

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: 45/20

Date to Members: 06/11/2020

Member's Deadline: 15/11/2020 (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 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.

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:

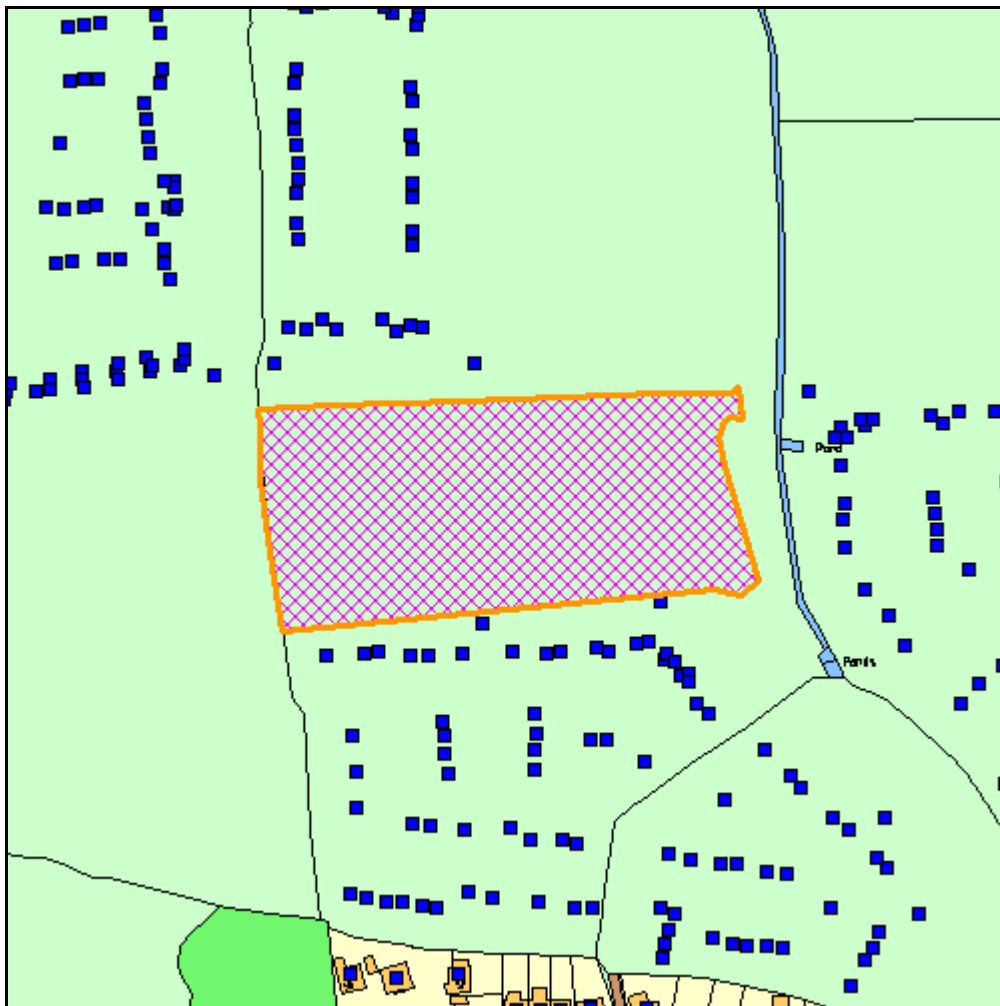
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 06 November 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/14361/RM	Approve with Conditions	Parcels PI14e North Yate New Neighbourhood South Gloucestershire	Yate North	Yate Town Council
2	P20/08495/F	Approve with Conditions	Abbey Wood Retail Park Station Road Filton South Gloucestershire BS34 7JL	Filton	Filton Town Council
3	P20/11350/F	Approve with Conditions	Cornercroft Barn Hacket Lane Thornbury South Gloucestershire BS35 2HH	Thornbury	Thornbury Town Council
4	P20/12444/O	Approve with Conditions	The Bungalow Grove Lane Hinton South Gloucestershire SN14 8HF	Boyd Valley	Dyrham And Hinton Parish Council
5	P20/13449/F	Approve with Conditions	118 Bush Avenue Little Stoke South Gloucestershire BS34 8NF	Stoke Gifford	Stoke Gifford Parish Council
6	P20/13941/F	Approve with Conditions	75 Wavell Close Yate South Gloucestershire BS37 5UN	Yate North	Yate Town Council
7	P20/14621/F	Approve with Conditions	55 Kennmoor Close Warmley South Gloucestershire BS30 8BE	Parkwall And Warmley	Oldland Parish Council
8	P20/15600/F	Approve with Conditions	14 Wedgewood Road Downend South Gloucestershire BS16 6LT	Frenchay And Downend	Downend And Bromley Heath Parish Council
9	P20/17959/F	Approve with Conditions	62 Westons Brake Emersons Green South Gloucestershire BS16 7BP	Emersons Green	Emersons Green Town Council
10	P20/18780/F	Approve with Conditions	The Laurels 57B High Street Winterbourne South Gloucestershire BS36 1RA	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO.45/20 -6th November 2020

App No.:	P19/14361/RM	Applicant:	BDW Trading LTD (Barratt Homes Bristol Division)
Site:	Parcels PI14e North Yate New Neighbourhood South Gloucestershire	Date Reg:	10th October 2019
Proposal:	Erection of 3 no. buildings to form 48 no. flats and a retail unit (Class A1) with land reserved for a health centre and community centre. Application includes roads, parking and associated works with appearance, landscaping, layout, scale and access to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by PK17/4826/RVC).	Parish:	Yate Town Council
Map Ref:	371271 184318	Ward:	Yate North
Application Category:	Major	Target Date:	6th January 2020



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N.T.S.

P19/14361/RM

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the circulated schedule because objections have been received from Yate Town Council and members of the public contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks reserved matters consent for the construction of a local centre at the North Yate New Neighbourhood. The local centre consists of a retail unit (Use Class A1) with 12 no. residential units above, and two separate blocks consisting of 36 units of residential accommodation. The reserved matters to be considered consisting of appearance, landscaping, layout and scale should be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC. This outline consent included details of access into the site off Randolph Avenue and Leechpool Way, with provision for access from Peg Hill. Space has been reserved in the local centre for a health service building and a community centre, which accords with the approved S106 agreement. The proposal shows these areas indicatively to demonstrate how they can work with the local centre design; however, they do not form part of this application and would be covered by separate reserved matters applications.
- 1.2 The application site comprises parcel PL14E in the North Yate New Neighbourhood, as shown on the approved phasing plan. The parcel is located in a central position towards the southern end of the NYNN site. The site is rectangular in shape, some 1.3 hectares in area and is currently secured by fencing. The site is empty apart from an electric substation in the northeast corner which will be relocated. Roads that are required to be provided directly to the north, east and south of the site have already been constructed. Green infrastructure including existing trees and hedges, as well as Public Open Space (POS) and drainage features are located to the west and east respectively. Residential properties are located to the south, which have been constructed and are now occupied; residential development and a POS drainage feature have been approved to the north. Public right of way LYA/50 extends northwest-southeast through the site. The site is covered by an area tree preservation order.
- 1.3 The 48 units comprise apartment blocks consisting of 1 and 2 beds; and 12 of the units would be for affordable housing.
- 1.4 There has been a considerable level of discussion and negotiation between Council officers and the developer before and post submission of the application. As a result of the discussions, the following improvements to the scheme have been achieved:

Relocation of community building site to a less constrained corner location;
Land reserved for a health service building in accordance with the S106;
Local centre is more pedestrian friendly and dominated; parking has been made more subservient;
There is a better organised public realm with public and private areas of the local centre are more clearly defined;
More open communal space provided for residential occupiers;
Relocation of ancillary structures away from western green corridor and the RPZ of trees;
Significant improvement to the appearance of the blocks with robust high quality materials now proposed;
Projecting balconies provided for apartment blocks;
Block B increased in height to better address a key view to the north;
Improvements to the design of rear parking court;
Enhanced public realm area provided to the area north of the retail unit.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1 Local Distinctiveness
 PSP2 Landscape
 PSP3 Trees and Woodland
 PSP6 Onsite Renewable and Low Carbon Energy
 PSP8 Residential Amenity
 PSP10 Active Travel Routes
 PSP11 Transport Impact Management
 PSP16 Parking Standards
 PSP17 Heritage Assets and the Historic Environment
 PSP19 Wider Biodiversity
 PSP20 Flood Risk, Surface Water and Watercourse Management

PSP21 Environmental Pollution and Impacts
 PSP37 Internal Space and Accessibility Standards for Affordable Dwellings
 PSP43 Private Amenity Space Standards
 PSP47 Site Allocations and Safeguarding

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

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

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection. The full letters of response from Yate Town Council can be viewed on the Council's Public Website. The following is a summary of the objections set out in the latest response received:

- **Substantially contrary to the master plan agreed district centre facilities. This application does not include the pub or hotel and has reduced to one retail unit.**
- **Consequently, without a pub or hotel the floor area of the community centre is too small;**
- **Concerns regarding a lack of parking anywhere near the community centre and also inadequate disabled parking near the shop and community centre. Secure cycle parking and electric vehicle charging points are required;**
- **Concerns regarding parking entirely to the western green corridor;**
- **Concerns regarding the proximity of the three storey development to the dwellings to the south.**

4.2 Urban Design Officer

No objection

4.3 Transportation Officer

No objection

4.4 Designing Out Crime Officer

No objection subject to comments.

The open space between the apartment blocks should be well lit so that they can be surveyed from the surrounding buildings.

The bin and cycle stores will need to be sufficiently robust and secure;

The footpath between the retail unit and the community centre has a lack of surveillance and will require decent lighting and perhaps even cover the area with either the retail or community centre CCTV system;

Where parking is private it should be signed as such to avoid conflict;

Any fencing to the community centre play area should be a minimum of 1.8metres in height;

Although the plans don't indicate an ATM, future provision of an ATM would likely be opposed without any gas suppression system;

4.5 Public Art Officer

The third project in the agreed public art plan is for a permanent heritage commission to be installed to coincide with the completion of the local centre with an allocated budget of £50, 000 including 10% project management costs.

Highway Structures Officer

If the application includes a structure that will support the highway or support the land above a highway. No construction is to be carried out without first providing the Highway Structures team with documents in accordance with BD2/12 of the Design Manual for Roads and Bridges that will allow formal Technical Approval of the proposals to be carried out. The applicant will be required to pay the fees associated with the review of the submission whether they are accepted or rejected.

If the application includes a boundary wall alongside the public highway or open space land then the responsibility for maintenance for this structure will fall to the property owner.

4.8 Drainage Officer
No objection

4.9 Housing Enabling Officer
No objection.
There is however, a need for a competent management company / arrangements to be put in place to prevent potential issues e.g. with parking.

4.10 South Gloucestershire Clinical Commissioning Group
We do not have any further comments to those previously submitted, where we note compliance with the S106 requirements.

4.11 Property Services
No objection to this going to committee. We are generally happy with the position of the Local Centre and for the Community Centre to be in the position shown edged blue (North East corner) within the attached plan.

4.12 Environmental Protection Officer (Land Contamination)
No adverse comments

4.13 Environmental Protection Officer (Noise)
I have no objections in principle. I recommend that deliveries to the retail unit shall not take place outside the hours of 7am and 11pm.

Other Representations

4.14 Local Residents
A number of objections have been received to the proposals throughout the application process; and these can all be viewed on the Council's Public Website. 22 letters of objection have been received from members of the public relating to the revised plans received. The following is a summary of the reasons given for objecting:

- **Need green space and facilities approved in masterplan;**
- **Concerns regarding lack of parking spaces for facilities;**
- **Consideration should be given to parking restrictions on surrounding roads i.e. Minnett Road;**
- **No allocated disability spaces;**

- **Amenities promised when we bought are being removed from the plans;**
- **Not enough parking proposed for residents of the flats and visitors of local centre;**
- **What affect will this have on S106 money if Barratts build more flats and how will it be spent?**
- **Objection to the pub being removed from the scheme;**
- **Insufficient time for comments to be made;**
- **More shops should be provided;**
- **Shared ownership is just as important as social rent housing;**
- **Building more flats will lower the prices of surrounding dwellings;**
- **No wheelchair accessible flats are provided;**
- **Overlooking issues from the proposed flats;**
- **Loss of green space/parks;**
- **It is not acceptable for community centre and health centre to be replaced by flats.**

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

North Yate New Neighbourhood is a major development site allocated by policy CS31 of the South Gloucestershire Local Plan Core Strategy (adopted December 2013 for a major mixed use development of up to 3000 dwellings. Outline consent was subsequently granted on 17th July 2015 for a mixed use development across 100.76 hectares of land comprising up to 2450 new dwellings, including 4.63 hectares of employment land, a local centre, two primary schools and supporting infrastructure. This approval covers a substantial area of the NYNN allocation. A masterplan and design code for the North Yate New Neighbourhood were subsequently approved by the Local Planning Authority on 20th January 2017 and 12th May 2017 respectively. When considering the principle of the development it is necessary to first consider compliance with the approved masterplan and parameter plans, as well as conditions attached to the outline consent.

- 5.2 The masterplan shows the local centre plot in the heart of the NYNN with parking to the north and south serving five separate building blocks. The scale parameter plan allows for buildings up to 12 metres in height. The density parameter plan allows for higher densities in this location. The land use parameter plan specifies that a mixed use local centre is required to be provided in this location. The proposal comprises a mix of retail, residential, health and community centre buildings in five separate blocks with a maximum height of 12 metres. Parking is provided predominately to the north, south and west edges. These blocks provide a high density development in this central location. Although Yate Town Council consider the proposal is substantially different to the masterplan, this is not considered to be the case and whilst it is noted that there is some variation regarding parking to the western edge, the development does not encroach into the green corridor any further than is shown on the masterplan. The proposal therefore, is considered to be sufficiently in compliance with the approved masterplan and parameter plans.

- 5.3 Yate Town Council has objected to the proposal due to the omission of a pub, community centre, surgery, hotel and 7 small retail units. These units were set out in the Design and Access Statement submitted in support of the outline application on an indicative basis only. It should be noted that the approved S106 agreement does not require the developer to design or build either the community centre or the health service building. The developer is required to provide a financial contribution towards a health building and a community centre, as secured in the S106 agreement. The Local Planning Authority and the relevant health agency would be responsible for the detailed design and delivery of these buildings and they would be dealt with under separate reserved matters applications. The revised plans submitted are in accordance with the S106 agreement as they safeguard land for these specific health and community centre uses. With regards to the other uses referred to by Yate Town Council, it should be noted that unlike health and community centre land uses which have been specifically safeguarded through the S106 agreement approved at outline stage, they have not been specifically reserved by condition or by legal agreement. The only relevant condition on the outline consent limits the amount of gross retail floor space and individual floor space of retail units that can be provided in the local centre. The proposal is compliant with these conditions. There is no mechanism for a marketing process to be carried out, or the reservation of land, for these specific uses in the outline consent; therefore, it has already been accepted that the delivery of these elements would be dictated by market forces. A refusal of the application on this basis would therefore, not be sustainable at appeal. The developer has contacted various pub/hotel chains to try to secure an operator for the site but have not received any interest from the chains that they contacted.
- 5.4 The application must be determined as it stands on its own merits in terms of the mix of uses that would be provided or secured for the community. The local centre will consist of a convenience store type retail unit, residential accommodation, and whilst it is not part of the current application, land has been safeguarded for a community centre and health centre in accordance with the S106 agreement. The northeast corner of the local centre would also be within close proximity (approx. 68 metres) to a nursery, play area and primary school; crossing points over the road have been provided to ensure that there are convenient pedestrian and cycle links between these two key areas. The local centre is considered to be of a sufficient mix of uses to provide a focal point of activity and a key destination for the community. The principle of the development is therefore, considered to be acceptable.
- 5.5 Urban Design
Community Centre Layout
Although the Community Centre does not form part of the reserved matters application, it is important to consider the impact of the development on the layout of the community centre site to ensure that obligations regarding the delivery of a community building can still be met.
- The S106 agreement requires a site suitable for a community building of 1008 square metres to be provided within the local centre with an additional area to provide one parking space for a police officer together with an ancillary external area for use with the community building.

The original layout located the community centre centrally flanked by blocks on either side; therefore, there were concerns regarding the fact that this might constrain the future use and layout of the community centre, especially as many typical uses of community centres generate noise. The layout of the community centre is not fixed at this point because an architect has not yet been appointed by the Council; however, it is important that its layout is not prejudiced by the siting of the surrounding buildings or by a lack of space. The revised plans have moved the community centre to the northeastern corner of the local centre where, not only could it benefit from attractive views of green infrastructure to the east, it could be read more as a standalone landmark building from views from a key junction to the east; there is more space around the building to accommodate external ancillary areas, such as external play space; and there are fewer residential blocks around the community centre and a greater level of separation between them. There are two dedicated community centre parking spaces indicated within the community centre site, which accords with the S106 agreement for the community centre, and vehicular access and refuse collection could be via an access road to the southeast. It is envisaged that most visitors to the community centre could park in the public car park to the northwest and walk the short distance via the block paved level surface to the community centre. A square to the northeast of the community centre is shown indicatively, which could be used as spill out space for public events and there are laybys in the roads to the north and east that could be used for short stay parking/drop off/deliveries. Property Services Officers are happy with the size and location of the community centre site. Sufficient information has been submitted to demonstrate that an adequate community centre could be delivered at the Local Centre in accordance with the S106 agreement and therefore, there is no objection on this basis.

5.6 Local Centre Layout

Originally, car parking was proposed along the entire north and south edges of the local centre, as well as to the east and west edges along with ancillary buildings for bin and cycle storage. The only area of public realm was immediately north of the community centre and flanked by car parking to each side; therefore, the area of public realm proposed was very small, restricted and dominated by car parking. Revised plans have provided a larger area of public realm on the north side of the local centre such that it would be a more pedestrian friendly and dominated environment with more subservient car parking areas.

- 5.7 There was also too much pedestrian permeability through alleys to the sides and around the back of buildings, which would likely have created safety and security issues. The pedestrian walking routes were not very clearly defined through the centre or between the local centre and primary school. For example, the core central pedestrian route linking the south and north parts of the local centre ran through the community centre and therefore, would only be traversable during its opening hours and subject to permission from the owners/operators. The public and private areas of the local centre are far better defined on the revised plan. There would be no pedestrian permeability directly between blocks from the north to the rear service areas/parking courts, and

pedestrian access between the south and north areas of the local centre would instead be via shared surface areas around the perimeter of the local centre.

- 5.8 There was a lack of communal green space for use by occupiers of the residential blocks, and any that was provided was squeezed and appeared left over rather than being positive usable space. In response, a generous area of planted green space is provided for occupiers of the blocks to use in the centre of the scheme. This space provides a green setting for the pedestrian paths, as well as communal amenity space with trees and planting. Ancillary structures such as bin and cycle stores have been relocated from the perimeter of the local centre so that the east and west edges have a less cluttered appearance, and the structures are better related to the buildings that they serve in more secure locations. These structures originally encroached into the RPZ of trees and vegetation on the western green corridor. The relocation of these structures results in there being no encroachment into the RPZ of existing trees and vegetation.
- 5.9 **Appearance**
It is considered that there has been significant improvement to the appearance of the units within the local centre. Officers were clear from the outset that the architectural quality of the blocks needed to be superior to the surrounding development to provide a focal point and interest to the local centre and instil a sense of pride for residents.
- 5.10 The elevations of the blocks originally consisted of white hardieplank cladding as the primary material, with buff brick and grey hardieplank cladding as secondary materials. It was considered that this created an overly fussy appearance given the mix of materials, and there were concerns regarding the robustness of a light coloured cladding as the primary material. The developer was therefore, encouraged to simplify the material palette using a higher quality material. There were also concerns regarding the fact that block B did not include any projecting balconies and as a consequence this block had a very flat and unsatisfactory appearance and would not provide any external private amenity space for occupiers.
- 5.11 The revised plans have amended the material palette to a single high quality stock brick, which is the Forterra Belgravia Gault Blend. It is an attractive, quality stock brick which will provide a high quality standard of external appearance to the blocks. Ribbed brick detailing is proposed to group and add interest between fenestration and to define and add a sense of weight to the ground floor retail unit shopfront on block B. The brick detailing will be intentionally more noticeable at ground floor level and lighter at upper floor level due to the positioning of the extended brick ribs. Block B has also been relocated to a central position and increased in height to 12 metres to better address a key view from the spine road to the north and will provide a stronger frontage to the local centre. The overall style and design approach to the blocks such as the choice of brick, the simple modern style, large format windows providing good levels of light and outlook, the inclusion of chunky metal balconies which are cantilevered, as well as Juliet balconies which are set into the window reveal will provide a high standard of architectural quality and appearance. The colour of the balconies, windows and porches will match to

provide consistency across the elevations. The Council's Urban Design Officer is happy with the revised plans and is keen that the improvements to the architectural quality negotiated with the developer (stock brick, mortar colour, brick detailing, chunky cantilevered balconies, inset Juliet balconies etc.) are carried through into the build and are not valued engineered out of the scheme. Therefore, conditions are attached to ensure that the detail of these architectural features are agreed in writing by the Local Planning Authority and are provided accordingly.

5.12 Landscaping

On the original plans submitted, the internal spaces between the blocks was dominated by car parking, which prevented the space from providing a pleasant outlook for the flats. Elsewhere the layout was also very car parking dominated and this resulted in the landscape areas being small and pinched. There was also an ad hoc arrangement of tarmac and block paving hard surface materials, which created a somewhat confusing and disorganised public realm. These issues have been addressed through revised plans, which provide generous communal space and a green outlook for the flats, and a less car dominated public realm. Hard surface materials now primarily consist of block paving, which will provide a more consistent public realm appearance. Details such as the product and colour of the block paving have not been agreed at this point. Initially it was considered that a brindle colour paving might provide a warmer tone and more of a contrast to tarmac; conversely a grey colour paving may be a more appropriate response to the buff colour elevations of the blocks. As block paving is generally laid towards the end of the construction process to avoid it being damaged, it would allow for paving products and colours to be properly tested alongside the elevations of the buildings to enable a more informed decision to be made. A condition is therefore, attached on this basis.

5.13 The number and location of bin and bicycle stores within the hedgerow corridor on the western side of the local centre was considered to be particularly unsatisfactory. These structures blocked views from the main road to the hedge and trees and also disrupted the flow and prevented paths at the southwest corner of the local centre from linking together properly. Some of the structures also encroached into the root protection zone of trees and hedges which could have damaged them and adversely affected the visual amenity they provide. The revised plans relocate the ancillary structures away from the western green corridor, which is a significant improvement. Although car parking is proposed to this area, it is outside of the RPZ of trees and hedgerow; trees and planting proposed will provide screening of views of cars from the main road to the north and south. The planting to this area has been amended to be native species to tie in with the existing hedgerow visually and also provide more ecological benefit.

5.14 There has been a lot of discussion between the developer and Council Officers regarding the treatment of the parking court to the rear of block A. Improvements secured such as grasscrete, burnt ochre perimeter paving detail and tree and shrub planting will ensure this area will have a more pleasant environment and will function better for residents. A large scale construction detail of this area is required to ensure the area is finished to an adequate standard. A condition is attached on this basis.

5.15 Front of Retail Unit

The area to the front of the retail unit originally comprised a single block paving material and it was considered by officers that this prominent and important area might be perceived as a fairly stark space with little interest. The revised plans have included an enhanced public realm to this area with different coloured paving, seating areas, raised planting beds and cycle parking which will provide both function and interest and enhance the view from the north.

5.16 Public Rights of Way

Public footpath LYA/50 extends northwest-southeast through the site. A footpath application was submitted and approved to divert this footpath adequately through the site, which will safeguard the link between Brimsham Park and Tanhouse Lane. Accordingly, there is no objection on this basis.

5.17 Sustainability

Sustainability requirements for reserved matters proposals are stipulated under condition 40 on the outline consent. This requires an energy statement to be submitted which sets out measures to reduce energy demand through a fabric first approach such as insulation and for a Building Research Establishment Environmental Assessment Method (BREEAM) rating of very good to be achieved for all building types other than dwellings. Through measures such as insulation and reduced air tightness of units (fabric first approaches), the residential units will achieve a reduction in carbon emissions and energy beyond the statutory building regulations requirement of around 7-15% improvement. In addition, the report confirms that BREEAM very good rating has been targeted for the retail unit.

5.18 Security

Pedestrian permeability has been reduced such that pedestrian movement from the north to private rear areas would be restricted by walls between buildings. Comments raised by the Crime Prevention Officer highlight a narrow path between the retail unit and community centre as being poorly surveilled at ground floor level, although there would be surveillance from properties above. The Crime Prevention Design Advisor has suggested a condition for provision of CCTV cameras to cover this part of the local centre. Although the comment is noted, a condition is not considered to be necessary on this basis because the layout of the community centre has not been fixed at this point and therefore, this issue can be addressed in due course through the detailed design of the community centre. A central communal area serving the apartment blocks would not be overlooked from the public realm given its semi-private function; however, it would be well overlooked from occupiers in the surrounding buildings. A condition is required to ensure that this space is well lit in accordance with the comments of the Crime Prevention Officer. Matters relating to the security of the residential apartment blocks and ancillary buildings will be covered by Building Regulations.

5.19 Urban Design Conclusion

Through negotiation with the applicant, there has been significant improvement to the appearance and layout of the proposed local centre. The layout achieves a far better organised and more pedestrian dominant environment with more

useable green space provided for occupiers of the residential units. The standard of appearance of the units taking into consideration the material and architectural features proposed will clearly set the local centre apart from the surrounding development in terms of architectural quality. The plans are considered to be acceptable by the Council's Urban Design Officer and accordingly, there are no objections in terms of urban design.

5.20 Residential Amenity

The proposed plans demonstrate a separation distance of approximately 22 metres between the apartment blocks on the southern edge of the local centre and existing dwellings on Minett Road to the south; and approximately 32 metres between the apartment block on the northern edge and existing dwellings to the north on Dowsell Way. This level of separation is considered to be sufficient to ensure that no adverse residential amenity issues are created in terms of loss of privacy, natural light, outlook or overbearing impact.

5.21 Originally there were concerns regarding the proposed location of the community centre, which was squeezed between and within close proximity to four residential blocks to the sides and rear. There were concerns therefore, that any noisy activities that took place at the community centre may impact on residential occupiers and result in noise complaints. The community centre has been relocated to a corner plot where it is less constrained by, and there is more space to, neighbouring residential blocks. Within the neighbouring residential blocks, windows that serve bedrooms do not face towards the community centre site, and this will help to attenuate noise and lessen any noise impacts. The Council's Environmental Protection Officer has raised no objections to the proposal on the basis of noise. The Environmental Protection Officer recommends a condition to restrict the times of deliveries for the retail unit; however, such a condition is outside the scope of matters to be considered under this reserved matters application. Material weight is however, given to the fact that a mixed use local centre was envisaged and has already been approved at outline stage in principle. Given the detailed design of the local centre shown on the revised plans taking into consideration the communal space and private balconies proposed, it is considered that occupiers of the residential blocks would have an acceptable standard of residential amenity and would not be adversely affected by noise or disturbance.

5.22 Transportation

The Council's Transportation Officer considers the level of parking shown on the revised plans to be acceptable and reflects guidance contained in the Council's Residential Parking Standards SPD. On the main road, outside the health centre and opposite the community centre, lay-bys are proposed to be constructed, and any parking in these lay-bys would need to be controlled through implementation of appropriate Traffic Regulation Orders (TROs) to ensure they are used for short stay/delivery/drop off purposes only. As the road is yet to be adopted by the Council, this is something that can be agreed through the S.38 highway adoption process. An informative note will be attached on this basis.

- 5.23 A bus stop is required to be provided at the local centre, although its final location will be agreed in due course following discussions with the bus operator regarding the routing of buses through the NYNN. Bus stops are shown indicatively on the plans submitted; however, a condition is required to ensure that no bus stops are provided at the site until the final position and specification has been agreed with the Local Planning Authority.
- 5.24 Accordingly, whilst the concerns raised through the consultation process from members of the public are noted, it is not considered that the proposal would lead to a severe level of off street parking and congestion on neighbouring streets that would have an unacceptable impact on highway safety or the amenities of the area.
- 5.25 Pedestrian and cycle links to other areas of the North Yate New Neighbourhood, such as the primary school and nursery, will be via 3m wide footpaths; dropped kerbs will provide safe and convenient crossing points. The developer has not acceded to officer's requests for electric vehicle charging points to be provided in the local centre. Such facilities were not secured as part of the outline permission and therefore, there is no objection on this basis.
- 5.26 Affordable Housing
The proposal comprises 12 units of affordable housing provided within the central apartment block b above the retail store. This apartment block has a very high quality external appearance with the proposed stock brick and detailing, large format windows and chunky cantilevered balconies. The type and mix of affordable housing required to be provided is social rent with a mix of 6no. 1 bed 2 person flats and 6no. 2 bed 4 person flats. The plans have been updated to reflect the mix required such that the number of affordable units and the mix proposed is acceptable; a key fob system is proposed so that only flats on each floor can access their lobby. The Council's Affordable Housing Officer considers the proposed quantum and mix of affordable housing to be acceptable. The affordable housing masterplan will need to be updated to reflect the proposal. An informative note will bring this to the attention of the developer.
- 5.27 The parking spaces for the affordable units have been moved to a location that will be more accessible for occupiers, and improvements have been made to the design of an adjacent parking court to provide a more pleasant route for occupiers. Lighting is required to be provided to the parking court and an appropriate lighting design will be subject to a condition.
- 5.28 The Affordable Housing Officer has queried whether there will be any restrictions on the use of the community/health centre or times of operation/delivery of the retail unit. Given that the proposal is seeking reserved matters, the imposition of any restrictions would be outside the scope of the application and would be unreasonable. However, whilst there may be noise and disturbance from other surrounding uses, this can be expected given the local centre context and would not be to a level that would be adversely harmful to the living conditions of occupiers. There would also be benefits to occupiers from living in a local centre location such as the ease of access to the facilities.

5.29 Although no shared ownership or wheelchair affordable housing is proposed under this application, the Council's Affordable Housing Officer has raised no objections on this basis and these types of affordable housing will be provided throughout the neighbourhood in surrounding parcels to adequately meet local needs.

5.30 The management responsibilities of the parking spaces in the local centre would be the responsibility of the appointed private management company and the appointed RP.

5.31 Drainage

The Council's Drainage Officer has raised no objections to the proposal. The Drainage Officer is satisfied that the information submitted demonstrates compliance with the wider Surface Water Drainage Masterplan/Strategy.

5.32 Ecology

A number of ecological strategies were secured as part of the discharge of conditions on the outline consent. This included a Landscape and Ecological Management Plan, and wildlife mitigation strategies. These strategies were required to help mitigate the impact on, as well as measures to enhance wildlife. An informative note is attached to notify the developer of the requirement to accord with the relevant wildlife strategies.

5.33 Further Matters

With regards to some of the issues raised by members of the public. The number of dwellings permitted under the outline consent is 2450 dwellings. That is the maximum number of dwellings that can be built at the North Yate New Neighbourhood under the outline consent. The S106 financial contributions are based on 2450 dwellings, which includes apartments, being constructed; however, they are index linked such that if fewer dwellings are built then an amended sum will be paid to the Council accordingly.

The objection in relation to house prices is noted; however, this is not considered to be a material planning issue in this instance.

Adequate consultation has been carried out in accordance with the Council's Statement of Community Involvement SPD.

5.33 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 consent has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Reserved matters consent is GRANTED subject to the following conditions.

CONDITIONS

1. Prior to the construction of development above damp proof course level, a sample panel of brickwork, demonstrating the colour, texture, facebond and mortar colour shall be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the brickwork is complete. Development shall be carried out in accordance with the agreed sample. For the avoidance of doubt the sample panel shall demonstrate both types of ribbed brick detailing proposed (every other course and every third course as per the submitted details) unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

2. Prior to the construction of development above damp proof course level, brochure details or physical material samples of the following items shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.
- (a) windows;
 - (b) rainwater goods;
 - (c) roof parapet coping;
 - (d) facing bricks and mortar;
 - (e) balconies;
 - (f) timber cladding;
 - (g) cycle stands/hoops.

Reason

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

3. Notwithstanding the details submitted, prior to the laying of any block paving at the site, the product and colour of paving to be used shall first be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

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

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

Reason

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

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

Reason

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

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

Reason

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

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

Reason

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

8. The final position and specification of bus shelters along with timescales for their implementation shall be agreed in writing by the Local Planning Authority prior to the first residential occupation of the final residential block erected under this reserved matters application. Development shall be carried out in accordance with the agreed details and timescale.

Reason

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

9. No development shall commence until the tree protection fencing shown on the drawing Tree Protection Fencing no.BBS22662-03 sheet 1 of 10 has been erected in accordance with the approved details. The fencing shall be retained and maintained in accordance with the agreed details throughout the course of the development.

Reason

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

10. Prior to the construction of development above damp proof course level, a lighting scheme covering adoptable and private areas of the local centre shall be submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be implemented in accordance with the agreed details prior to the first operational use of the relevant part of the development hereby approved.

Reason

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

11. Prior to the construction of development above damp proof course level, large scale construction details of the following items shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.
 - (a) Juliet balconies fixed into the window reveals;
 - (b) the overhang of the roof parapet coping;
 - (c) extracts, vents, flues & meter boxes;
 - (d) projecting brick detailing showing the minimum dimension of the projection from the face of the surrounding bricks;
 - (e) the rear parking court north of the residential apartment block 1-18.

Reason

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

12. Security fencing of a minimum height of 1.8 metres shall be erected around the perimeter of the health centre building within 1 month following the last residential occupation of the final residential building erected under this reserved matters application.

Reason

To ensure the site is left in a sufficiently secure condition so that it does not create any security or anti social behaviour issues to the detriment of the character and visual amenity of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

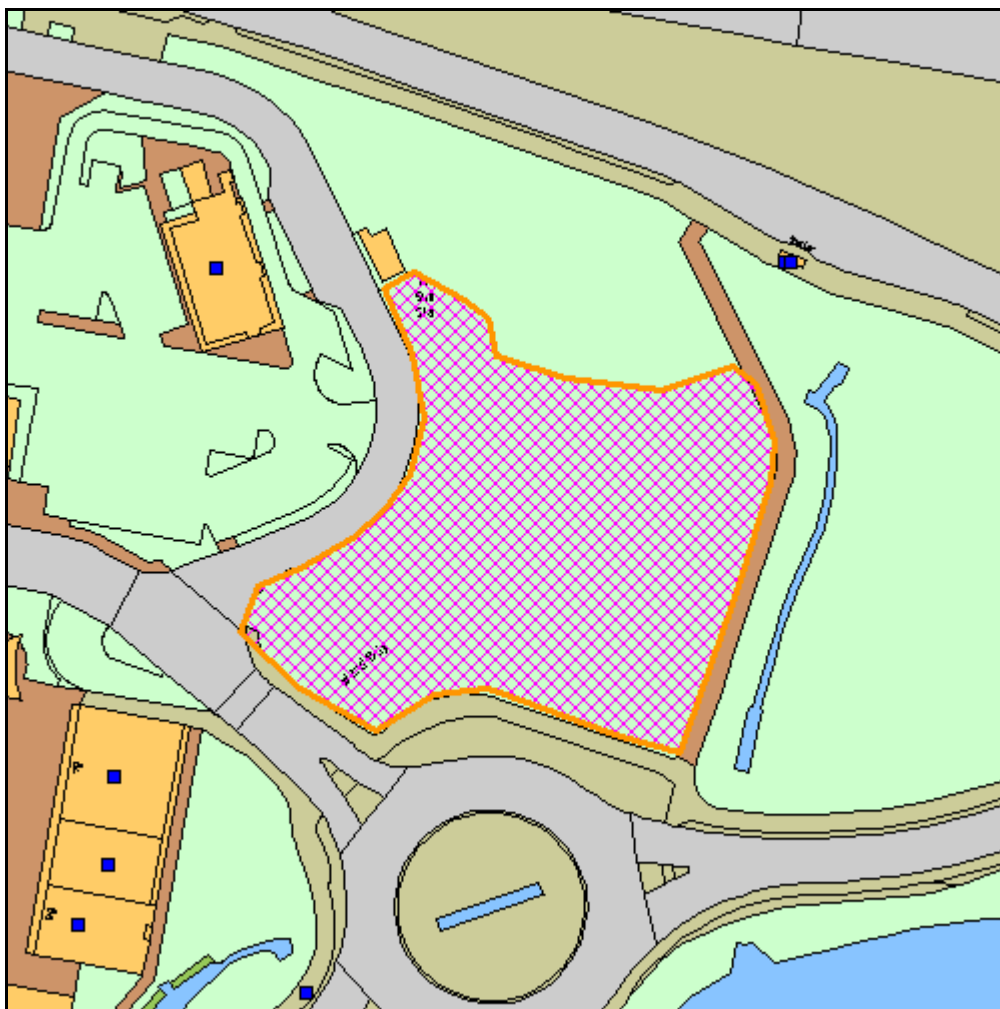
**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following way: by negotiating with the applicant such that subject to conditions the proposal is considered to amount to sustainable development and is granted in line with the National Planning Policy Framework.

Case Officer: Jonathan Ryan
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

App No.:	P20/08495/F	Applicant:	Greenspruce GP Limited And Invesco Real Estate
Site:	Abbey Wood Retail Park Station Road Filton South Gloucestershire BS34 7JL	Date Reg:	26th May 2020
Proposal:	Erection of hotel (Class C1) and food and beverage retail unit (Class A1) with parking, access, landscaping and associated works.	Parish:	Filton Town Council
Map Ref:	361163 178683	Ward:	Filton
Application Category:	Major	Target Date:	20th August 2020



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P20/08495/F

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

Reasons for Referring to the Circulated Schedule

This application has been referred to the Circulated Schedule following the receipt of an objection from Stoke Gifford Parish Council and 3 or more objections from local residents, the concerns raised being contrary to the officer recommendation.

Members may recall that this application previously appeared on Circulated Schedule No. 42/20. During the course of circulation however, it came to light that the boundary between Filton Town Council and Stoke Gifford Parish Council in fact bisects the application site but only Filton Town Council had been consulted.

Officers duly withdrew the report from the C/S pending consultation with Stoke Gifford Parish Council; those comments have now been received (see para. 3.1 below) and the report amended accordingly.

1. THE PROPOSAL

- 1.1 The application site is approximately 0.4 ha in area and is located within the Bristol North Fringe, to the east of the Abbey Wood Retail Park and to the south of the A4174 Station Road. The application site is located within the designated Stoke Gifford District Centre and is currently a landscaped area of public open space.
- 1.2 The site adjoins a small parcel of grassland to the north, which is then enclosed by the A4174 Station Road and a bus stop. The site is bordered by a pedestrian and cycle path along the eastern and southern boundaries, which is an identified Active Travel Route in the adopted Development Plan. A three-arm roundabout providing access to the Shopping Park and the Ministry of Defence South campus is situated beyond the path to the south. The site is enclosed by trees and hedgerows along the western boundary. A McDonald's restaurant and its main access road are situated beyond the hedgerow, directly next to the site. The access road into the main retail park runs along the southern site boundary, with the access road serving the McDonalds unit and the retail units running to west of the site. The site can also be accessed via the pedestrian and cycle path along the eastern boundary.
- 1.3 The site is located within the defined boundary of the Stoke Gifford District Centre, which extends across the Abbey Wood roundabout to the Filton Retail Park, which includes two supermarkets (Sainsbury's and Lidl), discount stores and a gym. These uses are contained within the Primary Shopping Area of the District Centre (but not within the Primary Shopping Area). The District Centre also includes an undeveloped parcel of land to the north of Sainsbury's.
- 1.4 The application site falls within Flood Zone 2, which means that it has a 'medium' risk of flooding (between a 1 in 100 and 1 in 1,000 annual probability of river flooding).

- 1.5 The application seeks a full planning permission for the erection of a new 4-storey, 85-bedroom hotel (Use Class C1) and a single-storey, food and beverage retail unit (Use Class A1), along with parking, access, landscaping and associated works. It is envisaged that the Hotel will be a Travelodge Plus and the A1 unit a Greggs with drive-through facilities.
- 1.6 The hotel would be located on the northern half of the site with the retail unit to the south, bisected by a two-way access road which separates the two proposed uses.
- 1.7 The application is supported by the following documents:
- Design and Access Statement;
 - Topographical Survey;
 - Air Quality Assessment;
 - Ecological Appraisal;
 - Energy and Sustainability Statement;
 - Economic Benefits Assessment;
 - Flood Risk Assessment;
 - Drainage Strategy;
 - Geo-technical Survey;
 - Townscape and Visual Impact Assessment;
 - Lighting Impact Assessment;
 - Noise Impact Assessment;
 - Transport Assessment;
 - Tree Survey;
 - Arboricultural Method Statement;
 - Foul and Surface Water Drainage Strategy;
 - Framework Travel Plan;
 - Infographic;
 - Landscape Material Sheet;
 - Planning Statement;
 - Soft Landscape Specification;
 - Townscape and Visual Appraisal;

2. RELEVANT PLANNING HISTORY

- 2.1 There is an extensive planning history which relates to the Abbet Wood Retail Park in its entirety or parts thereof. The most significant, albeit of some age now, is planning permission P95/0056/38 which was granted in 1995 for the erection of six retail warehouse units (on the area that is now the Retail Park) and petrol filling station (PFS, on the application site – not implemented). This was followed by planning permission P96/2332 relating to the western half of the application site which was for a PFS with associated kiosk/convenience store (not implemented). There have been numerous subsequent changes of use within the Retail Park and more recently café and restaurant developments including McDonalds, Costa and Nandos.

3. CONSULTATION RESPONSES

3.1 Filton Town Council

No response

Stoke Gifford Parish Council

Stoke Gifford Parish Council objects to this planning application due to the lack of parking bays available; the fact that the area already has sufficient hotel options (and the site is not designated for C1 hotel use), and the diminution of trees and greenery. Also, car-sharing in the Travel Plan is no longer appropriate in the Covid-19 world and concerns about traffic congestion and pollution.

3.2 Other Consultees

Transportation D.M.

No objection to revised scheme subject to conditions.

Wessex Water

No response

Highway Structures

No comment

Avon Fire & Rescue

No response

Police Community Safety Officer

No objection - the application was subject to a BREEAM Security Needs Assessment and appropriate advice has been included in the design. Having viewed the information as submitted I can confirm the design to be in order and complies appropriately with the crime prevention through environmental design principles.

Arts and Development

In line with previous development at the Abbeywood Retail Park, if the application is approved, the Council should apply a planning condition for a public art programme that is relevant and specific to the development and its locality. The programme should be integrated into the site and its phasing plan.

Lead Local Flood Authority

No objection subject to a condition to secure a SUDS drainage scheme.

Environmental Policy and Climate Change Team

No objection subject to conditions.

NHS

No response

Landscape Officer

No objection to revised scheme subject to conditions..

Ecology Officer

No objection subject to conditions.

Avon Wildlife Trust

No response

Public Health and Wellbeing

No response

The Tree Officer

Provided that all works are in accordance with the submitted arboricultural documents and BS:5837:2012 there are no objections to this proposal.

Environmental Protection

No objection subject to conditions relating to possible contamination of the site.

Economic Development

No response

Urban Design Officer

No objection subject to a condition to secure materials.

Archaeology Officer

The proposed development site lies close to areas which have been heavily developed in the 1970s-1990s. Whilst there was no construction on the site itself, the historic OS mapping indicates that there were multiple phases of access roads crossing the proposed development area from the 1970s onwards.

Given the level of former disturbance on the site it is not considered that an archaeological condition will be required as part of any permission granted.

MOD Safeguarding

No objection

The Environment Agency

Providing the Local Planning Authority (LPA) is satisfied the requirements of the Sequential Test under the National Planning Policy Framework (NPPF) are met the Environment Agency would have no objection in principle, to the proposed development, subject to the inclusion of a condition to ensure that the development is carried out in accordance with the flood mitigation measures outlined within the submitted Flood Risk Assessment (FRA).

Other Representations

3.3 Local Residents

Representations have been received from 13no. local residents all of whom object to the scheme. The concerns raised can be summarised as follows:

- Increased traffic in an already congested area.

- No need – already 2 Holiday Inns, a Travel Lodge and a Village Hotel within 2 miles of the site.
- Encroachment into Green Space.
- Adverse impact on ecology and air quality.
- Will create only low skilled jobs.
- There are empty units within the shopping area that could be used.
- Overdevelopment.
- Will add to congestion in the Retail Park.
- Will be too far from the new arena to be built in Filton.

4. ANALYSIS OF PROPOSAL

Principle of Development

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The South Gloucestershire Local Plan: Core Strategy was adopted by the Council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will now be the Core Strategy, as it forms part of the adopted Development Plan and is generally compliant with the National Planning Policy Framework 2012 (NPPF). The Policies, Sites & Places Plan was adopted in Nov. 2017 and also now forms part of the Development Plan.
- 4.3 It has recently been established via the 2019 Annual Monitoring Review (AMR) March 2020 Addendum that, using the Standard Method, South Gloucestershire can now demonstrate a 5.21 years housing land supply. The revised NPPF (para. 11) reiterates that; at the heart of the Framework is the presumption in favour of sustainable development. At para. 11 c) the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay. The relevant development policies are considered to be sufficiently up to date for the determination of this application.
- 4.4 Furthermore, The South Gloucestershire Local Plan Core Strategy adopted (Dec 2013) Policy CS4 replicates the NPPF in enforcing the presumption in favour of sustainable development. In accordance with the NPPF para. 38, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible.
- 4.5 Chapter 9 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are '**severe**'.
- 4.6 It is noted that the NPPF puts considerable emphasis on delivering sustainable development and not acting as an impediment to sustainable growth, whilst also seeking to ensure a high quality of design and good standard of amenity for all existing and future occupants of land and buildings.

- 4.7 Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013 seeks to secure good quality designs that are compatible with the character of the site and locality.
- 4.8 NPPF Paragraph 8 provides the three overarching objectives of sustainable development, which are:
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.9 Chapter 6 of the NPPF promotes support for building a strong, competitive economy.
- 4.10 NPPF Para.86 states that LPA's should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up to date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. The NPPF definition of a main town centre use includes **hotels C1 and retail use classes A1** such as those proposed in this application. NPPF para. 87 explains that when considering edge of centre and out of centre locations preference should be given to accessible sites that are well connected to the town centre.

Analysis

- 4.11 With regard to the drive-through element, Annex 2 of the NPPF defines main town centre uses as “retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, **drive-through restaurants**, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, **hotels** and conference facilities)”. In compliance with Policy PSP31, the drive-through

element of the proposals therefore accord with the range of uses which are considered to be acceptable within the district centre location. The proposed uses of the development are main town centre uses as defined in the glossary to the NPPF.

- 4.12 The site is within a defined town centre. Policies CS14 and PSP31 are the most relevant. Proposals for main town centre uses in defined town centres are acceptable where they are of a scale and size appropriate for their location. These policies also identify the overall retail growth required in the district and apportion this to different town centres. The Stoke Gifford District Centre was allocated for 5000 square metres of additional retail floor space.
- 4.13 The site is located within the defined boundary of the Stoke Gifford District Centre, which extends across the Abbey Wood roundabout to the Filton Retail Park, which includes two supermarkets (Sainsbury's and Lidl), discount stores and a gym. These uses are contained within the Primary Shopping Area of the District Centre. The District Centre also includes an undeveloped parcel of land to the north of Sainsbury's.
- 4.14 For planning policy purposes, the application site is allocated in the adopted Development Plan as being suitable for retail and main town centre uses. The site is outside the Primary Shopping Area, and is therefore an edge of centre site. This is confirmed in the South Gloucestershire Council (SGC) Policies, Sites and Places Plan (paragraph 7.63) which reads as follows:

“The existing Abbey Wood Retail Park will remain out of centre, being 300 metres from the Primary Shopping Area within the new district centre of Stoke Gifford. The area of undeveloped land, to the east of Abbey Wood retail complex is within the town centre boundary of Stoke Gifford, and designated as an edge of centre site on the Policies Map suitable for A1 retail development **and** main town centre uses. The role of Abbey Wood Retail Park and its relationship with Stoke Gifford District Centre will be addressed in the Joint Spatial Plan and review of the Core Strategy, scheduled for 2018.” (*still pending at time of writing*).

The proposed hotel and retail uses are therefore acceptable in principle in this location.

Prejudice to the Function of the Defined District Centre

- 4.15 Whilst the proposed uses are appropriate, the application must demonstrate that the scheme will not prejudice the function and purpose of the Stoke Gifford District Centre in terms of its ability to serve the needs of the growing residential community in the vicinity of the centre.
- 4.16 Whilst Policy PSP31 acknowledges that the proposed uses are acceptable in principle, there is a policy aspiration to deliver 5,000 square metres of additional retail floor-space across the District Centre, and the application site's allocation for retail use reflects this requirement. The proposed Greggs would to some extent make a positive contribution to this aim.

- 4.17 The evidence supporting Policy PSP31 comprises the SGC Town Centres and Retail Study (2010), followed by an updated report in 2011 and a further Retail Capacity Study published in 2014. Officers acknowledge that the evidence underpinning the Council's assessment of retail need and the allocations that follow that is therefore now very dated and is unlikely to be an accurate reflection of today's retail need, which has been diminished by online shopping and the market demand from occupiers for retail floor-space. The latter having declined considerably in recent years and is also likely to be exacerbated by the Covid-19 lockdown and difficulties retailers will face in coming out of that. Officers noted during their site visit that some units within the Retail Park are currently vacant.
- 4.18. Officers concur with the applicant's view that the retail market is undergoing significant change, and general market demand towards new retail floor-space has declined. As part of the formulation of a suitable development proposal which is responsive to market demand the applicants, have identified that other short and long-term commercial uses – including comparison retail, student accommodation, offices and light industrial uses – are not viable or appropriate in this location at this time. In justifying the proposed mix of uses on the land north of Sainsbury's, similar conclusions were identified by the applicants for the proposals on that site (see P20/05916/F).
- 4.19 In terms of the impact of the proposed uses on the Stoke Gifford District Centre, the scheme would result in a substantial improvement to the economic prosperity of the area, contributing towards the delivery of a diverse commercial offer providing for the needs of the local population.
- 4.20 An Economic Benefits Assessment has been submitted in support of the application. This has identified that the proposal is expected to generate numerous economic advantages to the Council and surrounding area. This includes approximately £500,000 of GVA per annum; with approximately £135,000 of business rates income per annum; and a discounted public sector income of £2 million over 20 years.
- 4.21. With regard to job creation, the study identifies that over the next one and a half years, the proposed development will create 20 net construction jobs and a further 25 full-time equivalent (FTE) jobs during operation.
- 4.22 The proposed development should also be viewed in the context of the wider economic growth of the Bristol North Fringe. With a capacity of 17,000 seats, the proposed YTL Arena at the Brabazon will be the third largest arena in the country and will create a significant level of demand for hotel accommodation across the North Bristol Fringe. The forthcoming arena proposal will give prominence to Bristol and its North Fringe and the hotel would play a part in fulfilling the economic demands created by the arena. Notwithstanding the presence of existing hotels and take-away food outlets in the wider area, the proposal offers an alternative type of food outlet and hotel accommodation. The planning system acts in the wider public interest and competition is seen as beneficial in driving down prices, which is in the public interest. The proposal would provide variety that enhances the vitality and viability of the District Centre.

- 4.23 Officers conclude that the proposed development would result in significant enhancements to the local economy: delivering a number of socio-economic benefits whilst creating a greater diversity of uses across both the Stoke Gifford District Centre and the Abbey Wood Retail Park. All of these factors would contribute towards a more resilient and diverse District Centre that would serve the needs of its local residents and contribute to the economy of the North Fringe.

Flood Risk and the Sequential Test

- 4.24 The NPPF emphasises that the aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding and that development should not be allocated or permitted if there are “reasonably available” sites elsewhere with a lower risk of flooding. This is corroborated by Policy PSP20, which states that all development proposals should apply a sequential approach to flood risk.
- 4.25 The National Planning Policy Guidance states that the flood zones as set out within the Environment Agency’s online flood mapping are the basis for assessing this sequential approach. These flood zones refer to the probability of river and sea flooding only, ignoring the presence of defences.
- 4.26 The site is within flood zone 2 and therefore is at a medium risk of flooding. In terms of the proposed uses, the hotel would be ‘more vulnerable’ to the risks of flooding whereas the Greggs A1 drive thru unit would be ‘less vulnerable’. Table 3 of the PPG2 analyses the flood zone compatibility of such uses in relation to the flood zone, and, notwithstanding the outcome of the sequential test, does show that developments of this nature are appropriate in Flood Zone 2 without the need for an exception test.
- 4.27 South Gloucestershire Council is strict on its application of the sequential test and considers that the whole district should be reviewed for alternative sites regardless of whether a site is within a defined settlement or not. However, the proposed development is clearly most suited to town centre locations. The site is within the District Centre for Stoke Gifford and is allocated for retail growth. The Stoke Gifford District Centre extends beyond the A4174 Avon Ring Road to the northeast and encompasses the Sainsbury’s supermarket and Filton Retail Park formed out of the former DIY retail warehouse.
- 4.28 While the sequential test may not be applied district wide on this occasion, it should certainly be applied across the town centre designation itself. Evidence is therefore required to demonstrate that there are no reasonably available alternative sites at a lower risk of flooding within the town centre. The allocation for growth of the District Centre also includes an area of undeveloped land between Great Stoke Way and Fox Den Road, north of Sainsbury’s; this area is within flood zone 1. In terms of the sites to be considered within the sequential assessment, this site also forms part of the A1 retail designation (under Policy PSP31) and is the only other undeveloped land parcel within the Stoke Gifford District Centre.

- 4.29 For purposes of the sequential assessment, the land to the north of Sainsbury's is a site which is not currently available to the applicants. The site is under a different ownership and, at the time of writing, a planning application (P20/05916/F) for a mixed-use development is being considered by the Council.
- 4.30 In addition, the application site's allocation for additional retail floor-space in the adopted Policies, Sites and Places Plan represents a commitment from the Council, in the adopted plan, to bring the site forward for new development. In providing further justification to Policy PSP31, paragraph 7.63 states that the application site is "suitable for A1 retail development and main town centre uses": the Council therefore expects the site to deliver new commercial uses. The Council would have taken into account the flood zone status of the site before allocating the site for development.
- 4.31 Following detailed flood risk analysis, the flood risk assessment and drainage strategy identify that the application site is situated outside of all modelled floodplains and is therefore at a low risk of fluvial flooding. The application also proposes to set finished floor levels of the proposed hotel and retail unit above the ground level for Flood Zone 2. The increase in the height of the finished floor levels, along with the provision of SUDs within the proposals would safeguard the proposal from any residual flood risk.
- 4.32 Officers are therefore satisfied that overall, there are presently no available, sequentially preferable sites within the Stoke Gifford District Centre which can provide the quantum of development being proposed on the application site, and therefore the sequential test is passed.

Transportation Issues

- 4.33 The site's location within the designated Stoke Gifford District Centre and adjacent to the Abbey Wood Retail Park means that it is situated within a highly accessible location via a range of sustainable transport modes including by bus, bicycle and on foot. There are also two railway stations within 1.6km of the site, including Filton Abbey Wood (650m to the west) and Bristol Parkway (1.6km to the north). The site is also located adjacent to a designated Active Travel Route which runs along the eastern and southern boundaries, providing onward pedestrian and cycle access to a range of employment, leisure, transport and educational destinations.
- 4.34 A Transport Assessment and Framework Travel Plan have been submitted in support of the application. The Council's Transportation Officer has assessed these documents; his comments are summarised as follows:

Trip Generation

- 4.35 The Transport Assessment includes an estimate of the travel demand generated by the proposed developments. This is derived from the TRICS database and uses a sample based on data extracted from the Hotel and Fast Food Retail categories and represents the worst case scenario.
- 4.36 This analysis indicates that the busiest time in terms of trip generation will be the PM Peak period when approximately 90 movements could be associated

with these uses. The applicants correctly state that some of these movements are already on the local highway network and will be diverted into the new uses, whilst others are wholly new trips. To account for these phenomena the applicants have applied a series of adjustments to their estimate of generated trips to reduce or 'discount' them. Together these adjustments reduce the predicted number of trips to the site by about a third.

- 4.37 As a result of these calculations the applicant estimates that the proposed development will generate about 45 additional trips at its busiest times. This equates to less than one new trip per minute. Officers concur with this calculation.

Traffic Assignment and Impact

- 4.38 Concerns have been expressed about the impact of these proposals on the busy local highway network, especially the adjoining Abbey Wood roundabout from which the site is to be accessed. The applicant has carried out an examination of the potential effects on this junction.

- 4.39 The applicants have carried out a comparative analysis, in which the movements at Abbey Wood Roundabout have been compared before and after the addition of the extra traffic arising from their proposals. Given that this development will add considerably less than one vehicle a minute to the flows at this junction, the results of the applicant's analysis suggests that at all times the traffic added at this junction equates to considerably less than 1% of the overall flow of any given movement. Consequently, they do not consider that this development will create any additional congestion issues at this junction or on the surrounding highway network. Officers broadly concur with this conclusion.

Car Parking Provision

- 4.40 The applicant's parking accumulation exercise indicates that the maximum demand arising from the hotel would be in the order of 85 spaces; the site itself is provided with approximately 50 car parking spaces. However, the extensive car parking associated with the adjacent Retail Park will also be available overnight. Hence, officers do not consider this is likely to be a problem.

- 4.41 In response to the comments of Stoke Gifford Parish Council; the Transportation Officer notes that the applicant has carried out a parking accumulation exercise to officer satisfaction. In light of this information and given that the Council currently have no adopted parking standards for hotels, the application could not in this case, reasonably be refused on the basis of insufficient parking provision.

Site Layout

- 4.42 Officers had previously requested that TRACK or other swept path analysis of the service yard be carried out to demonstrate that large goods vehicles can successfully turn around on site. This analysis has also been provided in the TA and indicates that although this manoeuvre is rather tightly constrained, it can successfully be accomplished. Hence, officers agree with the applicant's conclusion that this analysis adequately demonstrates that this manoeuvre is possible. However, some of the surface arrow markings shown on the original

site layout were considered to be confusing; revised plans have been submitted accordingly and to officer satisfaction.

Travel Plan

- 4.43 Officers have reviewed the content of the Framework Travel Plan for this development and concluded that it is satisfactory. In the event of planning permission being granted, a condition would ensure that the development is occupied from the outset in accordance with the Travel Plan.
- 4.44 In response to the comments of Stoke Gifford Parish Council, the Council's Transportation Officer states that Government transport policy views COVID19 as a temporary emergency situation, hence until the position becomes clearer the Council cannot object on this basis.

Cycle Parking

- 4.45 A range of covered and uncovered cycle parking provision would be provided throughout the scheme, including secure covered cycle parking provided for hotel staff, overnight guests and short term visitors, which would be provided to the rear and west of the hotel. Sheffield stands are to be located outside the entrance of the retail unit with good natural surveillance. The amount of cycle parking spaces on the site are to be delivered in accordance with the Council's requirements set out in Schedule A of the Policies, Sites and Places Plan.

Electric Charging Bays

- 4.46 In accordance with the Council's pre-application advice, four electric vehicle charging spaces would be provided within the development.
- 4.47 Having regard to all of the above, the cumulative impacts of the development on highway safety would not be 'severe' and as such there is no Transportation objection.

Scale and Design

- 4.48 The town centre summaries in Appendix 3 of the South Gloucestershire Local Plan : Policies, Sites and Places Plan, identifies some of the challenges facing and aspirations for the town centre. Some of the key design objectives contained therein include: greater active frontages along Filton Road and Station Road to encourage connectivity, legibility and vitality, and breaking down the dominance of blank facades and surface car parking; vertical and horizontal mix of uses including higher density development; emphasis on high quality design and providing an urban development form with landmark buildings; provision of high quality public realm, landscaping and new street trees. The key element of the town centre summary reads as follows –
"However, the undeveloped area east of the existing McDonalds is within the proposed town centre boundary of Stoke Gifford and would be suitable for a range of main town centre uses and form an edge of centre site for an element of A1 retail growth. Central to any development of this area would be enhancing this edge of centre location's connections and connectivity across to the Primary Shopping Area."

Much of the northern urban fringe of Bristol has, over time, become 'zoned' into different and sometimes quite extensive areas of the same use. Much of this is

- exclusively car based and the traffic problems in this part of the city are well known. In terms of design, this has resulted in wide and strong linear barriers between development sites and a poor environment for pedestrians and cyclists. There is a current push within these areas by the planning authority to encourage a more urban style of living with higher density development enabling a greater mix of uses providing sustainable places for people to live and work.
- 4.49 Development proposals must respond to the challenges that the north fringe faces. There is currently a drive to promote 'urban living' styles of development in sustainable locations by optimising density and combining compatible land uses (such as residential, office accommodation, retail, and hotels). The application should demonstrate that a mixed use has been considered and justify why it is not being advanced.
- 4.50 At four-storeys, the scale of the hotel starts to set an appropriate built form which can inform more urban styles of development. That said, the space around the proposed Greggs unit and the existing McDonalds unit is overwhelmed by larger and more dominant structures and appears dominated by surface level car parking.
- 4.51 The application was the subject of pre-application advice. At that time officers advised that: *"...a greater design focus should be placed on the public realm. Definition to the development along Station Road is important in achieving high quality urban design. Overlooking of the retained open space must also be secured. Within the site, a greater emphasis is required in high quality landscaping to balance out the negative impacts of the current car orientated built form. The proposed development should first and foremost concentrate on creating good pedestrian and cycle links which are safe and desirable and which promote moving around different sites sustainably."*
- 4.52 The application as initially submitted under this current application has to some extent taken on board the pre-application advice. The scheme has however, during the life of the application, been the subject of a good deal of negotiation between the applicants and the Council's Landscape & Urban Design Officers, the result of which, the scheme has been refined and revised plans and D&A Statement submitted.
- 4.53 Within the South Gloucestershire Development Plan, Policies CS1 (High Quality Design) and CS2 (Green Infrastructure) are two policies concerning landscape, townscape and visual amenity. Of particular relevance to landscape and townscape, these policies include:
- 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.
 - Density and overall layout is well integrated with existing adjacent development and connected to the wider network of foot, cycle and public transport links.
- 4.54 In addition, Policy PSP31 sets out 'general assessment criteria' in respect to new development in town and district centres, including a requirement for the

- proposal to be in proportion to the role and function of the location and ensure shopfronts and signage are appropriate to the character of the host building and wider street scene.
- 4.55 With regard to the existing character of the area, the submitted Townscape and Visual Appraisal identifies that the site is located within an area of low sensitivity and low susceptibility to change: being situated in an area of large scale commercial and retail 'sheds' surrounded by car parking, managed landscape grounds and wide areas of highway infrastructure.
- 4.56 In accordance with Core Strategy Policies CS1 and CS2 and Policy PSP31 of the Policies Sites and Places Plan, the proposals would complement the wider land uses and built form in the area, notably the retail and restaurant uses at Abbey Wood Shopping Park to the west and the Stoke Gifford District Centre to the north east. The massing of the new buildings and associated parking and car park would therefore be typical of this area.
- 4.57 The new hotel would also visually complement the wide highways to the north and east, including the A4174 Bristol Ring Road, Great Stoke Way, the roundabout to the east and access roads to the Shopping Park and MoD campus to the south. The height of the building would provide visual enclosure to these roads as well as natural surveillance to the A4174 and the segregated Active Travel Route to the immediate east of the site.
- 4.58 In assessing the scheme as now proposed, the Council's Urban Design Officer has highlighted the clean and modern approach taken to the style of the hotel, including the tone range of the lighter metal cladding panels and the change of depth (and material) across part of the long elevations. That depth and material change add a sense of robustness, contrast and interest, but within a modern style. The way the lighter clad parapet feature encircles the whole form of the hotel is very positive and helps to add extra height and would obscure any plant on the roof. The parapet also helps to define and contrast with, the darker and heavier construction materials.
- 4.59 The height would be appropriate to the location and the applicant has left a potential access to enable future adjacent development. The proposed landscaping is positive, with planting proposed through and around the development. There is some variety in the type and application of public realm materials (to be agreed under condition), which would help to add visual interest to the scheme. There is a defined walkway north to south which connects the access point to the hotel. The bike store is now positioned to the front of the hotel in a location which offers activity and overlooking from the hotel and car park. Green roofs are provided which should have real biodiversity benefits. Also, given the average to poor quality of other recent modern developments in the area, officers consider that this proposal is clearly designed to a better standard.
- 4.60 There are certain fixed constraints which have driven the design rationale, such as the site position itself, which is away from the side of the main road, which therefore means the hotel cannot define the main road directly. The off-site

planting is another less than ideal solution, but again, one that would provide the necessary landscape quality.

- 4.61 Whilst not entirely policy compliant, on balance the scheme is not considered to be objectionable in terms of design quality.

Sustainability Issues

- 4.62 The NPPF places great emphasis on the delivery of sustainable development. As part of SGC's declaration of a Climate Emergency, the Council has stated that "addressing the Climate Emergency locally will involve increasing action to reduce greenhouse gas emissions from transport, housing, industry and land use and working with a wide range of stakeholders including residents, businesses, community and voluntary groups, health providers, landowners and strategic organisations".
- 4.63 Whilst this is not founded in planning policy, the declaration is a material consideration and as such, the planning application should be accompanied by a statement demonstrating how the proposal responds to its declaration of a climate emergency.
- 4.64 As part of the full planning submission, an Energy and Sustainability Report has been submitted to officer satisfaction. The report details the energy strategy and how it responds to the climate emergency.
- 4.65 In essence, the site lies in a highly sustainable Town Centre location with access to a number of sustainable transport links including the bus stops to the north along Station Road and two railway stations (Filton Abbey Wood and Bristol Parkway) within 1.6km of the site; furthermore all essential services can be accessed on foot within the immediate vicinity of the site. The site is well placed to take advantage of the existing Active Travel Route and cycle infrastructure.
- 4.66 Given the specific allocation for retail and main town centre uses, the application proposals represent the right uses in the right location and is consistent with what the Council is looking to promote for future development as part of the growth of the Stoke Gifford District Centre.
- 4.67 In terms of energy and reducing carbon emissions within building design, the proposal would incorporate BREEAM 'Very Good' building standards, in accordance with Policy CS1. The integration of durable materials into the buildings also assists in minimising environmental impacts.
- 4.68 In accordance with Policy CS3 (Renewable and Low Carbon Energy Generation), the proposal incorporates high standards of energy efficiency, comprising low/zero carbon technologies including a high efficiency air source heat pump and PV array.
- 4.69 Space heating and cooling would be provided by efficient air source heat pumps in the form of a Variable Refrigerant Flow (VRF) system. Domestic hot water would be provided by a highly efficient boiler and an on-site photovoltaic array which would be provided to further contribute to the energy demand.

- 4.70 Facilities would be provided to encourage sustainable transport modes such as cycle storage and changing facilities, as well as provision of electric vehicle (EV) charging points to reduce emissions and the impact on air quality as a result of travel to and from the site.
- 4.71 Officers are satisfied that the application proposals would deliver significant benefits within the three dimensions of sustainable development set out within Paragraph 7 of the NPPF. The planning application also responds positively to the Council's sustainability objectives contained within planning policy and the updated Climate Change Strategy. The application also supports the transition of the Abbey Wood Shopping Park and Stoke Gifford District Centre towards more sustainable uses by incorporating the use of renewable energy, sustainable technologies and associated infrastructure, in accordance with national planning policy.

Landscape & Tree Issues

- 4.72 In terms of landscape design, Policy PSP2 sets out that hard and soft landscape works will be required to be of a high standard of design, appropriate to the use and character of the development and its location, designed as an integral part of the development. Policy PSP31 requires that, within district centre locations, new development will be expected to demonstrate a positive contribution towards the public realm and non-car circulation.
- 4.73 The site comprises 0.4ha of amenity grassland with a linear group of semi-mature trees around its western and southern margins, under planted by a wide bed of low shrubs. The site forms part of the green landscape corridor that extends along either side of the A4174, and also, visually links with the landscaped setting of MOD Abbey Wood.
- 4.74 The submitted Arboricultural Method Statement states that, of the 27 individual trees and tree groups assessed, there were no trees of high quality and value (Category A); eight trees fall within Category B – of moderate quality; 17 trees are of low quality (Category C) and two items are categorised as 'U' and are unsuitable for retention.
- 4.75 The Design and Access Statement identifies two key views towards the site; the first from the A4174 across the NE part of the site, and the second from the edge of the MOD towards the SE site margin. The site is generally flat, averaging 57m AOD.
- 4.76 Following negotiations between the applicants and the Council's Landscape Architect, revised plans have been submitted which now overcome the officer's initial concerns. The design positives achieved include:
- Green roof on energy centre.
 - Introduction of feature paving and block delineation of parking ways to help define E-W and N-S permeability/desire routes across the site, and to break up the expanse of tarmacadam.
 - Additional tree planting along E-W route/vista.
 - Strengthening of planting in SW corner through appropriate inter-planting.

- By providing sufficient space for an enhanced public realm character/place making/visual amenity, retention of an appropriately strong green landscape framework including retention of a green corridor along the route of the cycle/pedestrian link to the east.
 - Planting to soften views of the eastern elevation of the Hotel.
 - Removal of bike storage and access to the north of the hotel, freeing up space for hedge/shrub planting.
 - New trees on land to the east of the Cycle Route.
- 4.77 Across the site, the soft landscaping measures within the proposal include tree retention, new shrub planting and wildflower seeding in accordance with Policy PSP3. Whilst the proposal seeks the removal of some trees of moderate quality, replacement planting within the scheme includes the provision of more prominent trees including the planting of a series of trees along the eastern boundary and beyond, resulting in an enhancement to the local landscape.
- 4.78 The tree planting strategy serves multiple roles: including the contribution towards providing an attractive active frontage for pedestrians and cyclists and an overall enhancement to the public realm across the site, alongside a suitable 'rounding off' of the Abbey Wood Shopping Park.

Ecology Issues

- 4.79 The ecological surveys undertaken on the application site include a desk study, Extended Phase 1 survey and preliminary ground level assessment of trees for roosting bats and surveys for badger, otter and water vole. All surveys are provided within the submitted Ecological Appraisal.
- 4.80 The habitats on site are of low nature conservation value and only have the ability to support a small number of protected/notable species (foraging/commuting bats, breeding birds). The study recommends additional mitigation measures including avoidance and habitat retention measures; construction measures to reduce ecology impact and detailed design measures through the creation and enhancement of new and existing habitats.
- 4.81 Policy PSP19: 'Wider Biodiversity' within the adopted Local Plan states: "Where appropriate, biodiversity gain will be sought from development proposals.....This will include sites of low nature conservation interest where new semi-natural habitat (green infrastructure) would provide opportunities and gains for local wildlife."
- 4.82 Following negotiation and the submission of revised landscape plans, the Council's Ecologist is now satisfied that appropriate mitigation is now in place and in line with planning policy and biodiversity enhancements have been sought to enable biodiversity gain.
- 4.83 Subject to conditions to secure the mitigation measures outlined, bat and bird boxes and a lighting strategy, there are no Ecological objections.

Environmental Issues

- 4.84 The Council's EHO has raised no objection to the proposal. The site does not lie within a Coal Referral Area and neither is it prone to excessive levels of

noise and dust. Whilst lying in Flood Zone 2 the development would not be at high risk of flooding. Some disturbance during the construction phase is inevitable but this would be on a short term basis only; an appropriate condition to control the hours of working can be imposed, furthermore a condition to secure a CEMP (Construction Environment Management Plan) has been recommended by the Transportation Officer.

Impact on Residential Amenity

- 4.85 The site lies within a Town Centre location and the proposed uses are Town Centre uses. The site itself is set well back from the main road, perhaps due to the sloping ground to the north of the site. This has the effect of separating the frontage of the larger northern block from Station Road and the nearest residential properties beyond. The northern elevation would be more than 30m from the edge of the pavement alongside Station Road. A row of young trees already grow along the northern edge of the green space adjacent to Station Rd and these help to screen the site from the residential properties. There would be no significant adverse impact on residential amenity in terms of overbearing impact, overshadowing or loss of privacy.

Consideration of likely impact on Equalities

- 4.86 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.

Community Infrastructure Levy (CIL)

- 4.87 The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. The introduction of CIL charging commenced on 1st August 2015. In the event that a decision to approve this proposal is issued the scheme would be liable to CIL charging.

Planning Balance

- 4.88 The proposal is considered to accord with the Council's adopted development plan in that the site is allocated for development. The proposed units are appropriate Town Centre uses within both the Retail Park and District Centre. Although in Flood Zone 2, having regard to the sequential test, officers are satisfied that there are no reasonably available sites elsewhere across the District Centre.
- 4.89 The NPPF places great emphasis on the delivery of sustainable development and there are a number of reasons why the application proposals are

considered to be demonstrably sustainable. The benefits of the scheme – set out below – significantly and demonstrably outweigh any harm that might result from the proposals.

- Delivery of retail and hotel uses which, as town centre uses, are entirely consistent with the policy aspirations for the District Centre;
- Provision of uses to both the District Centre and Abbey Wood Shopping Park which contribute towards the delivery of a diverse commercial offer providing for the needs of the local population;
- Development within a highly sustainable location, which is accessible via sustainable transport modes including by bus, railway, bicycle and on foot;
- In terms of energy and reducing carbon emissions within building design, the proposal will incorporate BREEAM 'Very Good' building standards, in accordance with Policy CS1;
- In accordance with Policy CS3 (Renewable and Low Carbon Energy Generation), the proposal incorporates high standards of energy efficiency, comprising low/zero carbon technologies including a high efficiency air source heat pump and PV array;
- Space heating and cooling will be provided by efficient air source heat pumps in the form of a Variable Refrigerant Flow (VRF) system. Hot water will be provided by a highly efficient boiler and an on-site photovoltaic array;
- Facilities will be provided to encourage sustainable transport modes such as cycle storage and changing facilities, as well as provision of electric vehicle (EV) charging points to reduce emissions and the impact on air quality as a result of travel to and from the site;
- Sustainable accessibility to a range of commercial and institutional uses in the Stoke Gifford District Centre, including the Ministry of Defence, UWE, Bristol Business Park and two retail parks;
- In view of the wider growth of the Bristol North Fringe and in light of the forthcoming proposal for a new arena at the Brabazon Hangars (comprising the third largest arena in the country), the hotel will contribute towards fulfilling the economic demands created by this proposal; as well as contributing to variety and choice of accommodation in the area;
- Generation of approximately £500,000 of GVA per annum; plus £135,000 of business rates income per annum; and a discounted public sector income of £2 million over 20 years. The application will create 20 net construction jobs and a further 25 full-time equivalent (FTE) jobs during operation;
- Significant enhancements to the local landscape and the public realm through high quality materials, tree and shrub planting and prioritising the movements of pedestrians and cyclists;
- Safe and legible pedestrian links and a connectivity strategy to enable pedestrian and cycle connectivity to the services and facilities in the wider area;
- Landscape improvements and tree planting in the east, resulting in suitable 'rounding off' of the Abbey Wood Shopping Park;

- Flood risk mitigation measures including SUDs and an increase in the finished floor levels;
- Ecological improvements include the provision of new habitats, enhancement of existing habitats and erection of bird and bat boxes to improve breeding/roosting opportunities.

4.90 The above benefits demonstrate why the proposal represents 'sustainable development' in accordance with the economic, social and environmental objectives set out at paragraph 8 of the NPPF and SGC's adopted Development Plan Policies. Officers conclude that the scheme represents sustainable development that should be approved without delay.

5. CONCLUSION

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

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

6. RECOMMENDATION

6.1 That planning permission be GRANTED subject to the conditions listed below:

CONDITIONS

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

Reason

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

2. The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. 152435-STL-X-X-DR-A-PL_00.01 Rev PL07 received 07th Oct. 2020

Existing Site Plan (250) Drawing No. 152435-STL-X-X-DR-A-X-PL_00.02 Rev PL03 received 15th May 2020

Greggs Elevations Drawing No. 152435-STL-X-X-DR-A-X-PL_02.51 Rev PL03 received 15th May 2020

Hotel Sections Drawing No. 152435-STL-X-X-DR-A-X-PL_03.01 Rev PL09 received 12th Oct. 2020

Greggs Sections Drawing No. 152435-STL-X-X-DR-A-X-PL_03.51 received 15th May 2020

Site Section Drawing No. 152435-STL-X-X-DR-A-X-PL_03.71 Rev PL09 received 12th Oct. 2020

Hotel Typical Strip Facade Detail Drawing No. 152435-STL-X-X-DR-A-X-PL_04.01
Rev PL09 received 12th Oct. 2020

Greggs Typical Strip Facade Detail Drawing No. 152435-STL-X-X-DR-A-X-PL_04.51
Rev PL09 received 12th Oct. 2020

GIA Hotel Drawing No. 152435-STL-X-X-DR-A-X-PL_07.01 Rev PL03 received
15th May 2020

GEA Hotel Drawing No. 152435-STL-X-X-DR-A-X-PL_07.02 Rev PL03 received
15th May 2020

GIA Greggs Drawing No. 152435-STL-X-X-DR-A-X-PL_07.51 Rev PL03 received
15th May 2020

GEA Greggs Drawing No. 152435-STL-X-X-DR-A-X-PL_07.52 Rev PL03 received
15th May 2020

Topographical and Utilities Survey Drawing No. 21462-200-01 Rev B received 15th
May 2020

3D Views of Guest Room Types Drawing No. 152435-STL-X-X-DR-A-X-PL_06.02
Rev PL09 received 12th Oct. 2020

Hotel - Ground Floor Arrangement and Section Drawing No. 152435-STL-X-X-DR-A-
X-PL_01.01 Rev PL09 received 12th Oct. 2020

Hotel- Typical Floors Drawing No. 152435-STL-X-X-DR-A-X-PL_01.02 Rev PL04
received 21st May 2020

Bin Store, Energy Centre and Substation Drawing No. 152435-STL-X-X-DR-A-X-
PL_01.20 Rev PL09 received 12th Oct. 2020

Hotel - Proposed North and East Elevations Drawing No. 152435-STL-X-X-DR-A-X-
PL_02.01 Rev PL09 received 12th Oct. 2020

Hotel - Proposed South and West Elevations Drawing No. 152435-STL-X-X-DR-A-X-
PL_02.02 Rev PL09 received 12th Oct. 2020

Hotel Roof Plan Drawing No. 152435-STL-X-X-DR-A-X-PL_01.03 Rev PL04
received 21st May 2020

Greggs Plans Drawing No. 152435-STL-X-X-DR-A-X-PL_01.51 Rev PL09 received
12th Oct. 2020

Greggs Plans Drawing No. 152435-STL-X-X-DR-A-PL_01.52 Rev PL09 received
12th Oct. 2020

3D Views Hotel Drawing No. 152435-STL-X-X-DR-A-PL_06.01 Rev PL09 received
12th Oct. 2020

3D Views Drive Through Drawing No. 152435-STL-X-X-DR-A-PL_06.51 Rev PL09
received 12th Oct. 2020

Proposed Site Plan Drawing No. 152435-STL-X-X-DR-A-PL_00.03 Rev PL09
received 12th Oct. 2020

Greggs Plans Drawing No. 152435-STL-X-X-DR-A-PL_01.51 Rev PL05 received
8th June 2020

Tree Pit in Hard Surface Drawing No. 152435-STL-XX-XX-DR-L-09405 Rev PL07
received 07th Sept. 2020

Access and Communications Strategy Drawing No. 152435-STL-XX-XX-DR-L-09010
Rev PL09 received 09th Oct.. 2020

Tree Protection, Retention and Removal Drawing No. 152435-STL-XX-XX-DR-L-09101 Rev PL07 received 07th Sept. 2020

Excavation and Filling Plan Drawing No. 152435-STL-XX-XX-DR-L-09120 Rev PL09 received 09th Oct. 2020

Soft Landscape Plan Drawing No. 152435-STL-XX-XX-DR-L-09140 Rev PL09 received 09th Oct. 2020

Tree Pit in Soft Landscape Detail Drawing No. 152435-STL-XX-XX-DR-L-09401 Rev PL07 received 07th Sept. 2020

Steps and Retaining Wall Detail Drawing No. 152435-STL-XX-XX-DR-L-09402 Rev PL07 received 07th Sept. 2020

Paving Details Drawing No. 152435-STL-XX-XX-DR-L-09403 Rev PL07 received 07th Sept. 2020

Cycle Stand Details Drawing No. 152435-STL-XX-XX-DR-L-09404 Rev PL07 received 07th Sept. 2020

Landscape Material Sheet Drawing No. 152435-STL-XX-00-DR-L-SP001 Rev PL07 received 10th Sept. 2020

Hard Landscape Plan Drawing No. 152435-STL-XX-XX-DR-L-09160 Rev PL09 received 09th Oct. 2020

Landscape General Arrangement Plan Drawing No. 152435-STL-XX-XX-DR-L-09001 Rev PL09 received 09th Oct. 2020

Informative Offsite Soft Landscape Plan Drawing No. 152435-STL-XX-XX-DR-L-09141 Rev PL09 received 09th Oct. 2020

Reason

For the avoidance of doubt.

3. The hours of working on site during the period of construction shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat. and no working shall take place on Sundays or Bank Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies PSP8 and PSP21 of The South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017

4. No development shall commence until surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted to and approved in writing by the Local Planning Authority. A detailed development layout showing surface water and SUDS proposals is required as part of this submission.

Reason

To comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 ; Policy CS1 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National

Planning Policy Framework Feb 2019. This is a pre-commencement condition to ensure that the site can be adequately drained.

5. A full Construction Management Plan shall be submitted to and approved in writing by the Council before work commences. Thereafter the development shall be carried out in accordance with the approved plan. The construction management plan must cover the following highways and transportation matters:
- - In the interests of highway safety, it must contain full details of the regime to be implemented to access the site during construction particularly for large construction related vehicles. This must be submitted to and approved in writing by South Gloucestershire Council before the access is brought into use and construction commences.
 - These details must also include, not only the intended access route, but also the proposed construction period, its hours of operation, the number of vehicles (delivery and workers transport) associated with this process, the measures to be implemented to ensure that mud is not carried onto the adjoining road network, provision for on-site worker parking and any other information which will help ensure road safety is maintained for all users.
 - Moreover, if access by large indivisible units is required, this should include computer track plotting to ensure that this is possible.
 - The submitted Construction Traffic Management Plan must be implemented and adhered to throughout the construction phase of the development.
 - No development shall commence until a highway condition survey (including photographs) of the adjoining road network (area to be agreed) is submitted to and approved in writing by South Gloucestershire Council.
 - Pursuant with Section 59 of the 1980 Highway Act, South Gloucestershire Council will wish to recover the cost of any damage caused to the highway by construction traffic. To this end, on completion of the site's construction work, a second highway condition survey shall be submitted to and approved in writing by the Council. This will enable the extent of any repairs will be assessed at a meeting with the Developer on completion of the construction work.

Reason

In the interests of highway safety and to accord with Policy PSP11 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017. This is a pre-commencement condition to ensure that the entire development from its outset can be carried out in a satisfactory manner.

6. Prior to the first use of the development for the purposes hereby approved, the car parking facilities (including ducting for electrical vehicle charging points) cycle parking, service areas and vehicle manoeuvring areas on site, shall be provided in accordance with the approved details and subsequently maintained thereafter for that purpose.

Reason

To promote sustainable forms of travel and to mitigate the increased numbers of vehicles using the site and to ensure the satisfactory provision of car parking facilities and tuning areas; in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan :

Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013.

7. Prior to the first occupation of the buildings for the purposes hereby approved, a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority so that it can be implemented immediately this takes place. The Travel Plan must be based upon the framework Travel Plan submitted in support of the planning application.

Reason

To encourage non car modes of transport and in the interest of highway safety and the amenity of the area, and to accord with Policy PSP11 of the The South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) 8th Nov. 2017 and Policies CS7 and CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013 and the requirements of the NPPF Feb. 2019.

8. The development shall proceed in accordance with the recommendations made in Section 4 of the Ecological Appraisal by The Environmental Dimension Partnership Ltd (May, 2020). This refers to the need for a wildlife sensitive lighting scheme, avoiding disturbance/ harm to nesting birds and badgers, habitat creation/enhancement to increase foraging opportunities for birds and bats (ref Landscape General Arrangement Plan 152435-STL-XX-XX-DR-L-09001 Rev PL09 received 09th Oct. 2020 and Informative Offsite Soft Landscape Plan 152435-STL-XX-XX-DR-L-09141 Rev PL09 received 09th Oct. 2020) and providing new roosting and nesting opportunities for bats and birds.

Reason

In the interests of protected species and the bio-diversity of the location, to accord with Policy PSP19 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013.

9. Prior to the first occupation of the development hereby approved, a "wildlife sensitive lighting scheme" for the boundary vegetation, new offsite native planting and new bat roosting opportunities shall be submitted to and approved in writing by the local planning authority. The Scheme should show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications). Prior to the first occupation of the buildings hereby approved, all external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy

Reason

To ensure there isn't excessive light spill onto adjacent habitats; in the interests of protected species and the bio-diversity of the location, to accord with Policy PSP19 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013.

10. Prior to the first occupation of the development hereby approved, a plan showing the location of two swift nesting boxes, one 1B Schwegler Nest Box and two bat tubes or

boxes, shall be submitted to the local planning authority for approval in writing. Once this plan has been agreed, photographic evidence of their installation shall be submitted to the local planning authority for approval in writing

Reason

In the interests of protected species and the bio-diversity of the location, to accord with Policy PSP19 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013.

11. Prior to the commencement of above ground works for the development hereby approved, a commissioning plan for a unique site specific integrated scheme of Public Art (including but not limited to artist/s brief/s, longlist of artists, timescales and budget) to be implemented within the development site, shall be submitted to the Local Planning Authority for approval in writing. For the avoidance of doubt, the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm - Planning Advice Note. Thereafter, detailed designs by the commissioned artist shall be agreed in writing prior to installation and the Artwork shall be installed in accordance with the details and timescales so agreed.

Reason:

To protect the character, distinctiveness and visual amenity of the site and the surrounding locality; and to accord with Policy Policy CS23 - Community Infrastructure and Cultural Activity and Policy CS1 - High Quality Design Point 7 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013).

Such plans to be produced prior to commencement to ensure that public art is considered at the outset of design to develop a scheme which is fully integrated into the site.

12. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) ref 14389-HYD-XX-XX-RP-FR-0001 dated 7 May 2020 and the following mitigation measures it details:

- Section 5.2.1 of the FRA - Finished floor levels shall be set no lower than 56.75 metres above Ordnance Datum (AOD)
- The model demonstrates the development site is outside the need for fluvial flood storage compensation
- A comprehensive surface water mitigation proposal has been submitted to the LPA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing and phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

In addition, the applicant should ensure that any sensitive infrastructure such as gas and water pipes or electrical cabling are located and designed to withstand the potential impacts of floating or displaced vehicles.

Reason

To reduce the risk of flooding to the proposed development and future occupants. To prevent flooding by ensuring the satisfactory storage of/ disposal of surface water from

the site. To comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 ; Policy CS1 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National Planning Policy Framework Feb 2019.

13. Prior to the commencement of the development hereby approved, a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, shall be submitted to, and approved in writing by, the LPA. This strategy will include the following components:
1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the LPA. The scheme shall be implemented as approved.

Reason

To prevent pollution of the water environment. To comply with Policies PSP20 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 ; Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National Planning Policy Framework Feb 2019. This is a prior to commencement condition to ensure that the entire development is covered by a remediation strategy should contamination of the site be found or occur.

14. If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. The remediation strategy shall be implemented as approved.

Reason

To prevent pollution of the water environment. To comply with Policies PSP20 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 ; Policies CS1 and Policy CS9 of the South

Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National Planning Policy Framework Feb 2019.

15. Prior to the commencement of the development hereby approved, a scheme for prevention of pollution during the construction phase shall be submitted to and approved in writing by, the Local Planning Authority. The scheme should include details of the following:
1. Site security.
 2. Fuel oil storage, bunding, delivery and use.
 3. How both minor and major spillage will be dealt with.
 4. Containment of silt/soil contaminated run-off.
 5. Disposal of contaminated drainage, including water pumped from excavations.
 6. Site induction for workforce highlighting pollution prevention and awareness.
- Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.

Reason

To prevent pollution of the water environment. To comply with Policies PSP20 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 ; Policies CS1 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National Planning Policy Framework Feb 2019. This is a prior to commencement condition to ensure that the scheme covers the entire period of construction.

16. Prior to the commencement of the development hereby approved, a revised energy statement shall be submitted to and approved in writing by the local planning authority. The revised energy statement shall set out the final energy strategy for all elements of the scheme including (but not limited to) the reduction in emissions of carbon dioxide to be achieved, details of the provision of domestic hot water in the Travelodge; the number, location and specification of electric vehicle charge points. The scheme shall be constructed in accordance with the final energy statement.

Reason

To reduce energy demand and emissions of carbon dioxide in accordance with Policy CS8 of the South Gloucestershire Local Plan : Core Strategy (Adopted) Dec. 2013 and Policy PSP6 of the South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017. This is a prior to commencement condition to ensure that the Energy Statement covers all aspects of the development.

17. Within three months of the first occupation of the development hereby approved, a copy of the BREEAM certificate showing the overall rating achieved under the BREEAM certification scheme shall be provided. Details shall also be provided of the credits awarded, and measures implemented for the following BREEAM credits:
- * Tra 02
 - * Hea 04 and,
 - * Pol 01

Reason

To ensure delivery of a high quality, low environmental impact scheme in accordance with Policy CS8 of the South Gloucestershire Local Plan : Core Strategy (Adopted)

Dec. 2013 and Policy PSP6 of the South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017.

18. Prior to the first occupation of the development hereby approved, the following information shall be provided:
- Evidence of the PV system as installed including exact location, technical specification and projected annual energy yield (kWh/year) e.g. a copy of the MCS installer's certificate.
 - A calculation showing the projected annual yield of the installed system, and the contribution it will make to the annual reduction in residual CO2 emissions.

Reason

To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions in accordance with Policy CS8 of the South Gloucestershire Local Plan : Core Strategy (Adopted) Dec. 2013 and Policy PSP6 of the South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 .

19. A) Intrusive Investigation/Remediation Strategy - The Hydrock Desk Study dated March 2020 has identified a potential for contamination which could pose unacceptable risks to the proposed development. Prior to the commencement of the development hereby approved, site investigations as recommended in Chapter 6 of the Hydrock Desk Study Report shall be carried out. A report shall be submitted for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems.

Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria; and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.

B) Verification Strategy - Prior to first occupation, where works have been required to mitigate contaminants (under condition A) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

C) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason

To ensure that adequate measures have been taken to mitigate against possible ground contamination and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 and Policy PSP21 of The South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) 8th Nov. 2017. This is required prior to commencement in the interest of public health.

20. Prior to the commencement of above ground development, details/samples of the public realm materials; roofing and external facing materials proposed to be used, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples.

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 (Feb) 2019.

21. The hard and soft landscape design shall be implemented in accordance with the following plans: Landscape General Arrangement Plan Drawing No.152435-STL-XX-XX-DR-L-09001 Rev PL09, Soft Landscape Plan Drawing No. 152435-STL-XX-XX-DR-L-09140 Rev PL09, Tree Pit in Hard Surface Drawing No. 152435-STL-XX-XX-DR-L-09405 Rev PL07, Tree Pit in Soft Landscape Detail Drawing No. 152435-STL-XX-XX-DR-L-09401 Rev PL07, Hard Landscape Plan Drawing No. 152435-STL-XX-XX-DR-L-09160 Rev PL09, Steps and Retaining Wall Detail Drawing No. 152435-STL-XX-XX-DR-L-09402 Rev PL07, Paving Details Drawing No. 152435-STL-XX-XX-DR-L-09403 Rev PL07, Cycle Stand Details Drawing No. 152435-STL-XX-XX-DR-L-09404 Rev PL07, Landscape Material Sheet Drawing No. 152435-STL-XX-00-DR-L-SP001, Access and Communication Strategy 152435-STL-XX-XX-DR-L-09010 Rev PL09 Access and Communication Strategy, and Excavation and Filling Plan 152435-STL-XX-XX-DR-L-09120 Rev PL09.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and the National Planning Policy Framework (Feb) 2019.

22. In accordance with Landscape General Arrangement Plan Drawing No.152435-STL-XX-XX-DR-L-09001 Rev PL09 and Informative Off-site Soft Landscape Plan 152435-STL-XX-XX-DR-L-09141 Rev PL09, details off-site tree and hedge planting lying to the east of the cycle path in the area outlined in blue on the Location Plan Drawing No. 52435-STL-X-X-DR-A-PL-00.01 Rev PL07, shall be submitted to and approved in writing by, the Local Planning Authority; the details should specify species, stock size, planting centres and quantities of all proposed planting. This off-site tree and hedge planting should be undertaken in the first horticultural planting season after completion of the hotel construction works.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and the National Planning Policy Framework (Feb) 2019.

23. A landscape and ecological management plan (LEMP) covering the enabling works operations/construction period and a subsequent 20 year management period shall be submitted to and approved in writing by, the Local Planning Authority; the LEMP should identify all existing and proposed landscape and ecology related site assets, associated management objectives, schedules of annual maintenance works together with longer term management operations.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and the National Planning Policy Framework Feb) 2019.

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

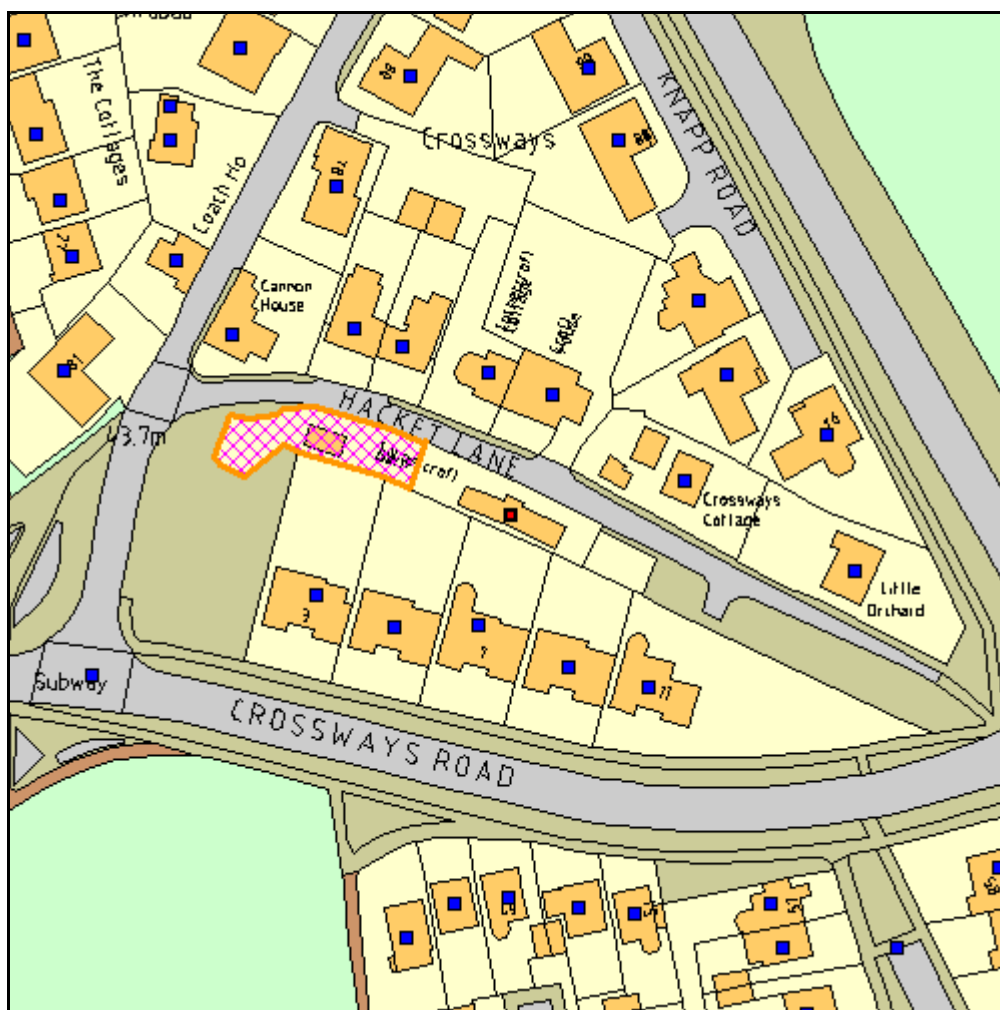
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

By providing pre-application advice and negotiating revisions to the scheme in order to overcome officer concern.

Case Officer: Roger Hemming
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

App No.:	P20/11350/F	Applicant:	Mr David Parker
Site:	Cornercroft Barn Hacket Lane Thornbury South Gloucestershire BS35 2HH	Date Reg:	6th July 2020
Proposal:	Erection of detached dwelling and associated works (resubmission of P19/14042/F).	Parish:	Thornbury Town Council
Map Ref:	364983 190321	Ward:	Thornbury
Application Category:	Minor	Target Date:	25th August 2020



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P20/11350/F

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

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of an existing garage and the erection of 1no. detached 2 bed. dwelling with associated works at Cornercroft Barn, Hacket Lane, Thornbury.
- 1.2 The site relates to a parcel of land which sits between properties along Crossways Road and Hacket Lane. The host dwelling sits to the eastern section of the site. It is a converted barn with 1.5 storey and single storey elements.
- 1.3 The site itself is located in the settlement boundary of Thornbury.
- 1.4 An application was refused in December 2018 for the following reasons (PT19/14042/F):
- 1. 'The proposal is a cramped and contrived form of development. A symptom of its poor design is the six rear windows which face directly into the rear boundary treatment at a distance of approximately 1 metre. The proposed development, therefore, would fail to secure a high quality standard of design contrary to Policy PSP1, and PSP38 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) 2017; Policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; and the provisions of the NPPF.'*
- 2. 'The proposed development would overlook the rear garden of 3 Crossways Road, infringing on their privacy to the detriment of their residential amenity. This is contrary to policy PSP8 of the Policies Sites and Places Plan (Adopted) Nov 2017, policy CS1 of the Core Strategy (Adopted) Dec 2013, the Assessing Residential Amenity Technical Advice Note (Adopted) 2018 and the National Planning Policy Framework.'*
- 1.5 This followed a previous refusal (see relevant history section below) for. This application was refused due to a cramped and contrived form of design, lack of highway safety information and lack of tree protection information
- 1.6 The differences between this application and the previous applications are summarised as follows:
- There are now no primary windows on the rear elevation directly facing neighbouring properties
 - Rear first floor windows have been replaced by high level triangular lights at

each gable end

- The ground floor primary windows have been replaced by smaller non opening windows serving the hall , stairs and landing (opaque glazed), kitchen/dining and lounge
- additional detail on the drawings to show traditional features, colour and materials to demonstrate the proposed character and materials

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 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
CS32 Thornbury

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity
PSP16 Parking Standards
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Waste Collection SPD (Adopted) January 2015

3. **RELEVANT PLANNING HISTORY**

- | | | | |
|-----|--|-------------------------|------------|
| 3.1 | P90/2732 | Approval | 10.01.1991 |
| | Conversion of existing building to form single dwelling erection of detached double garage; alterations to existing vehicular and pedestrian access; erection of front boundary wall (600MM high) and side boundary wall (1800MM high) | | |
| 3.2 | PT14/3533/F | Approve with Conditions | 13.10.2014 |

- Erection of single storey side extension to form additional living accommodation.
- 3.3 PT16/2879/F Approve with Conditions 07.07.2016
Erection of single storey side link extension with exterior timber cladding to form additional living accommodation.
- 3.4 PT18/4592/F Refused 05.12.2018
Demolition of existing garage. Erection of 1 no. detached dwelling with associated works.
- 3.5 P19/14042/F Refused 10.12.2019
Demolition of existing garage. Erection of 1 no. detached dwelling with associated works (resubmission of PT18/4592/F).

4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council
Object - over-development. Although, regrettably, vegetation has been removed from the site to give the illusion of space, the building would not fit well within the space. Amenity space that remains for both the host property and the new one is not adequate and while the application claims that parking spaces for the two properties will be adequate, in practical terms, it cannot be used as suggested. Neighbours' amenities would be compromised, particularly overlooking of neighbouring properties.

4.2 Other Consultees

Transport

No objection, conditions previously recommended should be carried forward

Drainage

No objection in principle. Informatives recommended.

Highway Structures

No comment.

Tree Officer

No comment.

Archaeology Officer

No comment.

Other Representations

4.5 Local Residents

Six letters of objection and 3 letters of support have been received.

The objections are summarised as follows:

- concerns regarding proximity to the rear boundary and how this may impact the hedgerow

- The site has an existing single garage, and is in restricted space
- Cramped and contrived, shoehorned into a sliver of land
- Concern over the amount of planning application being submitted, this being the third attempt of this nature
- All vans and lorries and some cars have to reverse to exit the lane because the turning within the lane is occupied
- The narrow lane is frequently used by walkers, dog walkers and parents with push chairs and small children who are walking to nearby Crossways Primary School
- there is no scope for more vehicles or additional parking in this vicinity.
- The front of this build will face on to Hacket Lane and will face the front of our property. The proposed dwelling has 6 windows that will directly overlook our cottage, removing our privacy
- Proposal faces properties on the other side of the narrow lane, at a distance of around 11 metres, overlooking two main bedrooms, the kitchen/diner and a study.
- It would be overbearing and overlooking on the properties opposite
- Concerns over reduced light for properties opposite
- excavation should be to a maximum depth to enable the height of the building to be kept to a minimum
- the hedge along the roadway should be retained as should other trees unaffected by the building
- Described as 1.5 storey dwelling when it is a full height two storey house
- There was once a speed limit sign which has been taken down and the land enclosed as if it is within the applicant's garden
- Overdevelopment of plot, particularly as they have had two extensions already
- The proximity of the proposals is great concern, being very close to the to the boundary to the rear
- The hedgerow has been cut back close to the adjoining boundary
- The hedgerow has been cut back along with mature trees, to create an illusion of more space and a 30mph sign was removed and which stood originally two feet in their new boundary.
- any development of the above site would be less intrusive for neighbours if it were a single storey dwelling and therefore more in keeping

The letters of support are summarised as follows:

- In keeping with the character of Hacket Lane
- Safe access and adequate parking, even following loss of garage. Turning point available on Hacket Lane
- Would provide a much needed home without causing neighbours any problems
- Position and style of dwelling in keeping with barn
- It is a garden plot with buildings already on it, well within Thornbury settlement boundary
- It will do nothing to harm the surrounding area or properties

- Will provide a much needed home, close to facilities
- There has been considerable attention to detail to ensure that the updated design reflects the character of the buildings locally
- at the same time I see that with redesign of windows the opportunity has been taken to remove any privacy issue with a neighbour to the rear

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 The development would involve the erection of 1no. dwelling within an existing residential curtilage. PSP38 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, would not prejudice the amenities of neighbours, would not prejudice highway safety or provisions of an acceptable level of parking provision for any new and existing buildings, would not prejudice the provision of adequate private amenity space, and would not lead to the loss of gardens that form part of a settlement pattern that contributes to local character.

5.3 While the principle of the proposed development is acceptable under the provisions of Policy CS5, detailed matters relevant to this application will be assessed within this report. Of note are previous applications for the site, whilst the principle of development was considered acceptable they were refused for the reasons given, discussed and highlighted above. It will therefore be necessary to assess whether these previous concerns and refusal reasons have been addressed or whether the current proposals give rise to any additional concerns.

5.4 Design, Visual Amenity and Living Standards

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

5.5 The surrounding area does have a mixed character and a variety of design styles and layouts within the vicinity, with fairly modern development to the south of the site. However, Hacket Lane itself is enclosed by natural stone walls with some double fronted period properties. The host dwelling itself is a converted barn, and although it has been domesticated and has some recent additions, it retains a certain agricultural appearance. The proposed dwelling, in design, scale, materials and features, seeks to reflect the existing dwelling. Materials would, be a mix of cedar timber cladding, rough coat render, stones quoins, elements of brickwork and clay pantiles.

- 5.6 It is proposed that the dwelling would be situated near to the corner between Hacket Lane and Knapp Road. The existing single storey garage would be demolished and the dwelling located at a similar location. The proposed dwelling has improved proportions compared to one previously refused, appearing less squat and with a more linear footprint that reflects the character of the adjacent barn conversion and a requirement for reliance on less rear glazing compared to the previous refusal. Overdevelopment or cramped development is a subjective consideration assessed in each individual case, on its merits. This is based upon whether a plot can accommodate parking, sufficient external amenity space, sufficient internal living conditions, whilst providing an acceptable design that does not materially impact the residential amenity of surrounding properties. The previous considerations alluded to, amongst other factors, the necessity for the need for, and amount of windows into the rear elevation, with poor outlook for the dwelling as well as overlooking considerations on neighbouring properties, being symptomatic of a cramped/contrived form of development. The plot itself is relatively narrow. The plot is however very similar in width to that of the host dwelling and the development form will be linear along it in a similar fashion. The porch would remain on the side elevation as opposed to the principal front elevation which keeps the building set back from the road by around 2.5 metres. To the rear the dwelling would remain just over 1 metre from the rear boundary treatment, again similar to the host dwelling. In this instance however most of the key windows are removed (the local amenity considerations of this aspect are discussed in more detail below). Private amenity space would be to the side, as would parking. The layout of the proposals is considered acceptable in principle.
- 5.7 Previously there had been concerns of a blank rear elevation, then more recently the rear elevation featured a reliance on 6 key windows, including first floor, giving rise to concerns of outlook for the dwelling itself, as well as overlooking to the rear. The revised proposals, the subject of this application have two rear facing ground floor windows, with a long obscure glazed landing/stairwell window from ground to first floor level, one first floor, small fixed obscure window to the bathroom and one fixed, obscure conservation rooflight in the roofslope. The glazing pattern to the rear elevation is now considered an acceptable balance in design terms. It is not considered that objection to the proposal could be justified such as to warrant and sustain a refusal of the application on these grounds.
- 5.8 It is therefore considered that the design of the proposed dwelling is now acceptable, utilising a range of materials and features that are acceptable, it is considered that the previous concerns and reasons for refusal in this respect have been overcome to a satisfactory extent.
- 5.9 Residential Amenity
The proposed dwelling would have two bedrooms and PSP43 sets out that 50m² of amenity space should be provided. The plans show an area of garden to the east of the proposed dwelling which could be made private that amounts to approximately 52sqm, there is also space to the west of the dwelling that could be utilised, and therefore the proposal meets the criteria within policy

PSP43. More than enough private amenity space will remain to serve the host property.

- 5.10 The previous application had six clear glazed windows on the rear elevation serving habitable rooms facing towards Hacket Lane, and whilst no. 3 Crossways is approximately 21m window to window, there were concerns about loss of privacy to their rear garden of no. 3. There were considered to be potential issues with the boundary between the two sites consisting of a tall hedgerow with some old fencing that has mostly fallen down, and gaps in the winter where occupiers of the proposed property would be able to see through and into the garden. The revised proposals, the subject of this application have two rear facing ground floor windows, with a long obscure glazed landing/stairwell window from ground to first floor level, one first floor, small fixed obscure window to the bathroom and one fixed, obscure conservation rooflight in the roofslope. At ground floor level and given the boundary treatment and relationship/heights between the two properties on this orientation it is not considered that they would give rise to significant or material overlooking. The remainder of the glazing at first floor level would be limited and of obscure glass. This also reduces the amount of glazing on the rear elevation and principle rooms are not reliant on windows providing poor outlook facing the rear boundary, improving the design. Principal rooms have non-obscure glazing on other elevations providing outlook and light and the internal layout and dimensions are considered acceptable.
- 5.11 The garden level is to be reduced to further minimise any potential effect on surrounding properties. Given the distance and relationship of the rear wall of the proposed dwelling, and taking into the scale and height of what is described as a 1.5 storey building, which would be at around 4.5 metres to eaves, on lower level ground, set 1 metre off the boundary, it is not considered that the proposals would give rise to significant or material overbearing issues. A rear hedge/fence combination which would remain, further reduces and obstructs its viewing from neighbouring rear properties
- 5.12 Concerns have been raised by residents on the opposite side of Hacket Lane whereby it is considered that their front windows and front gardens will be overlooked, however these are already open to the public realm, separated by public access and highway and there is considered to be an extant situation here and it is not considered that the proposals could be considered unacceptable in this regard.
- 5.13 It is not considered that objection to the proposal could be justified such as to warrant and sustain a refusal of the application on these grounds, in amenity terms. Overall, the development is considered to have satisfactorily addressed concerns in this respect and is considered to be acceptable.

Trees

- 5.14 The trees are not currently protected, although they may be considered to contribute positively to the area. PSP3 sets out that development proposals should include where possible the protection of trees, replacement trees, and additional tree planting. An arboricultural report has been submitted and shows that no trees are proposed for removal as part of the development and makes

protection recommendations. In the event the application is approved, a condition would be required the development takes place in accordance with the arboricultural method statement prepared by Wotton Tree Consultancy, the recommendations of which consist of a no dig driveway and tree protection measures being constructed prior to commencement of any other development, which will then act as protection to the root protection area of trees T1, T2 and T3.

5.15 Transport

The development would result in the loss of a detached garage. PSP16 sets out parking standards for all residential units. The proposed dwelling would have two bedrooms, PSP16 sets out that 1no. off-street parking space should be provided. Plans submitted do show that 1no. space can be accommodated at this site amongst the trees, and the no dig driveway proposed will help protect the vegetation on site.

- 5.16 In terms of the existing dwelling, it would lose the detached garage and parking area to the front of the garage. Parking provision for the host dwelling remains as two spaces to the front of the property parallel to Hacket Lane. Whilst the two spaces are flush with the host dwelling, they are larger than standard spaces to ensure they do not overhang into Hacket Lane. There is no transportation objection subject to a condition requiring all of the parking spaces to be implemented prior to first occupation of the new dwelling.

5.17 Drainage and Flooding

The Lead Local Flood Authority do not object in principle to the proposals. They do indicate however that the dwelling would be located in proximity to an existing culverted watercourse, although this may not run across the application site. However, in the event of approval, the applicant shall be made aware that should a culvert be discovered during building works, they should contact the Councils Drainage and Building Control teams. This will take the form of an informative on the decision notice.

5.18 Equalities

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

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

6. **CONCLUSION**

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

7. **RECOMMENDATION**

- 7.1 That planning permission is granted,

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 new dwelling shall not be occupied until the parking for the new dwelling and the host dwelling has been provided in accordance with the approved plans.

Reason

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

3. The new dwelling shall not be occupied until two covered and secure cycle parking spaces have been provided for the new and existing dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To promote sustainable transport choices and to accord with Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. The glazing on the first floor south elevation shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position.

Reason

To protect the privacy and residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; 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 permitted shall be carried out in strict accordance with the recommendations set out in the Arboricultural Report (Wotton Tree Consultancy 26th May 2020).

Reason:

In the interests of the protection of the trees identified and the amenities of the area and in accordance with CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

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

POSITIVE AND PROACTIVE STATEMENT:

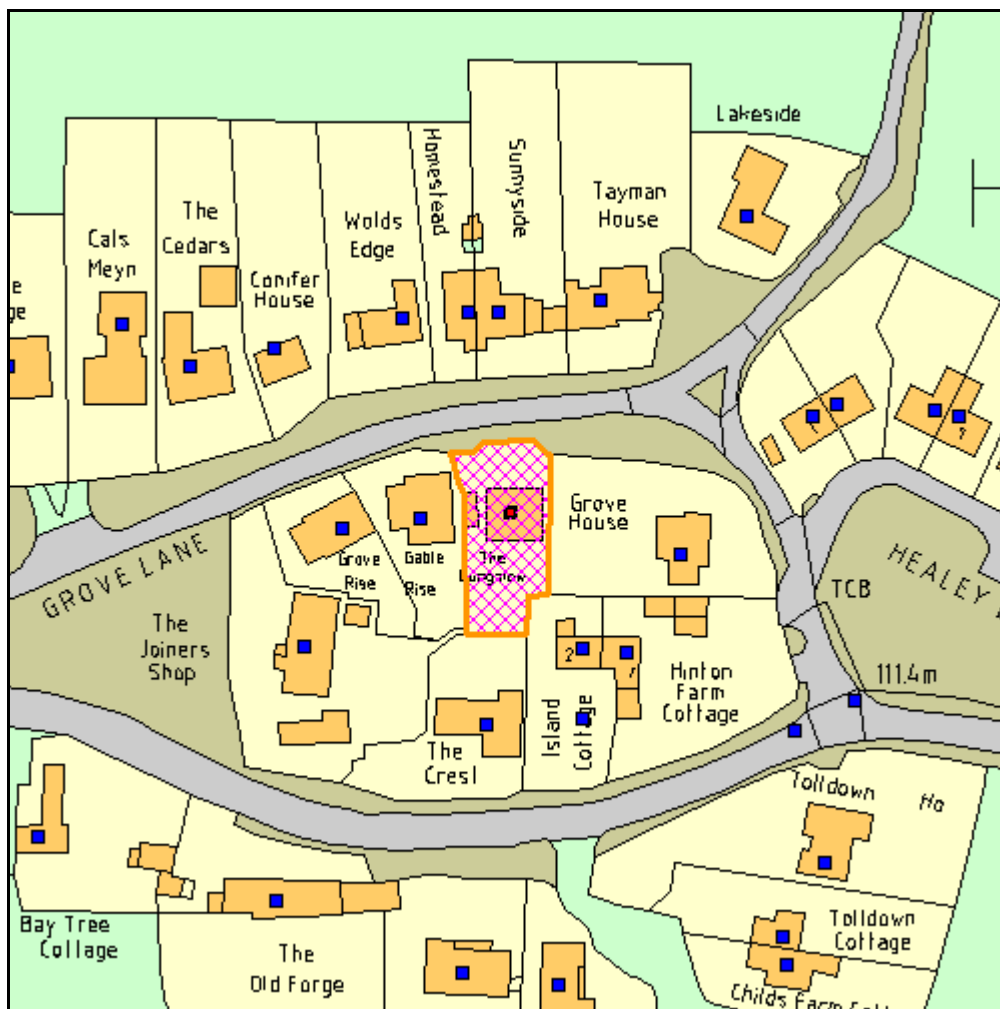
In dealing with this planning application the Local Planning Authority have worked in a positive and proactive manner in seeking a satisfactory resolution to the application, in accordance with the relevant policies.

Case Officer: Simon Ford

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

App No.:	P20/12444/O	Applicant:	Mr. S. Sweet & Mrs. M. Porter
Site:	The Bungalow Grove Lane Hinton South Gloucestershire SN14 8HF	Date Reg:	22nd July 2020
Proposal:	Demolition of existing bungalow. Erection of 1 no. detached dwelling with access to be determined, all other matters reserved.	Parish:	Dyrham And Hinton Parish Council
Map Ref:	373353 176855	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	10th September 2020



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100023410, 2008.

N.T.S.

P20/12444/O

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as the recommendation is contrary view of Parish Council and more than 3 comments from local residents.

1. THE PROPOSAL

- 1.1 Outline planning permission is sought for the demolition of an existing bungalow and erection of 1no. detached dwelling at The Bungalow, Grove Lane, Hinton. The principle of development and access are to be determined at this stage with all other matters reserved.
- 1.2 The application site comprises a detached 1970s bungalow that has been previously been extended with a small rear conservatory and benefits from a detached single garage. The application site is located within the defined Hinton settlement boundary which is washed over by the Bristol and Bath Green Belt.
- 1.3 The application property is set back from, and raised above, Grove Lane. The street is characterised by a variety of house styles, ranging from the locally listed adjoined stone cottages opposite, classic 1970s to the east, and two more recently constructed cottage style family houses completed within the last 20 years to the west. The application property is the only single storey dwelling in Grove Lane with the other properties either being two storey houses or houses with a first floor in the roof space. The two newer properties to the west of the site are of the latter design and also sit on higher ground above the level of Grove Lane.
- 1.4 Illustrative plans have been submitted with this application demonstrating that a new 5 bedroom house could be built on the existing footprint, with bedrooms partly within the roof space, replicating the style of the adjacent newer properties to the west. This application is for outline planning permission with only the principle of development and access being determined. All other matters, including design, are reserved and would be determined at a later date.

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
CS9	Managing the Environment and Heritage

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
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) August 2007
 Development in the Green Belt (Adopted) June 2007
 Residential Parking Standard SPD (Adopted) December 2013
 Assessing Residential Amenity TAN (Endorsed) 2016

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Dyrham and Hinton Parish Council
 Objection - object to the size and scale of the proposal as the roof line would be well above neighbouring properties and would have a detrimental impact on their light and view. There is not adequate provision made for car parking in this application. It is important that any application preserves the rural outlook of the village.
- 4.2 Flood and Water Management
 No objection
- 4.3 Sustainable Transport
 No comments - The applicants indicate that this dwelling will be provided with three parking spaces (two spaces plus a garage), hence we consider that it fully conforms to the requirements of the Councils residential car park standards, as set out in the Residential Parking Standards SPD adopted in December 2013. Likewise, we also understand that the existing site access arrangements are to be retained broadly unchanged. Therefore, we consider that this development is unlikely to raise any material affect highway safety concerns.
- 4.4 Ecology
 No objection subject to conditions.
- 4.5 Local Residents
 6 objections from local residents have been submitted, making the following points:

Design and Visual Amenity

- The agent has been unfairly disparaging about the appearance of the bungalow, the responsibility for which fall to the applicant.

Residential Amenity

- The proposed two storey dwelling would block out light to the neighbouring properties' windows and restrict the view from neighbouring properties.
- The proposal would overlook neighbouring properties leading to a loss of privacy.
- The private amenity space available to the property is not as large as the plans suggest.

Highway Safety

- The proposal fails to provide adequate parking provision.
- Vehicular access to the property would need to be carefully managed to avoid interfering with access to other properties on the street.
- Concern where construction workers would park and how delivery vehicles could gain access without blocking access to other properties on the street.

Other Issues

- The bungalow provides a 'starter home' for people who are intending to move on the property ladder or for a retirement home and Hinton is already well served by larger houses.
- Drainage issues should be considered as the proposal would add additional load to the existing drainage system.
- Construction noise and disturbance would have a significant adverse effect on local businesses.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Outline Planning permission is sought for the erection of detached dwelling at a site in Hinton. Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of the north and east fringes of the Bristol urban area, and within defined settlement boundaries. Within settlement boundaries that are washed over by the Green Belt, small scale infill development may be permitted. The application site is situated within the defined Hinton settlement boundary which is washed over by the Green Belt.

- 5.2 As the application site is situated within the Bristol and Bath Green Belt, where development is restricted, Section 13 of the National Planning Policy Framework needs to be taken into account. Paragraph 145 of the NPPF sets out that local planning authorities should regard the construction of new buildings as inappropriate development in the Green Belt. There are a number of exceptions to this, which are set out within paragraphs 145 and 146 of the NPPF. The most relevant exception for this application is considered to be;

- 'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt than the existing development'.
- 5.3 The submitted Design and Access Statement and the illustrative plans indicate that the proposed dwelling would have a similar footprint to the existing bungalow and whilst the proposal would be taller than what is existing, it would be of a similar height to the neighbouring property to the west. The detailed design of the proposed development would be addressed at reserved matters stage but based on the information provided in the submitted Design and Access Statement and the illustrative plans, Officers are satisfied that the proposal would not have a greater impact on the openness of the Green Belt than the existing development. As such, based solely on the location of the site, the principle of the development is acceptable.
- 5.4 A Preliminary Ecological Appraisal has been submitted for the application to assess the ecological value of the site, the likely presence of protected or notable species and any potential ecological constraints to the proposed development. The appraisal found that: the onsite dwelling and garage offer negligible bat roosting potential; it is considered that the proposed development would not impact on any protected species and; that local designated sites would not be impacted by the development.
- 5.5 The development is acceptable in principle under the provisions of Policy CS5 and the NPPF, however the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm. For this type of development at this location, the further areas of assessment are: impacts on visual amenity; impacts on residential amenity; and impacts on the surrounding transport network.
- 5.6 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 have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.7 The exact design of the proposed dwelling is a reserved matter and would be determined at a later date if outline planning permission were to be granted. However, the principle of a two storey dwelling with the first floor partly in the roof space, as shown on the illustrative plans, would likely be acceptable given the existing two storey dwellings that surround the site and the design of the two newer dwelling to the west of the site.
- 5.8 Opposite the site there is a pair of locally listed adjoined stone cottages. Policy CS9 of the Core Strategy seeks to ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance. The detailed design of the proposed development would be addressed at reserved matters stage but given that the existing bungalow does not make a positive

contribution to their setting and based on the information provided in the submitted Design and Access Statement and the illustrative plans, Officers are satisfied that the proposal would not have a detrimental impact on the setting of the locally listed buildings.

5.9 Residential Amenity

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

5.10 The exact design of the proposed dwelling is a reserved matter and would be determined at a later date if outline planning permission were to be granted. This makes it difficult to fully assess the proposed developments impact on the residential amenity of neighbouring occupiers at this time.

5.11 However, the submitted Design and Access Statement and illustrative plans do not include any side facing windows and indicate that the proposed dwelling would be situated away from the shared boundary of the site with the neighbouring property to the west. Whilst this neighbouring property to the west has two side facing windows, the ground floor side facing window serves as a secondary window for the lounge area and is already overshadowed by the existing detached garage on site and the first floor side facing window serves a bathroom and is obscure glazed.

5.12 The Design and Access Statement and illustrative plans also indicate that the proposed dwelling would be set slightly further forward in the site than the existing bungalow, giving the proposed dwelling a back-to-back (window-to-window) separation distance from the property to the south of approximately 25 metres. This is further than the 20 metres advised in the Assessing Residential Amenity TAN.

5.13 Policy PSP43 of the Policies, Sites and Places Plan outlines the Councils minimum standards for private amenity space for new residential units. PSP43 states that private amenity space should be: functional and safe; easily accessible from living areas; orientated to maximise sunlight; of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and designed to take account of the context of the development, including the character of the surrounding area.

5.14 The Design and Access Statement and illustrative plans indicate that the proposed dwelling would have 5 bedrooms so under Policy PSP43 would require 70 square metres of private amenity space. The private amenity space afforded to the existing bungalow exceeds this requirement and the illustrative plans indicate that the proposed dwelling would benefit from a similarly sized private amenity space.

5.15 Transport

Vehicular access to the proposed dwelling would be provided directly off Grove Lane using the existing access that serves the bungalow. This use of the existing access is unlikely to raise significant access issues and is deemed acceptable.

- 5.16 In terms of parking, it has been indicated that 3 parking spaces would be provided on-site for the proposed dwelling. This provision would be sufficient to serve the proposed 5 bedroom dwelling, in accordance with Policy PSP16 of the Policies, Sites and Places Plan.
- 5.17 On the basis that sufficient on-site parking is provided, it is not considered that the development would directly lead to additional vehicles parking on the highway. However for the avoidance of doubt, a condition will be attached to any consent, requiring the 3 parking spaces to be provided prior to the first occupation of the new dwelling, and thereafter retained as such.
- 5.18 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.19 With regards to the above this planning application is considered to have a neutral impact on equality.
- 5.20 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:
- 5.21 Concern has been raised over the potential disruption caused by construction traffic, including blocking access to other properties and having an adverse impact on local businesses. Whilst disruption caused by construction traffic is a material consideration and Officers accept that there would be some disruption caused by the proposal, this disruption is not anticipated to be significantly unacceptable. A standard hours of construction condition will be added to any positive determination of this application to control construction hours to limit disruption as far as possible.
- 5.22 Concern has been raised that the existing bungalow provides a 'starter home' for people who are intending to move on the property ladder or for a retirement home and Hinton is already well served by larger houses. Whilst housing diversity is a consideration for larger scheme when multiple new dwellings are proposed, it is not considered a reason for refusal here.

5.23 Concern has been raised over the capacity of the existing drainage system. The Council's Flood and Water Management team were consulted on this application and raised no objection.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

This is an outline permission only and the reserved matters are to be agreed with the Local Planning Authority.

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

Reason

This is an outline permission only and the reserved matters are to be agreed with the Local Planning Authority.

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

Reason

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

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the

date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

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

Reason

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

6. The details of the scale of the building to be submitted at Reserved Matters stage shall not exceed the scale indicated in the Design and Access Statement submitted with this Outline application.

Reason

To protect the openness of the Green Belt, ensure a satisfactory standard of external appearance, protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 and CS5 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP8, PSP38 and PSP43 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

7. The details of the maximum ridge height of the building to be submitted at Reserved Matters stage shall not exceed the maximum ridge height of the neighbouring dwellinghouse to the west known as Gable Rise by more than 0.55 metres.

Reason

To protect the openness of the Green Belt, ensure a satisfactory standard of external appearance, protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 and CS5 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP8, PSP38 and PSP43 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

8. The details of the appearance of the building to be submitted at Reserved Matters stage shall not include any windows in either the east or west elevation of the building; and no windows shall be inserted at any time in the east or west elevation of the building.

Reason

To ensure a satisfactory standard of external appearance, protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 of the South

Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

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

Reason

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

10. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Fenswood Ecology, October 2020).

Reason

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

11. Prior to occupation, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
 - All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason

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

12. Prior to first occupation, evidence of the installation of the ecological enhancement features recommended are to be submitted to the local authority prior to occupation. These include but not limited to bird boxes.

Reason

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

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

POSITIVE AND PROACTIVE STATEMENT:

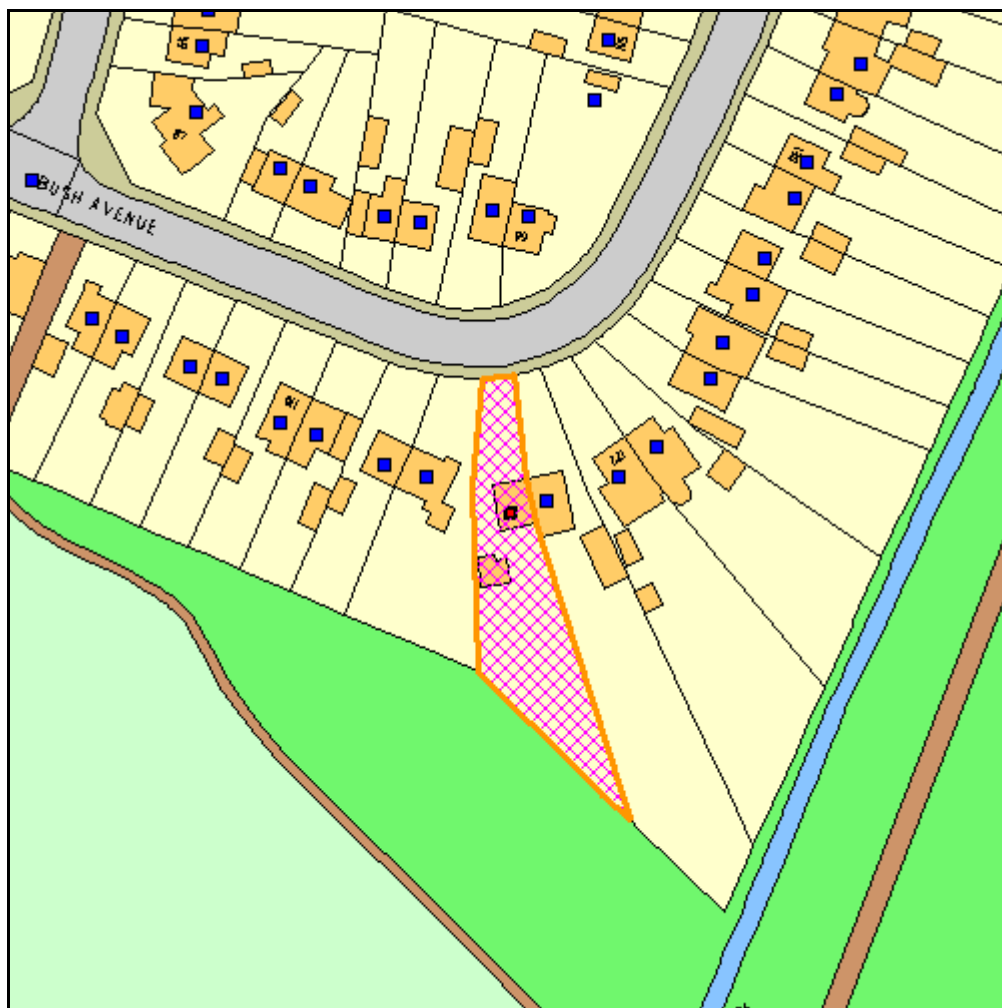
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking additional information where required.

Case Officer: Oliver Phippen

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

App No.:	P20/13449/F	Applicant:	Breezy Dunn Bailey Partnership
Site:	118 Bush Avenue Little Stoke South Gloucestershire BS34 8NF	Date Reg:	21st September 2020
Proposal:	Erection of two storey side extension to form additional living accommodation and installation of rear dormer to facilitate loft conversion.	Parish:	Stoke Gifford Parish Council
Map Ref:	361700 180360	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	11th November 2020



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P20/13449/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

Contrary view of Parish Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a two storey side and rear extension to form additional living accommodation and installation of rear dormer to facilitate loft conversion at 118 Bush Avenue, Little Stoke.
- 1.2 The application site comprises a two storey semi-detached dwelling that has been previously extended with a single storey rear extension and side garage/workshop. The application site is located within the defined Bristol northern fringe settlement boundary.
- 1.3 The proposed two storey side and rear extension has a width of 3 metres compared to the existing dwellings 6.2 metres and would extend past the rear elevation of the existing dwelling by 5.9 metres.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Assessing Residential Amenity TAN (Endorsed) 2016

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT17/0130/PNH
Erection of single storey rear extension.
No Objection (08/02/2017)

4. **CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council
Objection - The proposed gable-end roof design would be out of keeping with the characteristics of the adjoining property and the other houses in the area.
- 4.2 Flood and Water Management
No objection subject to informative.
- 4.3 Sustainable Transport
Further information required.
- 4.4 Local Residents
1 general comment - Concern about sewer and surface water drainage.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
The application seeks permission for a two storey side and rear extension and rear dormer window at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits development within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.
- 5.2 Design and Visual Amenity
Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.3 Whilst the proposed two storey side and rear extension would not be set back from the front elevation of the existing dwelling as is normally preferred, it would have a width less than half the width of the existing dwelling and would therefore appear in proportion with the rest of the property. No.108 and no.100 Bush Avenue, within the immediate area of the application site, both have existing two storey side extension that have not been set back from the front elevation of their respective properties. The proposed development would be finished in materials to match the finish of the existing dwelling.
- 5.4 It has been raised by the Parish Council that the gable-end roof on the proposed two storey side extension would be out of keeping with the characteristics of the adjoining property and the other houses in the area.

Whilst this may be the case, it is not deemed a strong enough reason for refusal as such a change (hip roof to gable roof) could be carried out on the existing dwelling, and surrounding dwellings, without the need for planning permission under the provisions of the General Permitted Development Order 2015 (as amended).

- 5.5 The proposed rear dormer window would not be significantly visible from the street scene and a similar design could be inserted onto the existing dwelling, and surrounding dwellings, without the need for planning permission under the provisions of the General Permitted Development Order 2015 (as amended).
- 5.6 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the street scene or character of the area.
- 5.7 Residential Amenity
Policy PSP8 and PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.8 When considering the impact of the development on the residential amenity of neighbouring residents, the neighbouring property which is most likely to be affected is the adjacent property to the west at 116 Bush Avenue.
- 5.9 In respect of the adjacent property to the west, it is noted that the proposed two storey side and rear extension would extend the application dwelling closer to the shared boundary with no.116 and further past the rear elevation of the existing dwelling at first floor level. Due to the orientation of the application and neighbour dwellings the proposed development would be unlikely to have a detrimental impact on the amount of light received by or outlook from the neighbouring property.
- 5.10 On the basis of the assessment set out above, it is not considered that the development proposal would result in any unacceptable impacts on the amenity of neighbours.
- 5.11 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposed development would increase the number of bedrooms in the property from 3 to 5 so under the Councils minimum parking standards the minimum number of on-site parking spaces requires at the property would be 3. The application dwelling already benefits from a large front drive with enough space to park 3 cars and the proposed development would not change this.

5.12 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application is considered to have a neutral impact on equality.

5.13 Other Matters

The neighbour's general comment raised a concern about sewer and surface water drainage. The Flood and Water Management Team were consulted for this application and raised no objection to the proposals subject to an informative advising the applicant or agent to discuss with Wessex Water PLC.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The materials to be used in the construction of the external surfaces of the 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 window on the west 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; Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

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

POSITIVE AND PROACTIVE STATEMENT:

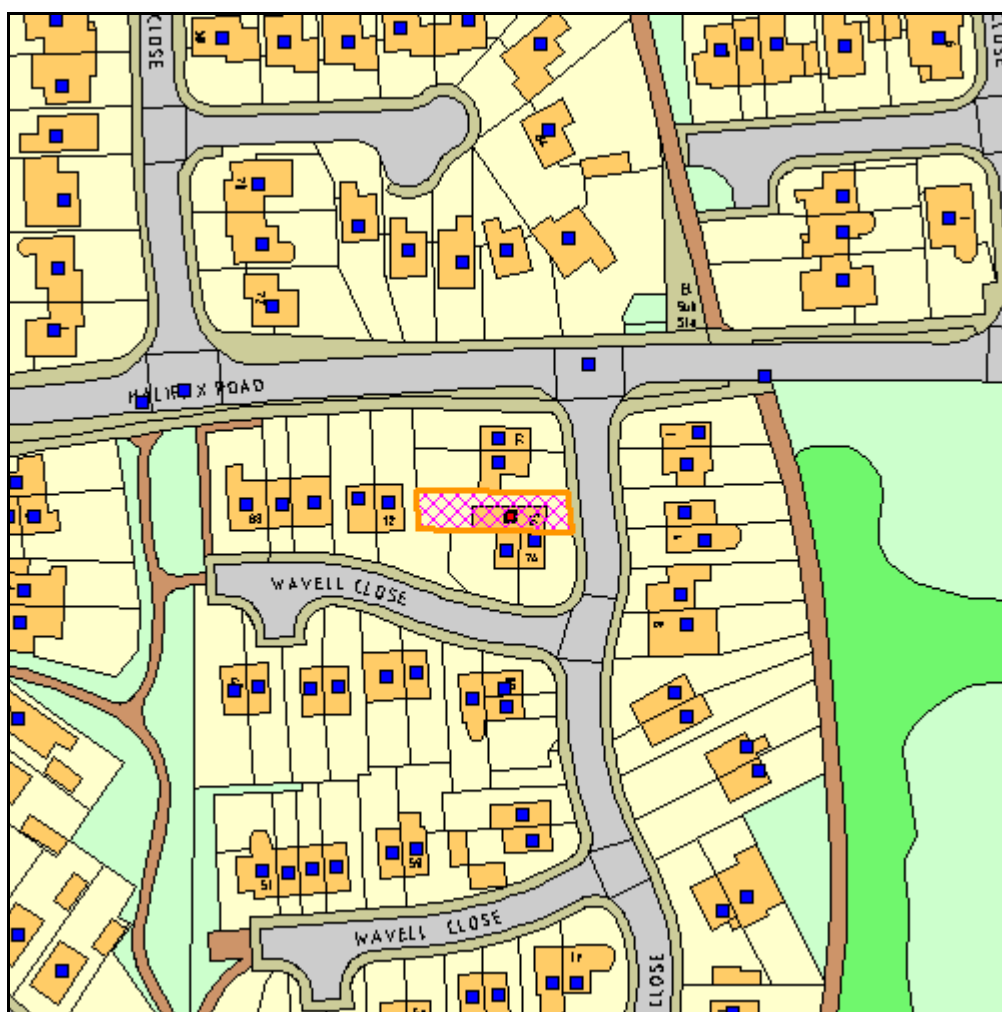
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by determining within an agreed period of time.

Case Officer: Oliver Phippen

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

<p>App No.: P20/13941/F</p> <p>Site: 75 Wavell Close Yate South Gloucestershire BS37 5UN</p> <p>Proposal: Erection of two storey side and single storey rear extension to form additional living accommodation.</p> <p>Map Ref: 370885 183515</p> <p>Application Category: Householder</p>	<p>Applicant: Mr Stephen Carter</p> <p>Date Reg: 17th August 2020</p> <p>Parish: Yate Town Council</p> <p>Ward: Yate North</p> <p>Target Date: 7th October 2020</p>
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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 appears in the Circulated Schedule as it is contrary to the view of the Town Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a two storey side and single storey rear extension to form additional living accommodation at 75 Wavell Close, Yate.
- 1.2 The application site comprises a two storey attached dwelling. The application site is located within the defined Yate settlement boundary.
- 1.3 Revised plans were received for the application altering the proposed parking provision on site and setting the proposed two storey side extension further back from the front elevation of the existing dwelling.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

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

3. **RELEVANT PLANNING HISTORY**

3.1 None

4. **CONSULTATION RESPONSES**

4.1 Yate Town Council

Objection - The proposal does not conform to the SGC parking standards.

4.2 Sustainable Transport

Objection - The proposal fails to comply with South Gloucestershire Council's residential parking standards.

4.3 Local Residents

No responses.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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

5.2 Design and Visual Amenity

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

5.3 The proposal has been carefully assessed and has found to be in compliance with these policies.

5.4 Residential Amenity

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

5.5 The proposal has been carefully assessed and has found to be in compliance with these policies.

5.6 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposed development would increase the number of bedrooms in the property from 2 to 3 so under the Councils minimum parking standards the minimum number of on-site parking spaces requires at the property would be 2. The proposed plans indicate that only 1 on-site parking space would be provided at the property, falling short of the 2 required by Policy PSP16. This is not, however, deemed a reasonable reason for refusal as the application property is located in a cul-de-sac estate where on-street parking is safely available.

5.7 Despite the proposed development only providing 1 on-site parking space it would be unlikely to create a highway safety concern due to the location of the application site. The proposal is therefore deemed acceptable from a transport and highway safety aspect.

5.8 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The materials to be used in the construction of the external surfaces of the 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.

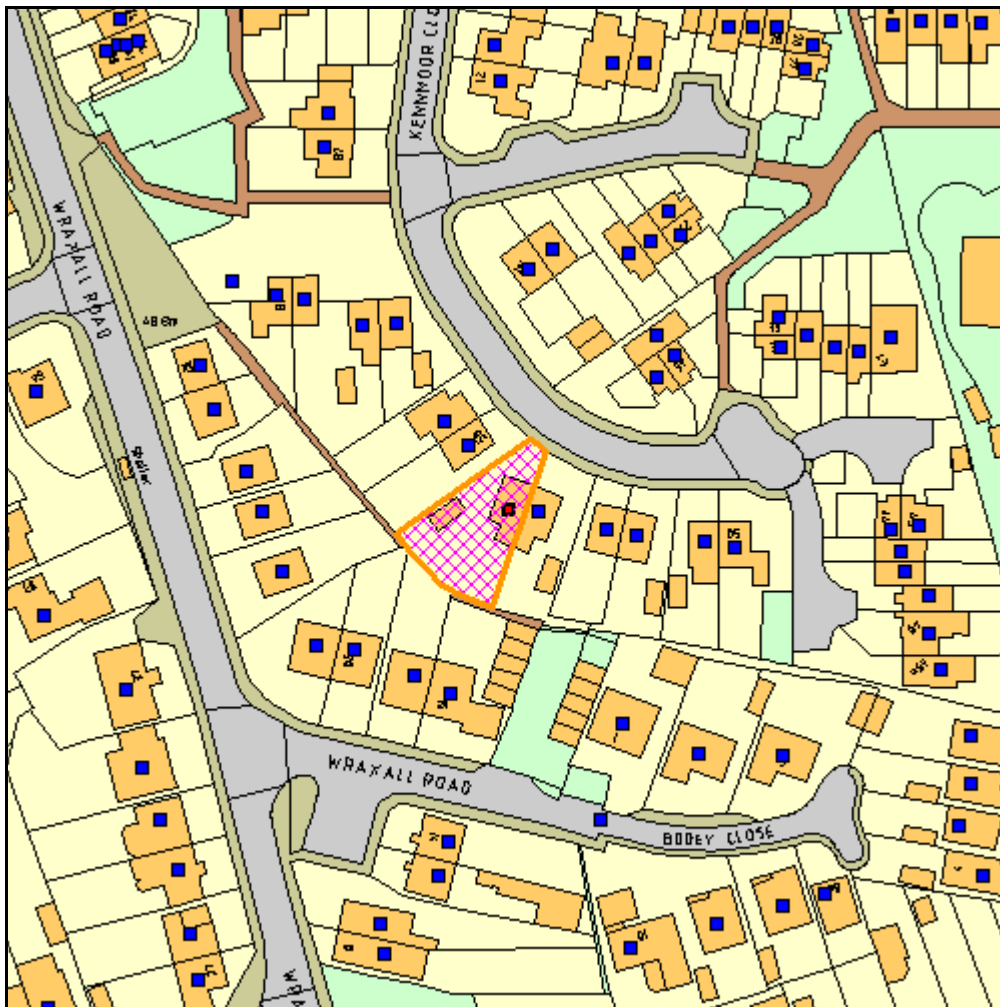
**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:**

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

Case Officer: Oliver Phippen
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

App No.:	P20/14621/F	Applicant:	Mr Ian Pike
Site:	55 Kennmoor Close Warmley South Gloucestershire BS30 8BE	Date Reg:	27th August 2020
Proposal:	Erection of single storey rear extension to provide additional living accommodation and erection of two storey side and rear extension to form annex ancillary to the main dwellinghouse.	Parish:	Oldland Parish Council
Map Ref:	366396 172532	Ward:	Parkwall And Warmley
Application Category:	Householder	Target Date:	19th October 2020



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

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application is for erection of single storey rear extension to provide additional living accommodation and erection of two storey side and rear extension to form annex ancillary to the main dwellinghouse.
- 1.2 The application site is a relatively modern semi-detached dwelling with private amenity space and off-street parking. The site is located within the development boundary and is not covered by any restrictive designations.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning 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

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 a Residential Curtilage
PSP43	Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 P20/09556/F - Erection of single storey rear extension to form additional living accommodation and single and two storey side and rear extension to form annexe ancillary to main dwelling house. Refused 29.07.2020

4. CONSULTATION RESPONSES

4.1 Cllr Samuel Bromiley

I have concerns over the scale of this property and the impact it will have on the neighbouring homes. The development, if built, would considerably impact upon the privacy of the nearest neighbours and look out of place among the other homes in the area, which have not been extended to the scale of this one.

The development would create an entirely new additional property rather than just extend the existing home as there are no interlocking doors in the plans, this would impact on available parking.

My residents feel this is overdevelopment for the site as it is too large and not in keeping with the community.

Oldland Parish Council

The Parish Council objects to P20/14621/F on grounds of over-development.

The scale of the proposed development being two storey side and single rear extension will impact upon light and privacy to the neighbours back garden, side entrance and gate as well as the single storey extension, especially as it is now proposed to be a full two storeys high.

The size of the proposed extension will not fit in with the overall character and appearance of other properties in the street. This property would then be out of keeping with a two-storey extension on the side of a property in-between another house: making it the only 5 bedroom plot in the street.

The floor plan and height will in turn make for a very crowded street scene as there is not sufficient space for a two bedroom annex to be erected between the main dwelling and garage without it looking cramped and contrived.

Provision of off-street car parking is inadequate for the number of bedrooms which would result. Further concern stems from that lack of an interlocking door inside the annex connecting it to the main dwelling, making this two separate properties.

Furthermore the Parish Council supports the comments of the neighbour and the ward councillor.

Sustainable Transport

No objections, recommend conditions that the proposed parking is secured prior to occupation and the annex remains ancillary to the main dwelling

Other Representations

4.3 Local Residents

One letter of objection has been received, as follows:

- Concern over this proposed extension is the impact it will have in blocking sunlight to my back garden, side entrance and gate as well as the skylight in my recent single storey extension, especially as it is now proposed to be a full two storeys high.
- There are also concerns in regards to the privacy of my house and garden.
- The size of the proposed extension will not fit in with the overall character and appearance of other properties in the street.
- This property would, I believe, be the first to have a two-storey extension on the side of a property in-between another house. Making it the only 5 bedroom plot in the street.
- The floor plan and height will in turn make it look and feel very crowded and restricted between my house and theirs. Which would be viewable from the street despite the new proposed fencing blocking the angle the annex cuts across the garage.
- I don't believe there is sufficient space for a two bedroom annex to be erected between the main dwelling and garage without it looking cramped and contrived.
- There is no interlocking door inside the annex connecting it to the main dwelling, making this two separate properties.
- With the possibility of four adults living at this address we can assume 4 cars could be based at this address,
- this will cause more confined car parking spaces at the front of their property and into the street as the plans only have allocation for three.
- Concerns that future possibilities are that this proposed extension could decrease the value of my own property and causing problems to sale.
- We have also been informed that there is a young family wanting to move into the annex which in time could become cramped for them.
- Once the occupants move on, my concerns of what happens to this proposed annex afterwards and the possibilities of it being rented out.
- If in the future this address was put up for sale it may only interest someone who would want to rent out both parts of the property.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below. Of note the planning history for the site illustrates a previous application for an annex. This was refused. The reason for refusal was '*The proposed development, if approved, due to the sitting, size, scale and design of single storey side extension, would fail to respect the character and appearance of the host dwelling and its context. The proposed development is therefore contrary to policies CS1, PSP1 and PSP38 of the Local Development Plan.*'

One of the issues for consideration is therefore whether the current proposals address these previous concerns and reasons for refusal.

Annex Test

- 5.2 The comments above are noted. For a proposal to be an annex it should only contain ancillary accommodation to the main dwelling and have some form of functional and physical reliance upon the main dwelling.
- 5.3 As per the considerations of the previous application, the proposed annex would have two bedrooms, kitchen/ living room and a bathroom. Whilst the proposed annex could be self-sufficient and not rely on a functional relationship with the host dwelling, it does retain a close physical reliance and shared amenity space and parking/access. The location of the proposed annex would be adjoined to the side/ rear of the host property, and pushed tightly against the garage. Whilst the proposed annex could be accessed independently of the main dwelling, direct access to the rear private garden would be provided. Revised plans have illustrated that the two properties would be linked and inter accessibility via an internal door is provided. Therefore, given the relationship and location to the main house, its use as an annex to provide ancillary accommodation is acceptable.
- 5.4 As such, officers are satisfied that the annex would be ancillary to the main house in planning terms. Notwithstanding this use as a separate and individual residential unit would require separate further planning permission, which would need to take matters such as amenity, parking layout and siting into account separately. A condition is also recommend restricting the use of the annex as ancillary to the main dwelling, for clarity.

Design and Visual Amenity

- 5.5 Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

- 5.6 The proposed side extension would be set back within the plot. Whilst it would be the same height as the existing dwelling, its considerable set back from the front building line would give it an element of subserviency, and would appear as a two storey side extension to the original property. The previous application, refused on design grounds contained a single storey with large front and rear flat roofed box dormers in the roof. These are now omitted in favour of the current design which is considered to be more integral to the site and surroundings and the removal of the box dormers represents an improvement upon the previous design. The proposed development is situated back within the plot, which reduces its visual impact, whilst it would still be visible within the street scene, the design is would not be considered to have an unacceptable impact upon the streetscene in this instance. Concern has also been raised in relation to the existing garage and any cramped appearance. This could presumably have been proposed to be removed if it meant that the extension could not be built. It is not considered that the existence of the garage and its relationship with the extension poses any specific or material impact in this instance, and would essentially become an outbuilding in the rear/side curtilage, such as to sustain objection and warrant refusal of the application in its own right.
- 5.8 The proposed single storey element to the proposals' given its size scale and design is considered acceptable.

Residential Amenity

- 5.9 Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.
- 5.10 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. The proposals would essentially be a two storey side/rear extension. The garage already exists and is situated between the proposed annex and the adjacent property. One window is proposed in the second floor and this would be of obscure glazing to serve the landing. The proposal is sufficiently far from the boundary of the adjacent property, with the existing garage in between, and on this basis it is not considered that there would be significant or material additional amenity impact such as to warrant objection and sustain a refusal of planning permission on this basis. Due to the siting, scale and size of the proposal, it would not result in any overlooking or overbearing impacts. Additionally, it would not result in any unreasonable impacts in terms of noise, nuisance or disruption to the living conditions of the neighbouring residents. Ample private amenity space would remain for the host property. In light of the assessment above, the proposed development would comply with Policies PSP8 and PSP38.

Transport

- 5.11 Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards.
- 5.12 The host property has 3 bedrooms, which would be increased to 5 as a result of the proposed development. As 3 off-street spaces would be provided, the proposed development would comply with the Council's adopted residential parking standards. There are no objections raised from Transport Officers on this basis, condition to secure and retain the parking provision and to ensure the retention of the extension as an annex are recommended.
- 5.13 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.14 With regards to the above this planning application it is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that planning permission is granted, subject to the conditions recommended.

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. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 55 Kennmoor Close.

Reason:

The use of the extension as a separate residential unit would require separate and further planning consent which would require to be considered afresh, in accordance with Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and Policies PSP8 and PSP38 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017.

4. The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

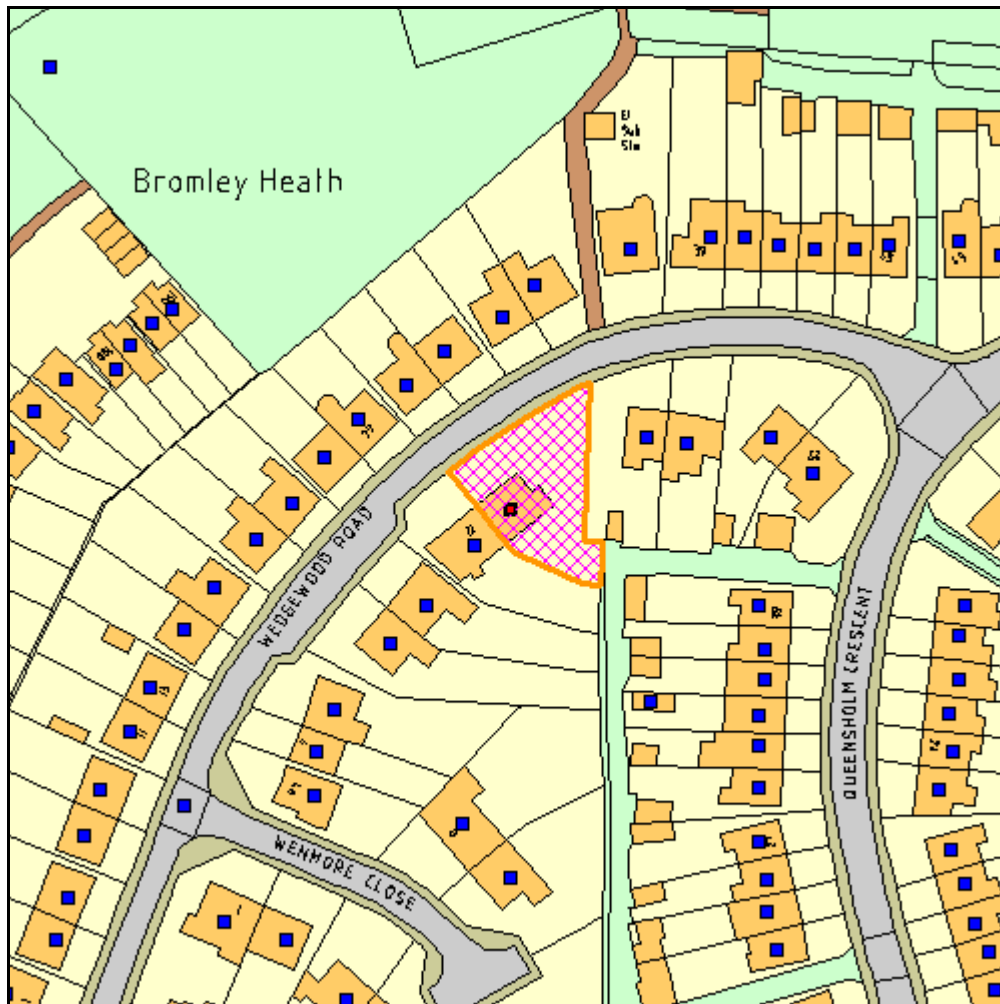
**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:**

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

Case Officer: Simon Ford
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO.45/20 -6th November 2020

App No.:	P20/15600/F	Applicant:	Lorraine, Michael And Jacqueline Osborne And Namani
Site:	14 Wedgewood Road Downend South Gloucestershire BS16 6LT	Date Reg:	11th September 2020
Proposal:	Demolition of existing garage and erection of 1 no detached dwelling with parking and associated works.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364852 178150	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	3rd November 2020



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P20/15600/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 APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following three objections by neighbouring residents, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of existing garage and erection of 1 no detached dwelling with parking and associated works at 14 Wedgewood Road, Downend.
- 1.2 The application site forms a two storey semi-detached dwelling, with parking to the front and private amenity space to the side and rear. The site is located within a settlement boundary and is not covered by any restrictive policies.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework

- 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
CS25	Communities of the North Fringe of Bristol

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
PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Waste Collection: Guidance for New Developments SPD (Adopted) 2015 (updated 2017)

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

Parish/Town Council

4.1 Downend and Bromley Heath Parish Council - No objection.

Other Consultees

4.2 Highway Structures - No comment.

4.3 Lead Local Flood Authority - No objection.

4.4 Sustainable Transport
No objection.

4.5 Wessex Water
No comment received.

Other Representations

4.3 Local Residents

Three letters of object have been received from neighbouring residents, the key points have been summarised as the following:

- Over development;
- Increased parking problems;
- Both properties should have their own driveways;
- Block light to the neighbours; and
- For profit only.

4.4 The points summarised above are discussed within the following assessment, apart from the comments stating that the development is for profit only as this is not a material planning consideration.

5. ANALYSIS OF PROPOSAL

Principle of Development

5.1 The NPPF emphasis is on sustainable growth, including boosting housing supply and building including through windfall development, except where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policy framework.

5.3 Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of north and east fringes of the Bristol urban area. CS5 also outlines that new development will be of a

scale appropriate to achieve greater self-containment, improving the roles and functions of towns, with a focus on investment in the town centres and improving the range and type of jobs. The application site is located in Downend, which is within a settlement boundary, the scale of development is considered appropriate for this location. As such, based solely on the location of the site, the principle of the development is acceptable.

- 5.4 The development is acceptable in principle under the provisions of policy CS5, and it is acknowledged that the provision of one additional three-bedroom dwelling towards housing supply would have a negligible socio-economic benefit. However the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm. For this type of development at this location, the further areas of assessment are; design and visual amenity, residential amenity, and transportation.

Design

- 5.5 Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Furthermore, Policy PSP1 of the Policies, Sites and Places Plan outlines that development proposal should demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area /locality.
- 5.6 The proposed new dwelling would form a detached two-storey dwelling to the side of the host property. It would form a continuation of the building line and closely resemble the architectural characteristics seen within the area, specifically by its incorporation of a bay window frontage and hipped roofed design. Whilst the area is mainly comprised of semi-detached dwellings, one other detached property can be seen adjacent to the application site – as such, whilst this may be against the form of much of the surrounding development, it would not be alien.
- 5.7 Further consideration is given to its sitting and its location on the inside corner – this sitting results in the development being set well behind the building line of the neighbours to the north west of the site. As such, any impacts as a result of the proposed development to the character of the street scene are reduced and are not seen as unreasonable. It is further noted that a fairly large area of soft landscaping would remain to the front/ side of the proposed dwelling, thus retaining much of the open character to the front of the property. In this instance, the proposed development, by way of its sitting, scale, size, design and detailing would respect the character and context of the site, and is seen to achieve the criteria of policies CS1, PSP1 and PSP38 of the Local Development Plan. It is however noted that due to the prominent location and extent of the development that permitted development rights should be restricted to ensure the character and appearance of the site and its context is retained.

5.8 Residential Amenity

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

5.9 Due to the sitting, scale and design of the proposed dwelling, relative to its neighbours, it would not result in a level of unreasonable harm to the amenity impacts as described above. The comment regarding the loss of light to the neighbouring property has been noted, however the properties to this side of Wedgewood have rear facing elevation it either a south or southwest direction – as such ample light is received throughout the day. Whilst there might be a slight increase of overshadowing at certain points of the day, any resulting harm would not be unreasonable. The proposed development therefore complies with policy PSP8.

5.10 In terms of the provision of outdoor private amenity space, policy PSP43 of the Policies, Sites and Places Plan outlines that a minimum of 60m² should be provided for three-bed properties, this would be achieved for both properties. For the proposed property, an element of this space would be to the side of the property, however, due to its set back location when compared to the neighbours to the north and boundary treatment, this space would be sufficiently private and useable. As such, both the existing and proposed dwellings would retain the minimum amount of external private amenity space as per policy PSP43.

Access and Parking

5.11 The submitted plans indicate that 4no. parking spaces would be provided to the front of the development for both properties. Policy PSP16 of the Policies, Sites and Places Plan outlines that 3-bed properties must make provision for the parking of a minimum of two vehicles, with any parking space measuring a minimum 2.4m x 4.8m. The proposed parking provision is considered to meet these standards. Refuse and cycle storage provision has been indicated and is considered acceptable. As such, the proposed development is acceptable with regards to Policy PSP16.

5.12 Policy CS8 expands on the provision of sustainable transport options where development is of a sufficient scale. In light of this, and the council's recent declaration of a climate change emergency, increased weight is being provided environmentally sustainable policies. It is therefore not considered unreasonable to condition the provision of one electric vehicle charging point for the proposed new dwelling.

Impact on Equalities

5.13 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. 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, B, D, E, F) and no development as specified in Part 2 (Classes A and B) 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 ensure a satisfactory standard of external appearance and private amenity space, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1, PSP2 and PSP38 and PSP43 of the

Policies, Sites and Places Plan (Adopted) 2017; and the National Planning Policy Framework.

3. The dwelling hereby permitted shall not be occupied until an Electric Vehicle Charging point (or other ultra- low facility) has been provided for in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To promote sustainable travel and to accord with SGC Policy CS8 and SGC Supplementary Planning Document on residential car parking standards.

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

POSITIVE AND PROACTIVE STATEMENT:

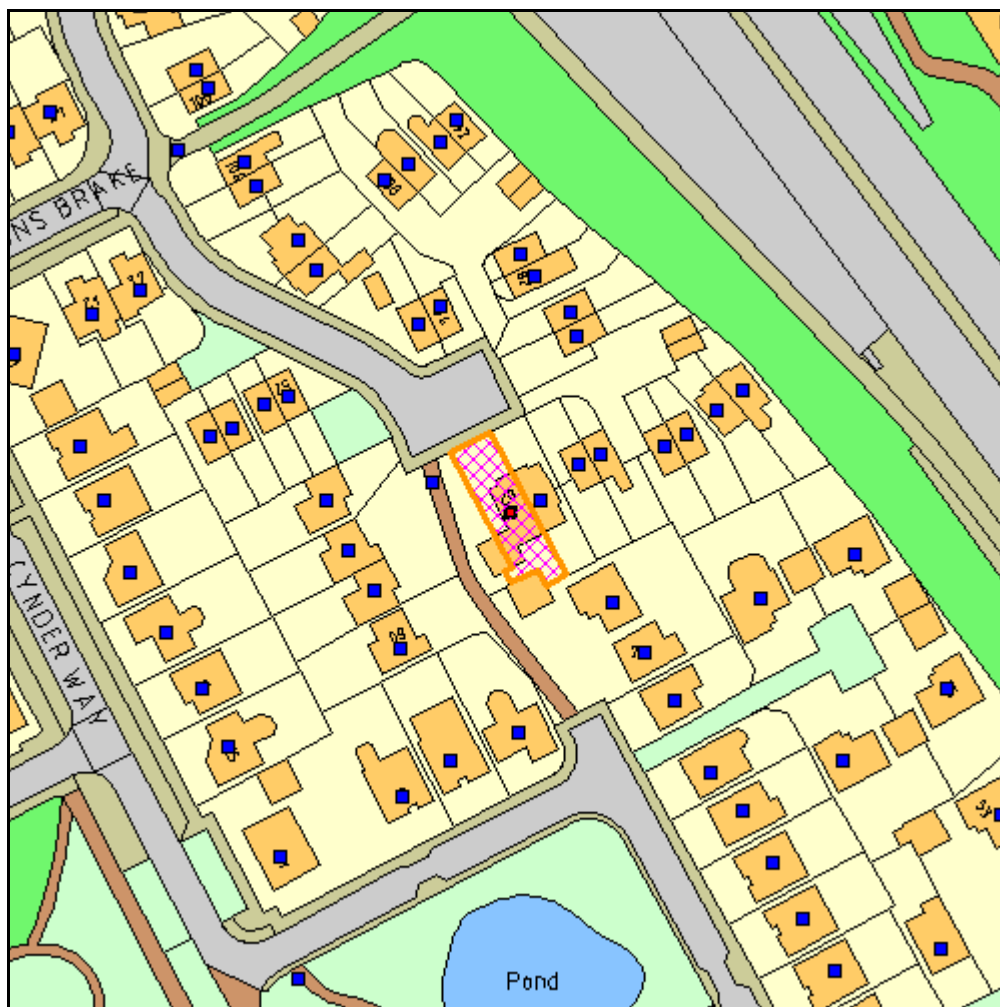
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: the application has been determined within a timely manner.

Case Officer: Thomas Smith

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

App No.:	P20/17959/F	Applicant:	Sonia Byng
Site:	62 Westons Brake Emersons Green South Gloucestershire BS16 7BP	Date Reg:	24th September 2020
Proposal:	Erection of single storey side extension to form annex ancillary to the main dwelling.	Parish:	Emersons Green Town Council
Map Ref:	366411 178243	Ward:	Emersons Green
Application Category:	Householder	Target Date:	16th November 2020



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

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

The application appears on the circulated schedule as a representation from the Town Council has been received objecting to the proposal, when the findings of this report are to the contrary.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission to erect a single storey side extension to form an annexe ancillary to the main dwelling.
- 1.2 The application site is a semi-detached modern dwelling on a residential cul-de-sac in Emersons Green, within the East Fringe of Bristol Urban Area.

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
CS29	Communities of the East Fringe of Bristol

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

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/2236/PDR (Approved 14/08/2002):
Erection of rear conservatory
- 3.2 PK02/1236/PDR (approved 09/05/2002):
Conversion of garage to living accommodation

Other history is available but is neither recent nor relevant

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council

Objection – concerned that there is insufficient space to accommodate 2 tandem parking spaces per the proposed plans and would seek comments of the transport officer.

Query whether proposal meets building regulations.

4.2 Sustainable Transport

No objection, condition requested limiting the use of the annexe.

4.3 Local Residents

No comment have been received.

5. ANALYSIS OF PROPOSAL

5.1 The proposal seeks to erect a single storey side extension to form an ancillary annexe.

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 Annexe Test

In order for an ancillary annexe to be considered as such it needs to be ancillary to the main dwelling and should have both a physical and functional reliance on the main dwelling. In this case the annexe will be within the existing garage (previously converted) and a new attached side extension. Given that the annexe will be attached to the host dwelling officers are satisfied that the test of a physical relationship is satisfied. Turning to a functional relationship, the annexe will provide a bedroom, bathroom and dining/sitting space but no kitchen. The annexe is to be accessed from the main dining room of the host dwelling and the plans would suggest that the annexe will be reliant on the main dwelling for kitchen facilities, but it is also clear that it would be reliant on the host dwelling for amenity space (to the rear, shared with the main dwelling) and parking. Given this, officers are satisfied that the annexe will have a functional relationship with the host dwelling too. As such, the proposed annexe is considered to satisfy the definition of ancillary to the main dwelling. Whilst the

annexe is considered acceptable as an annexe, it would not be unreasonable to apply a condition restricting use to being ancillary to the main dwelling, to prevent the annexe from being used independently which would require further assessment in its own right.

5.4 Design and Visual Amenity

The proposed side elevation is of a modest scale that is to be sited on the south western side elevation. The dimensions are to be a width of c.2.8 metres, depth of c.6 metres, height of c.3.7 metres and height to the eaves of c.2.5 metres. The application form indicates that materials will be to match the existing, which are a mixture of render and facing brickwork, with brick quoin details and a double roman tiled roof. The roof of the extension is to be hipped to match the existing garage.

5.5 By reason of its form, scale and proportions, officers are satisfied that the proposed extension is of an acceptable standard of design that will assimilate successfully in to the existing street scene and with the host dwelling. Accordingly, officers find that the proposed extension meets the requirements of policy PSP38 and CS1 and is therefore acceptable with regards to design and visual amenity.

5.6 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.

5.7 The extension and ultimately the annexe will be sited on the side elevation of the property that does not face an immediate neighbour. Therefore due to the siting and scale of the proposed development, officers do not consider there to be any material residential amenity concerns, should permission be granted.

5.8 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.

5.9 It is noted that the Town Council object based on a lack of parking, or rather the level of parking proposed queried as to whether or not it can actually be provided. The host dwelling as existing has 2 bedrooms, and the proposal will see the addition of an additional bedroom as part of the annexe. The property will therefore benefit from 3 bedrooms, which means 2no. Off-street parking spaces are required under PSP16. The plans indicate that 2no. Parking spaces that are compliant with the PSP16 size requirements are to be available notwithstanding the loss of driveway space as a result of the extension. This is noted as being acceptable by the highways officer.

- 5.10 The case officer visited the site and took an 'on the ground' measurement to ensure that the plans were offering an accurate representation of the space available. Two spaces measuring 4.8 metres in length would require 9.6 metres in total for 2no tandem spaces. This is available on the frontage when taking in to account the space lost by the extension.
- 5.11 As the proposal can demonstrate a policy compliant level of parking that is considered acceptable by the highways officers, it must follow that the proposed development is acceptable in terms of parking.
- 5.12 Private Amenity Space
The proposed development will not have any material impact on the level of private amenity space.

Impact on Equalities

- 5.13 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.14 With regards to the above this planning application is considered to have a neutral impact on equality.
- 5.15 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.
- 5.16 It is noted that compliance with building regulations is queried by the Town Council. Planning permission being granted does not confirm compliance or non-compliance with the building regulations and the applicant will be required to apply for building regulations approval separately. An informative should be applied remind the applicant of the need to seek building regulations approval, should permission be granted.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 It is recommended that the application be approved subject to the following conditions:

CONDITIONS

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

Reason

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

2. 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. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 62 Westons Brake, Emersons Green, BS16 7BP.

Reason

The application has been assessed on the basis that it is accommodation ancillary to the main dwelling. Use as a separate dwelling would first require further assessment by the Local Planning Authority of the potential implications in terms of visual amenity, privacy and amenity of neighbouring occupiers and parking arrangements. This is to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013; Policies PSP8, PSP11 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the National Planning Policy Framework (2019).

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

POSITIVE AND PROACTIVE STATEMENT:

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

The application has been determined in a timely manner.

Case Officer: Alex Hemming

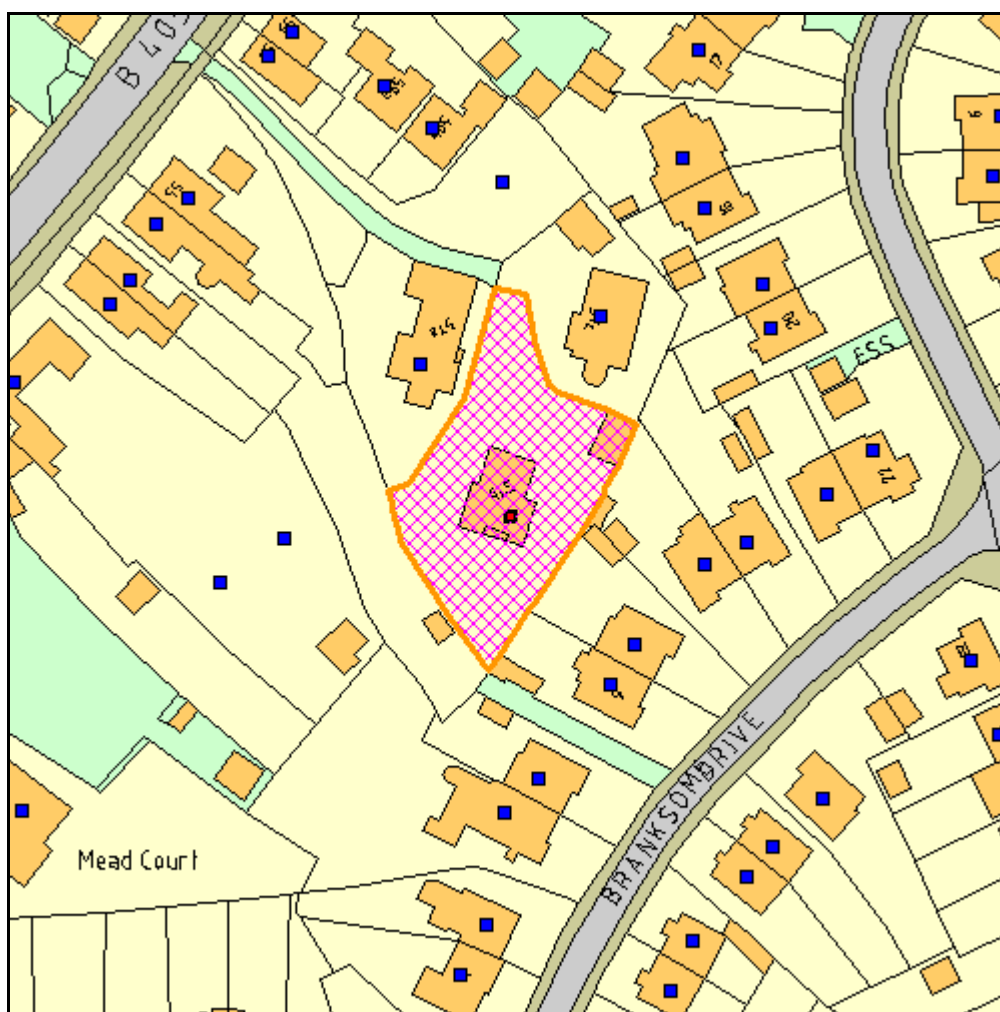
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 45/20 -6th November 2020

App No.: P20/18780/F **Applicant:** Mr Dan Phillips

Site: The Laurels 57B High Street
Winterbourne South Gloucestershire
BS36 1RA **Date Reg:** 5th October 2020

Proposal: Erection of outbuilding to form gym and garage. **Parish:** Winterbourne
Parish Council
Map Ref: 365116 180942 **Ward:** Winterbourne
Application Category: Householder **Target Date:** 25th November 2020



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P20/18780/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 Winterbourne Parish Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of outbuilding to form gym and garage, as detailed on the application form and illustrated on the accompanying drawings. The hard standing parking 3No spaces will be retained immediately adjacent to the proposed garage.
- 1.2 The application site can be found at The Laurels, 57B High Street, is set within a very good sized plot, and the host dwelling is an existing two storey detached bungalow property. It is located within the established residential area of Winterbourne.
- 1.3 As part of the assessment of this application, the Parish Council requested further clarification on the size of the garage and its access. With the information provided and illustrated as such in the submitted information, Winterbourne Parish Council have upheld their objection following the clarification.

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 PT17/0148/NMA. Non Material Amendment to planning application PT16/4378/F to change rendered wall with stone finish to North elevation. No Objection. 17.03.2017.
- 3.2 PT16/4378/F. Erection of single storey front and side extensions to form additional living accommodation. Erection of detached garage. Approved. 19.09.2016
- 3.3 P84/2108. Partial demolition and refurbishment of existing building to be used as garage and store. Approved. 12.09.1984.
- 3.4 Erection of two detached bungalows and garages and construction of vehicular access (details following outline). To be read in conjunction with planning permission Ref. No. N.1006/1. Approved. 17.03.1977
- 3.5 N1006/1. Erection of two detached bungalows. Construction of new vehicular and pedestrian access. Approved. 22.07.1976.

4. **CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council
Objection - the Parish Council require clarification of the size and access of the garage. They are unsure why a space which is clearly not big enough to function as a garage is labelled as such. Also would like to add a condition if the plan is approved, to ensure the new building remains as a residential annexe to the main building in perpetuity, which would ensure further submissions would be required if a business use is proposed.

Other Representations

- 4.2 Sustainable Transport – Transportation DC
No comments.
- 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 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.
- 5.4 Externally, the single storey garage, will have a width of 6.300 meters, and be to a total depth of 6.300 metres. Internally, the garage will have a total width of 5.660 meters and be to a depth of 5.7 meters. It will have a hipped style roof, and extend to 3.76 meters to the ridge and up to 2.1 meters to the eaves from ground level. In terms of access to the garage, the front section of the outbuilding is a short garage and accessed via a double garage door. The rear habitable space to the outbuilding is accessed via french doors with glass panels to each side in the rear elevation.
- 5.5 Matching materials and components to the host dwelling have been specified where possible, and therefore the scale and form of the proposed garage will respect the proportions and character of the host dwelling. Materials for the garage proposed include all walls to have Marshalite pitched face walling, concrete interlocking double pantile, anthracite upvc windows and doors to match existing on the host dwelling.
- 5.6 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.
- 5.7 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. Given the scale, built form and location of the proposed garage, it should not create any overbearing or dominant impacts to the adjacent properties.
- 5.8 Although the application site is located in a high density residential area of Winterbourne and given the scale and location of the proposed garage, it should not implement any unnecessary impacts on the residential amenity of the immediate neighbouring occupiers.

- 5.9 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposal does not include any additional bedrooms, and there are no transport concerns.
- 5.10 Furthermore, and although it is noted that the existing parking element to this outbuilding is too small to accommodate a vehicle, so cannot be used as a garage in any meaningful way, there remains sufficient parking space on this large site to accommodate enough vehicles to ensure that it accords with the guidelines set out in the Council's Residential Parking Standards SPD, and therefore 3No parking spaces will be provided.
- 5.11 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.
- 5.12 Other Matters
Winterbourne Parish Council have objected to this proposal on the grounds that they require clarification of the size and access of the garage.
- 5.13 The submitted drawing (ref 57BHS.SEPT20.P.1. Rev C) clearly illustrates and demonstrates the dimensions of the garage space, both internally and externally on to the drawing and details that in terms of access to the garage, that the front section of the outbuilding is a short garage and accessed via a double garage door and that the rear habitable space to the outbuilding is accessed via french doors in the rear elevation. Furthermore, this drawing also demonstrates that 3No parking off-street parking spaces will be provided.
- 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**.

CONDITIONS

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

Reason

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

2. The annex hereby permitted shall not be occupied at any other time other than for ancillary purposes as part of the main residential use of the dwelling known as The Laurels, 57B High Street, Winterbourne, BS36 1RA.

Reason

To protect the residential amenity of the host dwelling to accord with policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

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

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

By issuing a timely decision.

Case Officer: Helen Turner
Authorising Officer: David Stockdale