Transport
 No objection subject to ancillary use and visibility

Other Representations

- 4.6 Local Residents
 None received

5. ANALYSIS OF PROPOSAL

- 5.1 Planning permission is sought for an ancillary garage/ office/ storage building at a domestic property near to Chipping Sodbury.

Principle of Development

- 5.2 It is accepted that the proposal is domestic in nature. Alterations, extensions, and additions to existing dwellings are managed through policy PSP38. This policy is broadly supportive subject to an assessment of design, amenity, and transport impacts. However, as the site is in the green belt, this is a principle issue and the proposal must be found to accord with green belt policy in order to proceed.

Green Belt

- 5.3 Development in the green belt is strictly controlled with the fundamental aim of keeping land permanently open in nature. There is a presumption against development in the green belt unless it falls into one of the predefined exception categories or very special circumstances override the presumption.
- 5.4 Although the proposal is for a detached building, the most relevant exception category is the extension of an existing building provided the resultant structure is not disproportionate to the original building. The assessment would be made across the planning unit as a whole as it is not unusual for a residential property to have various garages, sheds, and outbuildings.
- 5.5 Planning permission was granted in 2006 for a two-storey side extension. This permission has been implemented. The officer report at the time notes that the proposal would lead to a 60% increase in the building (although it is not clear if that is footprint, floor area, or volume; it is assumed to be volume as that is the established means by which the LPA assess proportionality in the green belt).
- 5.6 Given the previous development within the planning unit, this proposal cannot be considered as a proportionate increase. The proposed building would replace the existing garage but it would be materially larger and therefore cannot be an exemption as a replacement building and the development would have a materially greater impact on openness than the existing development. The proposed development does not therefore fall into any of the exception categories and is inappropriate development.

Very Special Circumstances

- 5.7 While not direct case for very special circumstances has been made, there are a number of relevant factors that should be considered as part of this application.
- 5.8 The council's oldest aerial photographs of the site, dating from 1991, show various outbuildings across the site and some of the slabs for these buildings can still be seen today. From the aerial photographs, the site previously was less open in nature which is relevant to the green belt. By 2008 the extension had been built and the site 'tidied'. A detached garage at the adjoining site

- (which also has an increased ridge height albeit much smaller in size) has also been erected in the intervening years.
- 5.9 Permitted development rights within the green belt are not restricted by the Order itself. While there may only be limited opportunity to exercise these rights on this site, they nonetheless remain intact having not been removed on the 2006 permission.
- 5.10 It is reasonable for a residential dwelling to have ancillary garaging and storage. The question here is whether the upper level is in excess of what is reasonable. The main dwelling itself has little to no attic space; this is evidenced in the section drawings for the 2006 permission. This is partly due to the scale and massing of the cottage and partly due to the roof shape with its double ridge. It should also be noted that the numerous outbuildings within the site have been removed but it may be unreasonable to resist permission should an application be made for their replacement.
- 5.11 Officers acknowledge that the proposed building is large. However, it would have limited impact on the openness of the green belt. It sits within the defined residential curtilage and the cluster of buildings. A working farm, with buildings of a much greater scale, is close to the south.
- 5.12 An opportunity presents itself to prevent further development on this site without the prior consideration of the local planning authority by removing permitted development rights.
- 5.13 The circumstances of the site, with the limited depth to the plot to accommodate any more traditional rear outbuildings, the previous development with the curtilage, and the lack of storage within the main dwelling itself are relevant to this application. While the proposal is inappropriate development in the green belt, officers have identified circumstances which outweigh the presumption against development. Subject to there being no other harms, and a condition to prevent any further development without consideration by the local planning authority, the development may be permissible within the green belt.

Design and Appearance

- 5.14 As acknowledged in the previous section that the proposal is large. It has the appearance of an agricultural building, like a small barn. As a result it respects the rural context of the site while not becoming out of character with the main dwelling. There are no design issues with the proposal.

Residential Amenity

- 5.15 Development should not be permitted which has a prejudicial impact on residential amenity. The proposed building is located away from neighbours. As it is ancillary in nature it would not introduce additional uses or nuisance. The proposal would not have an adverse impact on residential amenity.

Transport

- 5.16 The proposal includes the provision of a double garage that meets the council's standards. Concern was raised about the nature of the uses of the building initial but the design revisions have sought to ensure the domestic use of the site. No changes are proposed to the site access arrangements and while the comments of the transport officer are noted, it is not considered that any such condition on the height of the vegetation would pass the necessary tests. No objection is raised on transportation grounds.

Impact on Equalities

- 5.17 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.
- 5.18 With regards to the above this planning application is considered to have a neutral impact on equality.

Planning Balance

- 5.19 No 'other' harms have been identified other than the principle harm to the green belt. The circumstances of the site indicate that there would be limited harm to the openness of the green belt. Officers have therefore concluded that the presumption against development in the green belt should be overridden in this instance. Conditions should be imposed to control future 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 South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

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. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A and E), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To enable the local planning authority to consider any future development on this site and the impact that may have on the green belt and to accord with policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

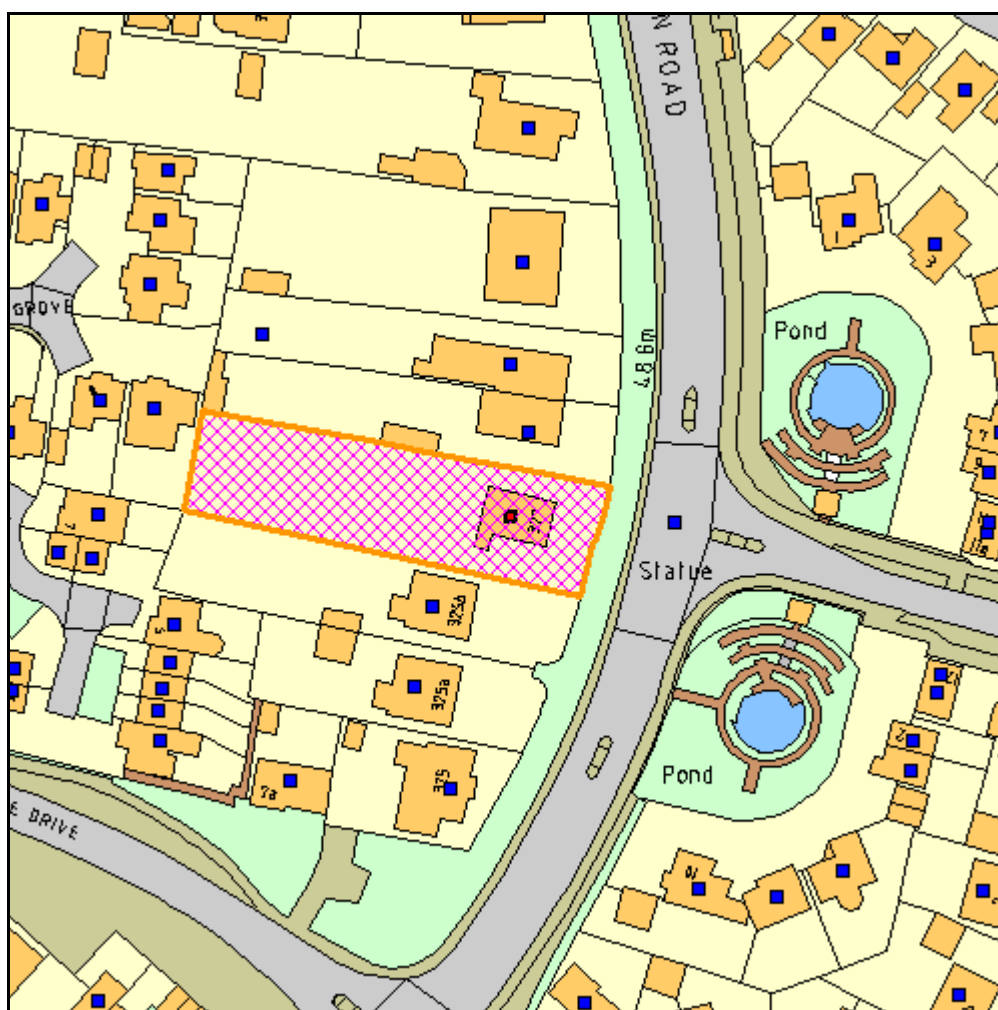
3. The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Primrose Cottage, Pinegrove Lane.

Reason

Alternative uses would require consideration against the Development Plan to ensure consistency with the spatial strategy as set out in policies CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 23/20 - 5th June 2020

App No.:	P20/02579/F	Applicant:	Mr Luxton
Site:	327 Badminton Road Winterbourne South Gloucestershire BS36 1AH	Date Reg:	13th February 2020
Proposal:	Demolition of existing dwelling. Erection of 2 no. dwellings with associated works.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	366051 178319	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	8th April 2020



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P20/02579/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 as representation has been received from the Parish Council which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of an existing dwelling and erection of 2 no dwellings with associated works at 327 Badminton Road, Winterbourne.
- 1.2 The application site is located within the defined settlement boundary of Winterbourne, within the residential curtilage of 327 Badminton Road. The proposed dwelling in plot 1 would be located in approximately the same place as the existing property; plot 2 would be sited towards the far boundary within the rear garden of the existing dwelling.
- 1.3 During the course of the application, the size of the dwelling in plot 2 was reduced and the proposed detached garage removed at the request of the officer.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
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
PSP2 Landscape
PSP3 Trees and Woodland
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Technical Advice Note: Assessing Residential Amenity June 2016

3. **RELEVANT PLANNING HISTORY**

- 3.1 No relevant planning history.

4. **CONSULTATION RESPONSES**

- 4.1 Downend & Bromley Heath Parish Council
Objection- Over development and out of keeping with local area.
- 4.2 Sustainable Transport
Further clarification required in respect of proposed parking and turning area.

Comments following *revised plans submitted on 20th April 2020*:

No objection.

- 4.3 Highway Structures
No comment.
- 4.4 Lead Local Flood Authority
No objection.
- 4.5 Emersons Green Town Council
No comment.
- 4.6 Tree Officer
Arboricultural report required to ensure protection of trees adjacent to and within the site.
- 4.7 Archaeology
No comment.

Other Representations

- 4.8 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning permission is sought for the demolition of an existing dwelling and the erection of 2 no detached dwellings. The application site is located within the defined east fringe of Bristol urban area.

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. As such, based solely on the location of the site, the principle of development is acceptable.

In principle the development is acceptable under the provisions of policy CS5, and it is acknowledged that the provision of one additional dwelling towards the housing supply would have a modest socio-economic benefit. However, the impacts of the development must be further assessed against relevant policy in order to identify any potential harm. The further areas of assessment are discussed below.

5.2 Design and Visual Amenity

The application site relates to no.327 Badminton Road, Winterbourne; the existing dwelling is a modestly sized detached bungalow with a relatively large rear garden. The surrounding area is not characterised by any one housing style but consists of a mixture of bungalows and two-storey properties with differing design features.

5.3 *Plot 1*

This will replace the existing bungalow within a very similar footprint. The proposed dormer bungalow will consist of a gable to gable roof design, a small gable roofed front porch which would sit centrally on the principle elevation, and 2 no front dormer windows spaced equally either side. The materials to be used in the external finish of the dwelling include through coloured render elevations with brick detailing, concrete roof tiles and grey uPVC windows and doors. The surrounding area consist of mostly render and brickwork finishes and the proposal is therefore not deemed out of keeping with the character of the area. It is the opinion of the officer that the proposal would not result in any adverse impact to the visual amenity of the area and is thought to somewhat improve the appearance within the streetscene

5.4 *Plot 2*

The proposed bungalow in plot 2 would be sited in the rear garden of the existing dwelling and consist of a relatively simple dual pitched roof design with front gable dormers and an open sided porch. The scale and massing of the proposal is considered to be appropriate for backland development of this nature and it would not appear overly cramped within the plot. Furthermore, examples of similar backland development can be found to the rear of nearby properties, no. 331 and no.337 Badminton Road. The proposal is not considered to have any greater impact on the character of the area than the existing development to the north of the site, and the materials would match those of the proposed dwelling in plot 1. As such, the proposal is not

considered to result in any substantially detrimental impact to the appearance and character of the surrounding area and would therefore accord with policy CS1 of the Core Strategy.

5.5 Residential Amenity

Policies PSP8 and PSP38 of the PSP Plan (November 2017) set out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

5.6 *Plot 1*

The proposed bungalow would be sited within a very similar footprint to the existing dwelling. Although it is acknowledged that the proposal is marginally larger in scale it is not thought by the officer to result in any substantially overbearing or material loss of light impact for any of the surrounding neighbours, nor is it considered to result in a loss of privacy given the placement of windows.

5.7 *Plot 2*

The proposed dwelling would be separated from the proposal in plot 1 by approximately 28 metres (window to window) and the nearest neighbouring property to the east by approximately 22 metres. This is considered sufficient to alleviate any significantly detrimental loss of privacy, furthermore the height and angle of the proposed roof lights to the rear of the property are considered to mitigate any material overlooking issues to the neighbouring property to the west. That said, it is deemed necessary to restrict permitted development rights for the new dwelling at plot 2 in order to control any future development of the site. Given the siting and scale of the proposal it is not thought to result in any overbearing or significant loss of light impact to the neighbouring occupiers.

5.8 The Council has an adopted minimum residential amenity space standard policy (PSP43) which is based on the number of bedrooms at a property. The proposed site plan for the development indicates that the amenity spaces for both of the proposed dwellings exceed the requirements. As such, the amenity space proposed would be in accordance with policy PSP43.

5.9 Trees

There are trees located to the rear of the site and on verges either side of the access for which it is considered necessary to protect during construction. As such, a condition will be included on the decision notice for the submission and agreement in writing by the Council to an arboricultural report, including an arboricultural method statement and tree protection plan.

5.10 Sustainable Transport and Parking Provision

To comply with PSP16 properties consisting of 3 and 4 bedrooms are required to provide two off-street parking spaces. The proposal has allocated two parking spaces for each dwelling, utilising an existing access from Badminton Road. The existing access will be widened, adequate visibility remains and following the submission of tracking details the sustainable transport officer is satisfied vehicles are able to enter and exit the site in forward gear. As such,

there would be no adverse impact to highway safety and no objections are raised in terms of transport.

5.11 Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: James Reynolds
Tel. No. 01454 864712

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 commencement of the works hereby approved, an arboricultural report containing an arboricultural method statement and tree protection plan shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

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, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

3. The dwellings hereby approved shall not be occupied until the associated vehicle parking areas and manoeuvring areas have been implemented in accordance with the details approved in the Proposed Site Plan (PA20/89/03 Rev B). The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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

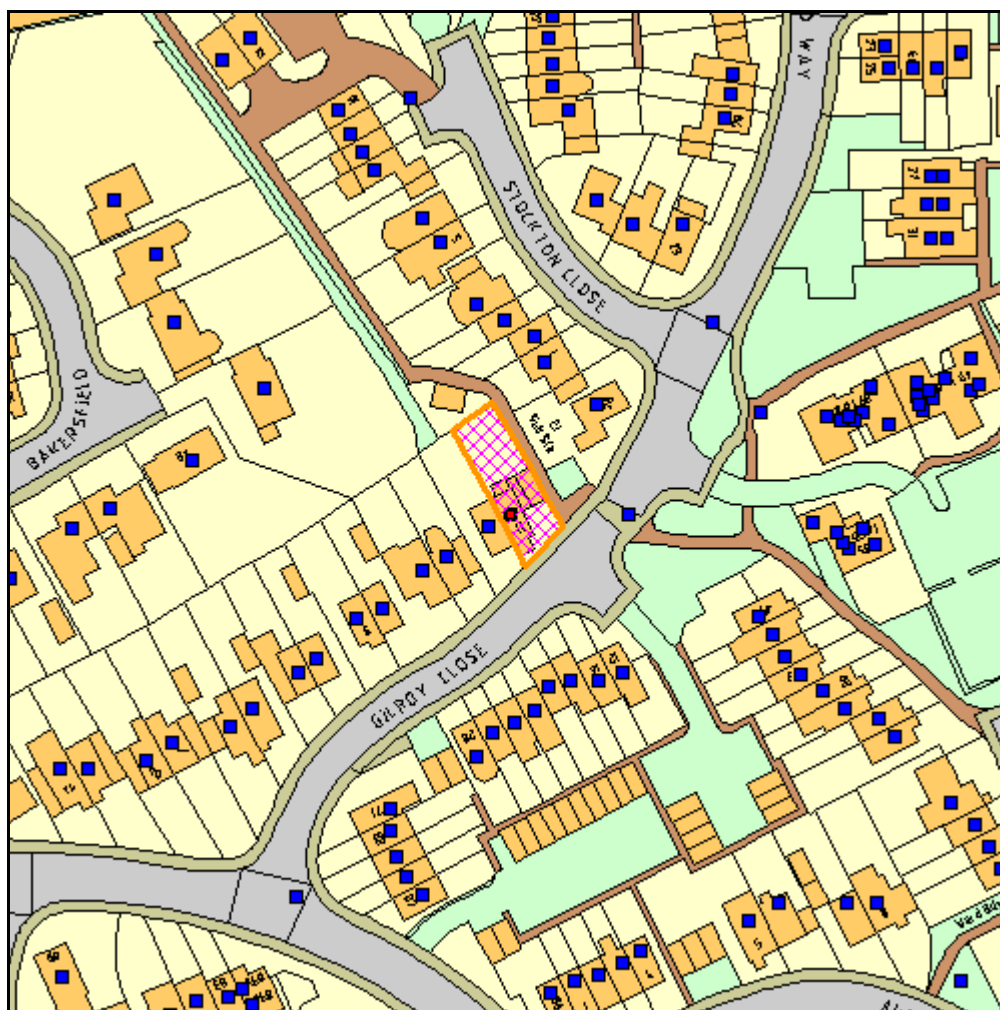
4. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes B and C), other than such development or operations indicated on the plans hereby approved, shall be carried out on the proposed dwelling within plot 2, without the prior written consent of the Local Planning Authority

Reason

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

CIRCULATED SCHEDULE NO. 23/20 - 5th June 2020

App No.:	P20/06635/F	Applicant:	Mr Jason Pinker
Site:	11 Gilroy Close Longwell Green South Gloucestershire BS30 9YT	Date Reg:	22nd April 2020
Proposal:	Erection of single storey rear extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366604 171335	Ward:	Longwell Green
Application Category:	Householder	Target Date:	16th June 2020



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P20/06635/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 rear extension, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 11 Gilroy Close, is set within a moderately sized plot, and is an existing two storey semi-detached property. It is located within the established built up residential area of Longwell Green. The host dwelling is adjacent to an existing public footpath which provides wider connectivity to the residential area.

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 Impact 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 PK16/5093/F. Demolition of existing garage. Erection of two storey side extension to form additional living accommodation and garage. (*Amendment to previously approved scheme PK16/1668/F*). Approved. 01.11.2016

- 3.2 PK16/1668/F. Demolition of existing garage. Erection of two storey side extension to form additional living accommodation and garage. Erection of new boundary wall. Approved. 08.06.2016.
- 3.2 K5450/3. Single storey rear extension. Approved. 08.03.1991
- 3.3 K5450/2. Single storey rear extension and conservatory. Refusal. 18.05.1990.
- 3.4 K5450/1. Single storey front extension. Approval. 05.10.1987.

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
Object on the following grounds;

Over-development. The extension would lead to an overbearing and dominant effect on the neighbouring property.

Other Representations

- 4.3 Local Residents
No Comments 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 to the existing dwelling to erect a single storey rear extension. 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 rear element, will have an overall width of 3.9 metres, and be to a depth of 4 metres. It will have a gable fronted pitched style roof with 2no velux window, and it will be set down from the existing ridge by 3.75 metres, and extend to 2.3 metres in height to the eaves. Overall, with the extension at the rear of the property, there should not be any significant or detrimental impact on the street scene.

5.6 Although, the proposed details and components ensure that the aesthetical appearance of the dwelling will continue to compliment the host and neighbouring properties, the proposed extension could be considered as overdevelopment. This concern is in relation to the original dwelling house and the previously approved extensions, however it has been concluded that this proposed single storey extension would continue to respect the character and proportion of the host 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. The proposed rear extension would project further than existing footprint of the immediate neighbouring property by 4 metres along the Western Boundary. This will result in an impact on the boundary of the adjacent property. However, the boundary consists of a 1.8 metre boundary wall. The proposed extension is single storey with an eaves height of 2.3 metres and an overall ridge height of 3.75 metres. Given position of the extension, its scale and the orientation of the subject properties, officers are satisfied that the impact will be minimal. Accordingly, officers are satisfied that the proposed development would not result in a significant overbearing impact to the occupants of the neighbouring property.

5.9 In terms of overlooking, there are no proposed additional windows in the side of the ground floor proposed extension. The only additional window will be to the rear elevation, together with 1No new patio doors to the side 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 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 The proposal demonstrates that a fair standard of private amenity space is to be maintained, and therefore as the dwelling still benefits from a fair amount of private amenity space, the garden should still benefit from space of sufficient size and shape, to meet the needs of the occupants and indeed any future occupants.

5.14 Consideration of likely impact on Equalities

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

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

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**.

Contact Officer: Helen Turner
Tel. No. 01454 864148

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).