

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: 47/20

Date to Members: 20/11/2020

Member's Deadline: 26/11/2020 (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

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
48/20	Friday 27 th November by 12pm	Friday 27 th November by 5pm	5pm Friday 4 th December	Monday 7 th December

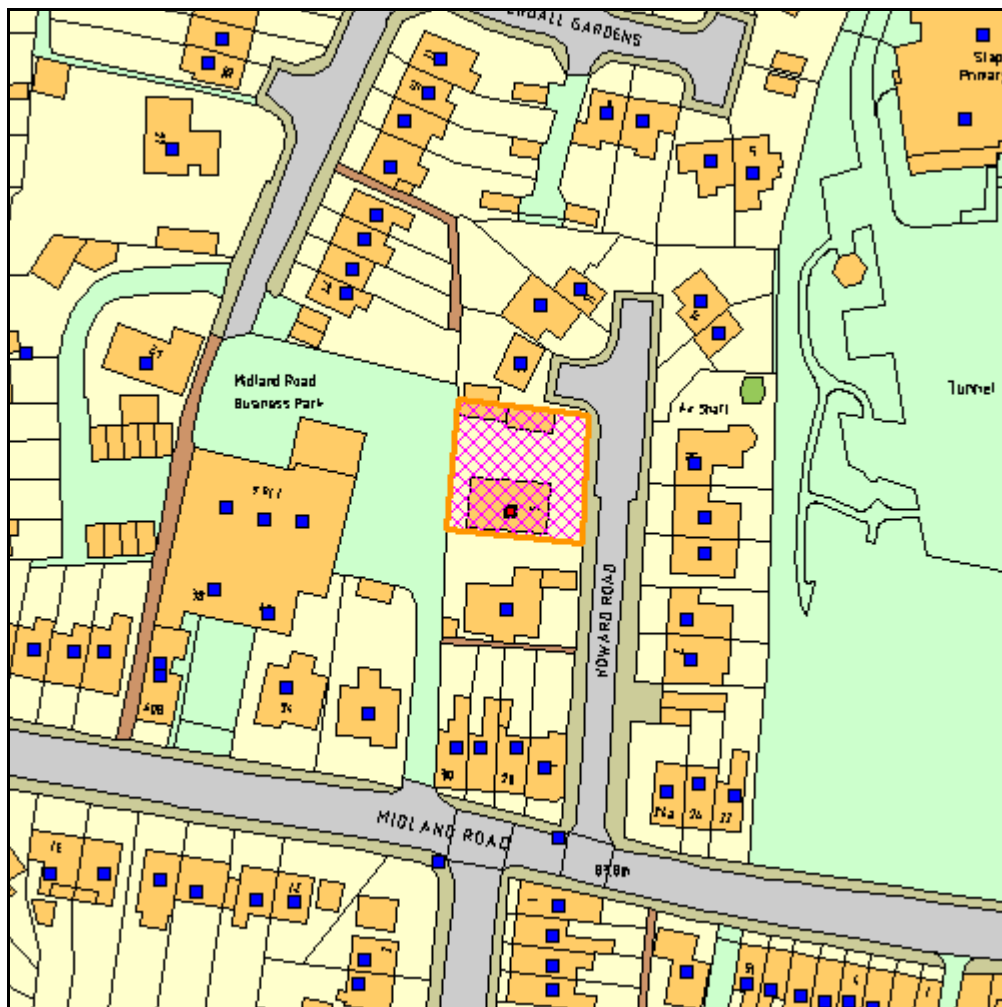
Due to system downtime we are having to change when we send you the circulated schedule to allow officers time to submit their reports.

CIRCULATED SCHEDULE - 20 November 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/00781/F	Approve with Conditions	Land At 5 Howard Road Staple Hill Bristol South Gloucestershire BS16 4NR	Staple Hill And Mangotsfield	None

CIRCULATED SCHEDULE NO. 47/20 -20th November 2020

App No.:	P20/00781/F	Applicant:	Mrs Beata Rzepa
Site:	Land At 5 Howard Road Staple Hill Bristol South Gloucestershire BS16 4NR	Date Reg:	15th January 2020
Proposal:	Demolition of existing detached garage and erection of 1 No. detached dwelling, new access and associated works. (Re submission of P19/1807/F)	Parish:	None
Map Ref:	364710 175674	Ward:	Staple Hill And Mangotsfield
Application Category:	Minor	Target Date:	11th March 2020



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 100023410, 2008. N.T.S. P20/00781/F

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single detached dwellinghouse with a modest ground floor and only one bedroom and a bathroom in the roofspace/first floor. The proposed site is part of a small cu-de-sac.
- 1.2 In terms of constraints, the site is defined for the purposes of the local development plan as being in the urban area. It is also located within a coal referral area and tree located at the rear of the garden has been subject of tree survey.
- 1.3 Amended plans have been requested and received which altered the form of the building and were consulted on to neighbours.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS29	Communities of the East Fringe of Bristol Urban area

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

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

CIL and S106 SPD (Adopted) 2015
Waste Collection SPD (Adopted) 2015 (updated 2017)

3. **RELEVANT PLANNING HISTORY**

- 3.1 P19/1807/F Demolition of detached garage and erection of 1 No. detached dwelling and associated works. Withdrawn
- 3.2 K1766 conversion of existing roofspace with the installation of a dormer window to provide additional bedroom

4. **CONSULTATION RESPONSES**

4.1 Parish/Town Council
Non parished area

4.2 Other Consultees

Highway officer

No objection subject to parking for existing and proposed dwelling be provided.

Highway Structures

No comment.

Drainage and Flood Risk Management Team

No objection but the Wessex water sewers may affect the siting.

Tree officer

No comment received

Other Representations

4.3 Local Residents

Seven objections from neighbours were received in relation the following concerns:

- increased traffic
- Parking will cause problems for all the residents and there is difficulty in turning at the bottom of the road due to parked cars or for refuse vehicles to manoeuvre down the road.
- The council has recently enforced double yellow lines at the top of the cul-de-sac on Midland Road so those residents are now forced to park in Howard Road increasing the congestion.
- Construction vehicles parking concerns in an already small road.
- There is not enough parking for the present residents and the plans state that there will be further drop kerbs for the new property and the present property which will take away the kerbside parking already there.
- overdevelopment of the site – impact on existing residents welfare
- The site is relatively small and a new property will have to be shoe horned into this site.

- Proposed 2 parking spaces for each property is not achievable. This will result in additional cars needing to be parked in an already crowded cul-de-sac.
- Current owners have three cars and only park one on the drive.
- Insufficient space for cycles and bins on frontage with cars
- Construction will affect the fence to No.7, possibly its removal and may require scaffolding which may block use of the drive at No.7

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Policy PSP38 finds development within existing residential curtilages, including new houses, which respect the site and surrounding area, would not prejudice the amenities of neighbours, would not prejudice highway safety or provision of parking and would not prejudice the provision of private amenity space or trees acceptable in highly built up areas. The criteria considered in the policy are considered below.

5.2 Design and Visual Amenity

The site hosts an old bungalow with white painted walls and grey concrete roof which is to remain and a garage which would be removed to facilitate the new single bedroom house. This is the second such bungalow in the street which both have high ridges and the rest of the street consists of interwar semi-detached houses opposite the site and newer houses which have extended the length of the cul-de-sac beyond this property.

The proposal is fairly respectful of the proportions, detailing and materials of the bungalow but introduces the gable ended form of the new houses. Materials would be concrete interlocking tiles and painted rendered walls with white upvc fenestration and black rainwater goods. There are predominantly red interlocking tiles in the road and various types of render or painted frontage. Although the bungalow has recently been reroofed in flat grey concrete slates a condition could be used to require submission of red toned concrete interlocking roof tiles to link in with the predominant street roof colour.

- 5.3 The house would be located in approximately the same position as the garage and parking is located to the front of the house. Similarly parking is provided for the existing bungalow in front of that bungalow

5.4 Residential Amenity

The dwellinghouse would be located slightly closer to the houses beyond the site in the cul-de-sac but as the neighbouring house is designed with the habitable rooms on the far side of the dwelling the proposal would not have a material impact. Similarly the host bungalow itself has windows facing the proposal but as they are secondary or large they are not considered to cause material harm to the residential amenity of the original bungalow. Windows in the proposed property do not overlook neighbours.

Both the proposed and existing house are provided with ample private residential garden space to meet the criteria in PSP43 and a suitable cycle storage location is shown with access to both rear gardens.

5.5 Transport

This site is located within an urban area so it complies with the requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document in terms of juxtaposition to necessary facilities and access by all travel modes. The Council's minimum domestic car parking requirements, as set out in the Residential Parking Standards SPD adopted in December 2013 and PSP16, relate to the number of off-street parking spaces required relative to the number of bedrooms present in any property. Spaces for the existing property will also need to be provided. In this case, the original dwelling should have two parking spaces and the new one bedroomed property would only require one space but, in fact is proposed to secure two parking spaces too.

There is concern from neighbours that the current parking spaces on the existing site are not utilised, with residents preferring to park on the road. The local planning authority cannot force residents to park on their own drives but it is considered likely that once easy access parking spaces are provided then they are more likely to be used. There is also concern that there will be disruption during the works being carried out. This would be a short term matter and it is not reasonable to refuse planning permission due to the possibility of builders' vehicles parking in the cul-de-sac.

Overall this proposal will not create any significant highway or transportation issues. An informative is however recommended to be attached to the decision notice to remind the applicant of the need for any works on the public highway, including installation of dropped kerbs, to be fully approved by this Council before, during and after construction

5.6 Drainage

Mains sewerage and SUDS drainage are proposed which is acceptable and specific details will be considered under other legislation. There is no objection from the LLFA but it is advised that Wessex Water apparatus may be located near the dwelling and affect the proposal. If an amended location for the building is required after such investigation a new planning application may be required.

5.7 Tree

An Ash tree is located at the fence line of the property but in the industrial site at the rear of the garden. As such a tree survey has shown that the tree is a C1 tree which potentially already has ash die back, so is not a specimen for tree protection but should be retained where possible for its general amenity value. Tree protection fencing is proposed on a plan accompanying the tree survey. A condition can secure the tree protection details as set out.

5.8 Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector

Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

- 5.9 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.
- 5.10 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.
- 5.11 Planning conclusion
The proposal for an additional dwelling is considered acceptable in terms of impact on the character of the area, residential amenity and transport matters and can be recommended for approval.

6. CONCLUSION

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

CONDITIONS

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

Reason

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

2. Prior to the first occupation of the new dwelling, two parking spaces shall be created for the existing dwelling and two parking spaces shall be created for the proposed dwelling as set out on plan P0410-002 Rev A. These shall each measure at least 4.8m deep and 2.4m wide and shall then be maintained as such thereafter.

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. Prior to commencement of the development tree protective fencing shall be erected in accordance with the Arboricultural Assessment received 13/1/2020. The works shall then proceed in accordance with the mitigation measures set out therein.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree and CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

4. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Existing site and location plan P0410-001 received 13/1/2020

Combined plan P0410-002 Rev A

Arboricultural Assessment received 13/1/2020

Reason: To define the terms and extent of the permission.

5. Prior to the relevant part of the development details of a red interlocking roofing tile 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.

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

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

Case Officer: Karen Hayes

Authorising Officer: David Stockdale