

List of planning applications and other proposals submitted under the planning acts to be determined by the director of environment and community services

CIRCULATED SCHEDULE NO: 39/21

Date to Members: 01/10/2021

Member's Deadline: 07/10/2021 (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:

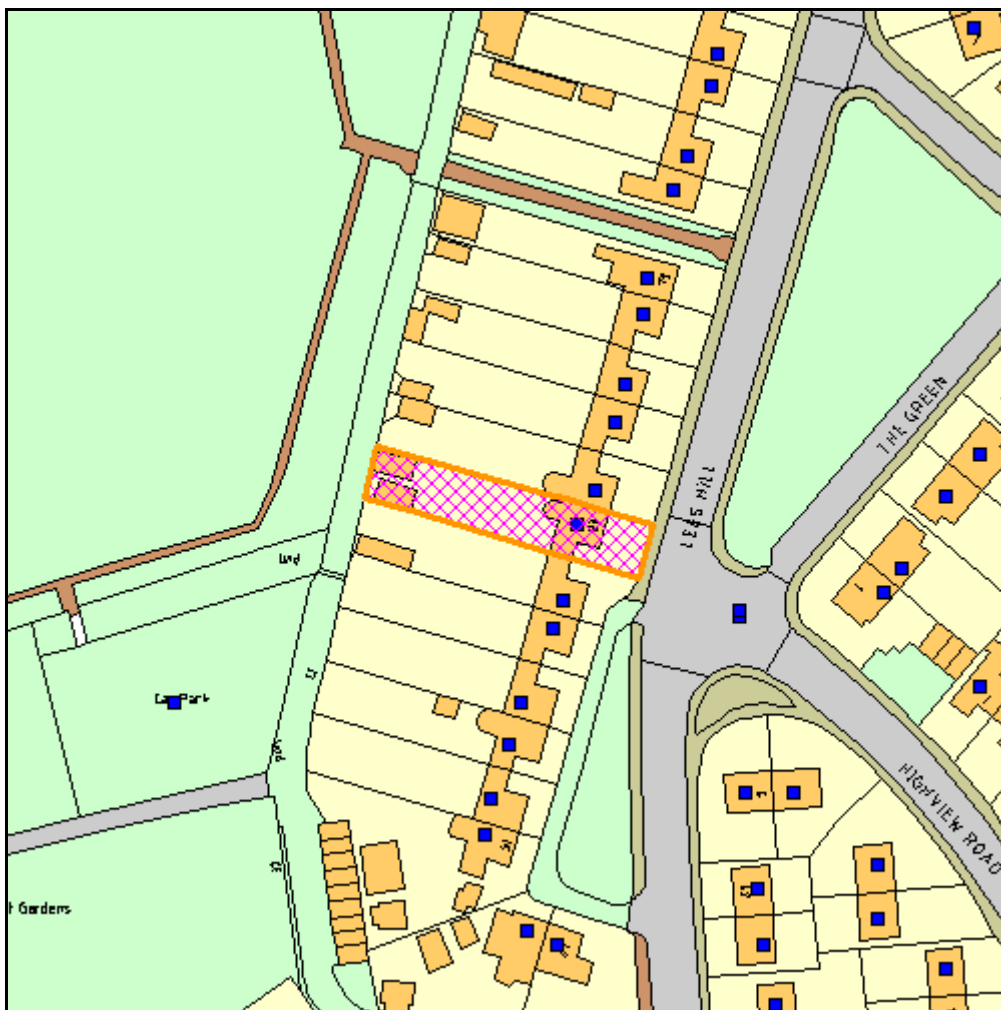
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 01 October 2021

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/01616/F	Approve with Conditions	63 Lees Hill Kingswood South Gloucestershire BS15 4TW	New Cheltenham	None
2	P21/02553/F	Approve with Conditions	144 High Street Oldland Common South Gloucestershire BS30 9TA	Bitton And Oldland Common	Bitton Parish Council
3	P21/02977/F	Approve with Conditions	12 Shellards Road Longwell Green South Gloucestershire BS30 9DU	Longwell Green	Oldland Parish Council
4	P21/04408/F	Approve with Conditions	29 Gayner Road Filton South Gloucestershire BS7 0SP	Filton	Filton Town Council
5	P21/05179/F	Approve with Conditions	27 Waterford Close Thornbury South Gloucestershire BS35 2HT	Thornbury	Thornbury Town Council
6	P21/05403/F	Approve with Conditions	10 Down Leaze Alveston South Gloucestershire BS35 3NQ	Severn Vale	Alveston Parish Council
7	P21/05740/RM	Approve with Conditions	Land At 35 Gloucester Road Almondsbury South Gloucestershire BS32 4HH	Severn Vale	Almondsbury Parish Council
8	P21/06016/TRE	Approve with Conditions	The Chalet Thornbury Hill Alveston South Gloucestershire BS35 3LG	Severn Vale	Alveston Parish Council

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/01616/F	Applicant:	Mr McCarthy
Site:	63 Lees Hill Kingswood South Gloucestershire BS15 4TW	Date Reg:	22nd March 2021
Proposal:	Erection of two storey side and rear extension and single storey rear and front extension to form additional living accommodation.	Parish:	None
Map Ref:	365408 174727	Ward:	New Cheltenham
Application Category:	Householder	Target Date:	10th May 2021



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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 Referral to Circulated Schedule

This application appears on the Circulated Schedule as a result of objections received, contrary to Officer recommendation.

This application previously appeared on the circulated schedule and the application was not called to committee. However, as the description has been amended slightly to better reflect what is shown on the plans, the decision has been made to re-circulate. The new description reads 'Erection of two storey side and rear extension and single storey rear and front extension to form additional living accommodation.' There has been no change to the plans. Given that the plans have not changed, no further re-consultation is considered necessary.

1. THE PROPOSAL

- 1.1 The application is for the erection of a two storey side and rear extensions and single storey rear extension and front porch to provide additional living accommodation.
- 1.2 The property is a semi-detached dwelling, located within the residential area of Kingswood.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS8	Access/Transport

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

PSP1	Parking Standards
PSP8	Residential Amenity
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD
Householder Design SPD (Adopted March 2021)

3. **RELEVANT PLANNING HISTORY**

3.1 None relevant

4. **CONSULTATION RESPONSES**

4.1 Parish Council
No Parish

Sustainable Transportation
No objections

Other Representations

4.2 Local Residents

Three individual letters of objection have been received, from the same address, although from different people. They raise similar points as follows:

'1. The application site shares a party wall with No. 61. No provision for this is made in the application therefore we do not agree with this and is part of our objections

2. The application site appears to be partly on ground that is the property of No. 61. We are not agreeable to the application.

3. The application site is in an elevated position and therefore has an adverse effect to No. 61. We object strongly.

4. The application site is overbearing and will overlook the garden of No. 61. We object strongly.

5. The construction and further maintenance of the site will not be possible without access to the garden of No. 61. This is not agreeable to us. We are concerned about the impact that a large building will have on the settlement of the end of our house due to the coal mining in the area. We request that a full ground survey is undertaken.

The proposed building would be against the existing design and scale of the existing buildings and be overtly dominant and overbearing. The proposed building would also be very much out of character with the street scene in terms of appearance and scale.

Number 63 is roughly in the middle of properties numbered 47 -85 all built to the same design. Not only would the proposed building be dominant and overbearing, out of character and scale with the neighbouring properties and described run of properties but it would also have a negative visual intrusion and look an unsightly development.

We note that previous applications in the last few years on properties that form the above referred row of houses have had a condition attached that the materials to be used in the construction of the external surfaces of the

extensions permitted match those used in the existing building.

As referred above, no. 63 also shares a party wall with no. 61 and sits on higher ground to number 61 by about 60 cm. This is important, as issues such as privacy and overlooking, dominance and overbearing, along with overshadowing and loss of light and visual intrusion are made considerably worse because of the difference in ground levels.

Please also bear in mind that the applicant at the time of building a new garage raised the ground height of the bottom part of his garden by about 1.5m and this has already resulted in a loss of privacy and being overlooked. We would also suffer a greater and unacceptable sense of enclosure along with an overwhelming feeling of being hemmed in, because of the close proximity and height of the extension.

Based on the plans the party wall divides room no.63 i.e. utility and kitchen cupboards, which is different to no.61, which is part of our kitchen and a separate WC.

The proposed side and rear extension would also have a dramatically adverse effect on our enjoyment of our property.

Our concerns are we believe are reasonable and realistic and we have borne in mind the previous decisions in respect of the recent planning applications in respect of the above-described run of near houses in considering what objections to make.

We have raised serious concerns over the application form as there are simply too much inaccurate and misleading information provided by the applicants representative.

The plans are also misleading and only shows the building being a semi-detached with number 65 and does not show a party wall with number 61. Unfortunately, the applicant did not contact us prior to submitting the application nor has even made us aware of any such proposal.

Though we only became aware of the application well into the process, we have written to the applicant to see if he was amenable to reach some common ground. The applicant has not replied.

Therefore, no agreement on any matter has been reached with the applicant.'

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design

The comments above are noted. The two storey side extension is subservient and set down at a lower level than that of the main ridge of the existing property. It is also hipped, reflecting the roof of the main dwelling. Whilst there do not appear to be examples of two storey extensions in the row of properties referred to above, at present, each application should be addressed on its own individual merits. As stated above residential extensions to existing dwellings are acceptable in principle, subject to detailed development control consideration, including in terms of design. The South Gloucestershire Householder Design Guidance suggests of side extensions that they should be subservient in character and scale to the host dwelling, including in terms of width, ridgeline and set back. The proposals are no more than half the width of the principle elevation, is set back slightly from the main front building line, with the roof ridge lower, and subservient to the main dwelling. In this respect it is considered that the two storey proposals do suitably follow design guidance and do therefore satisfactorily comply with policy in design terms. It is considered that the relatively modest porch area and the single storey rear extension are also acceptable and integrate reasonably with the within the proposals and the host dwelling. Materials are proposed to match the existing dwelling and a condition reflecting this is also recommended.

5.3 Residential Amenity

The comments above are noted. Notwithstanding this it is considered that the plans and details can be viewed sufficiently clearly in context with the actual site and surroundings to enable full consideration of the application. The raised issues of shared boundaries, ownership and the party walls are civil/legal matters that will need to be addressed between the properties involved, in conjunction with the provisions of the Part Wall Act, where applicable. Planning permission does not grant rights to use, develop, carry out works on or access land not within the applicants' control. Notwithstanding this the application site does have a (single storey) linked attachment with the adjacent property. On the drawings submitted, the proposed ground floor plan shows the remaining party wall still in situ after the link has been detached. The proposed side extension is then clearly shown as a separate structure sited away from the shared boundary with the adjacent boundary on this elevation.

5.4 The application site is on a slightly elevated position as it is built on Lees Hill. As discussed in the design section above, the side extension is subservient and set down at a lower level than that of the main ridge of the existing property. The two storey element will extend close to the edge of but within the application site boundary, there will remain a minimum 3m gap between the first floor levels of the two houses. All primary windows at the adjacent property from habitable rooms are positioned to the front and rear with no side facing habitable rooms. In addition the proposed roof has been hipped on all sides to further reduce any impact and maintain light to neighbouring properties. In terms of depth of the proposed first floor rear extension it is proposed to extend out only 2m from the rear of the property. This is within the scale that it is suggested, within Householder Design Guidance, is likely to be acceptable for two storey extensions on or near shared boundaries, and given the detached nature of the adjacent dwellings is considered acceptable in this instance. In addition to this the gardens of each property are in excess of 28 metres long,

and this would also serve materially reduce any considerations of impact upon amenity space or being hemmed in. The single storey front and rear elements are also, due to their scale and relative location, not considered to give rise to material overbearing impacts, in terms of local amenity.

- 5.5 In terms of potential overlooking impact the two proposed rooms at the rear of the property (a bathroom and en-suite) are considered non habitable rooms and will have obscured glazing. No side windows are proposed.
- 5.6 Given therefore the length, size, location and orientation of the proposals and the relationship with other properties in the area, the proposals are not considered to give rise to any additional significant or material overbearing or overlooking impacts on adjacent properties, sufficient to warrant objection and sustain refusal of the application on these grounds, in this instance.
- 5.7 The proposals in this instance have not been required to submit a coal mining report on the basis of their location. If the proposal is acceptable in planning terms, it will then continue to a Building Regulations application. The Building Control Team will determine if a further site investigation or ground survey is required.
- 5.8 Transportation
The proposals would create an extra bedroom making the property a four bedroom dwelling. Two off street parking spaces are required in order to comply with the Council's off-street parking requirements, which the submitted plans show are already in place. Although the proposed front extension would reduce the length of the existing parking area, 5.3m can still be achieved which is considered acceptable, and on this basis There are no transportation objections and the proposals are considered acceptable.
- 5.9 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

- 7.1 That planning permission is granted, subject 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 development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Refs 80592 Rev A), received by the Council on the 14th and 19th March 2021.

Reason

To define the terms and extent of the permission.

3. 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.

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

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan and the National Planning Policy Framework.

5. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor windows on the west elevation shall be glazed with obscure glass to level 3 standard or above and thereafter retained as such.

Reason

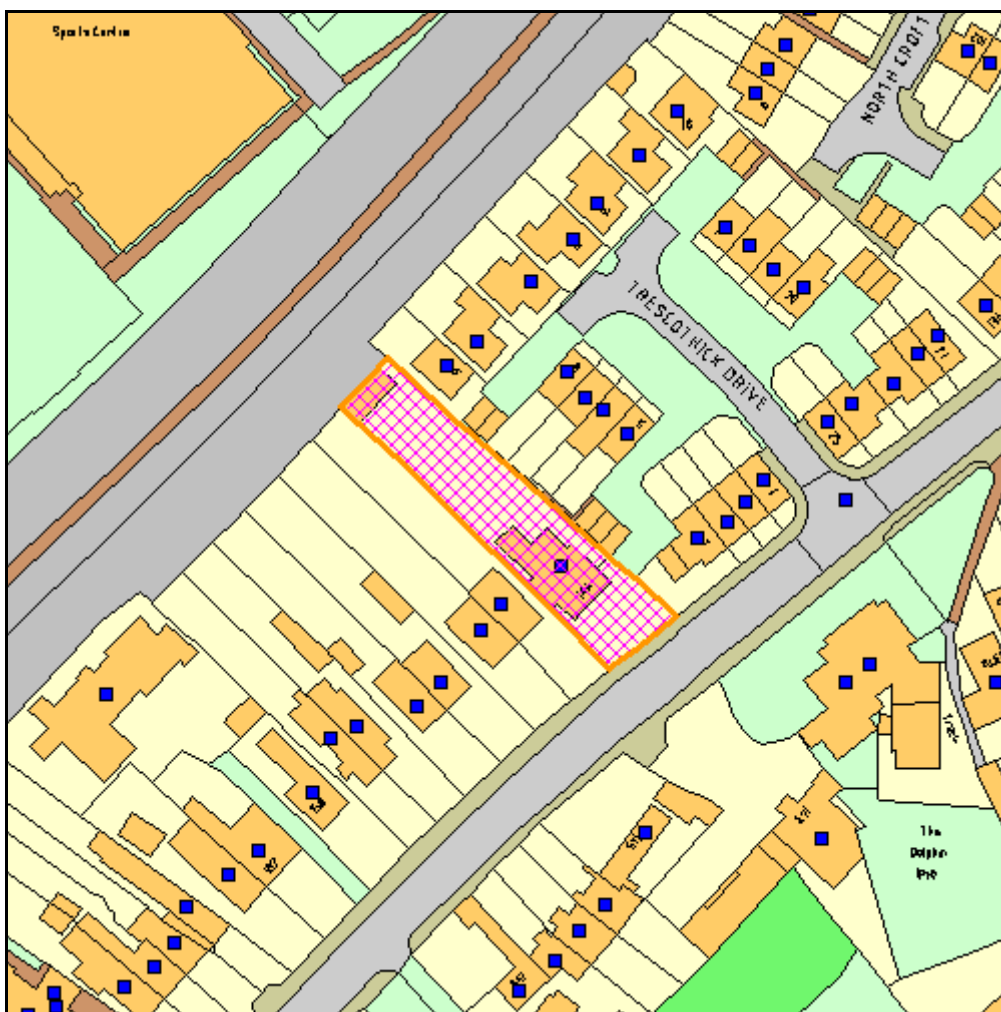
To protect the privacy and amenity of neighbouring occupiers, and to accord with PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan and the National Planning Policy Framework.

Case Officer: Simon Ford

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/02553/F	Applicant:	Mr Gough
Site:	144 High Street Oldland Common South Gloucestershire BS30 9TA	Date Reg:	9th April 2021
Proposal:	Alterations to roof line and installation of 1 no. rear dormer to form 1 no. flat with associated works.	Parish:	Bitton Parish Council
Map Ref:	367538 171511	Ward:	Bitton And Oldland Common
Application Category:	Minor	Target Date:	3rd June 2021



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 100023410, 2008. **N.T.S.** **P21/02553/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 an objection by the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the alterations to roof line and installation of 1 no. rear dormer to form 1 no. flat with associated works at 144 High Street.
- 1.2 The site is a detached dwelling within the existing residential area of Oldland Common, set back off the main High Street.
- 1.3 Of note, this application is essentially a resubmission of planning application ref. P19/0256/F. This was for alterations to roof line of existing dwelling to facilitate conversion to 5 No. flats. This was refused for the following reason:

“The proposed roof alterations, by reason of their size, design and external appearance, would be out of keeping with the existing dwellinghouse and other nearby properties and fail to integrate with the design and roof lines of the existing dwelling which would result in a dwelling with an incongruous roof shape, design and overall scale in relation to the existing dwelling, adjacent dwellings and the street scene. The proposal is therefore considered contrary to Policies PSP38 and PSP39 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.”

- 1.4 Revised drawings have been received during the determination period which have sought to amend the proposal to align with the guidance contained within the recently adopted residential design guide.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS15 Housing Distribution
CS16 Housing Density
CS17 Housing Diversity

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

PSP8 Residential Amenity

PSP16 Parking Standards

PSP38 Development within Residential Curtilages

PSP39 Residential Conversion, Sub-Divisions and Houses in Multiple Occupation

PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist

South Gloucestershire Parking Standards SPD

South Gloucestershire Residential Design Guide SPD

3. RELEVANT PLANNING HISTORY

3.1 P19/6444/F. Permission Granted, 5/8/2019

Proposal: *Subdivision of existing dwelling to facilitate to 4 No. flats (resubmission of P19/0256/F).*

3.2 P19/0256/F. Permission Refused, 29/3/2019

Proposal: *Alterations to roof line of existing dwelling to facilitate conversion to 5 No. flats.*

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council – Objection

“Councillors feel the plans are cramped with inadequate parking and amenity space.”

4.2 Other Consultees

Sustainable Transport – No objection, conditions recommended.

Highway Structures – No comment.

Lead Local Flood Authority – No objection.

Other Representations

4.3 Local Residents

One letter of objection has been received from a neighbouring resident. The comments have been summarised into the following points: Lack of parking, highway safety, loss of privacy, and increased disturbance.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The Council generally supports residential development within established settlement boundaries as it is a sustainable form of development that makes the most efficient use of land. Policy CS5 allows for development within the existing urban area subject to conformity with other development plan policies. Similarly, Policy PSP39 states that the conversion or subdivision of existing residential buildings into small units of self-contained residential accommodation will be acceptable in principle, but should respect the overall design, character of the existing property and scene, would not detrimentally affect the amenities of nearby occupiers, would have adequate parking provision and would provide sufficient private amenity space for any new dwelling.

Design and Visual Amenity

5.2 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. The Residential Design Guide provides further advice concerning acceptable forms of residential extensions and forms a material consideration.

5.3 As illustrated from the refusal reason of the previous application (ref. P19/0256/F), the main concern was that of the design and the alteration to the roofline – for which the proposal was to infill the void between the two pitches and create a box dormer.

5.4 In this instance, the proposed development now seeks to convert the twin-pitched roof into one large duo-pitch pitch, with the inclusion of a dormer which on the rear roof face.

5.5 No objections are raised in regard to the change in roof form as the row of neighbouring residential dwellings generally display duo-pitched roofs as a standard form of design. Concerning the proposed rear dormer, the amended drawings have reduced the scale and altered the form to include a fall. The top of the dormer is set well below the ridge height, with the sides to be stepped in from the sides and eaves. Taking this into consideration, in addition to the location of the proposed dormer to the rear of the property which is not visible within the street scene. Concerning the justification for development as required by the Householder Design Guide SPD, the proposed box dormer would be the only viable option to enable the proposed development for a new unit which would deliver an acceptable standard of amenity. Following the assessment above, on balance, officers find the design of the proposal acceptable.

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 outlines the types of issues that could result in an unacceptable impact.

- 5.7 As a mature urban area, a high degree of mutual overlooking is already possible and what is proposed would not go unacceptably beyond that. As the upper floor works are entirely within the existing footprint of the property, officers would not consider there to be any material overbearing issues or impacts on light, should permission be granted. The closest property adjacent to the site is situated at an approximate distance of 26m away from the site, subsequently the proposed development is in accordance with the recommended window to window distance as outlined within the Householder Design Guide SPD. The rear extension by reason of its scale and siting also does not present any material residential amenity concerns.
- 5.8 Concerning the amenity for future residents, the occupiers would have ample internal space, and good access to natural light and outlook from habitable rooms. In relation to the provision of private external amenity space, access would be provided to the existing private communal amenity space (~135sq m) which serves the existing 2no flats within the property. On balance, the amenity for both the neighbours and occupiers is considered acceptable.
- 5.9 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposals in terms of the existing access and the provision of 5 spaces are considered acceptable and in accordance with the Council's off-street parking requirements.
- 5.10 As a result of the council's recent Emergency Climate Change Declaration, increased weight is now being afforded to associated policies which are seen to reduce the impacts of climate change and which encourage a more sustainable future. As such, in accordance with policy CS8 of the adopted Core Strategy, officers do not consider it unreasonable for the provision of for one electric vehicle charging point (type 2) for the new unit. Subject to this condition, no objections are raised.
- 5.11 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. 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/refuse 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.

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

Received by the council on 1st April 2021: Site Location Plan, Existing Ground Floor Plan. Received by the council on 8th April 2021: Block Plan. Received by the council on 23rd September 2021: Proposed Elevations and Block Plan (Rev A), Proposed Elevations and Second Floor Plan (Rev A), Proposed Floor Plans and Side Elevation (Rev A).

Reason

To define the terms and extent of the permission.

3. Prior to first occupation, details regarding the specification (to type 2 standard, 7Kw 32Amp) and location of one electric vehicle charging point for the new residential unit must be submitted to the council for approval. The electric vehicle charging point must then be fully installed and be made readily available prior to first occupation. This charging point must remain in-situ and kept fully operational.

Reason

To accord with the South Gloucestershire Council's Emergency Climate Change Declaration, and to encourage sustainable travel options to comply with policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

4. The dwelling shall not be occupied until the access and one of the on-site parking space has been provided for use associated with the development in accordance with the submitted details.

Reason

In the interest of highway safety and to accord with policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017.

5. Prior to first occupation, details regarding the location of waste and recycling storage for each new residential unit must be submitted to the council for approval. The waste and recycling storage facilities must then be fully installed and be made readily available prior to first occupation. This waste and recycling storage facilities must then remain in-situ and kept fully operational.

Reason

To ensure a satisfactory appearance and to comply with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, and policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) 2017.

6. Prior to first occupation, details regarding the provision of covered and secured cycle storage (one storage space per bedroom) must be submitted to the council for approval. The cycle storage facilities must then be fully installed and be made readily available prior to first occupation. This cycle storage facilities must then remain in-situ and kept fully operational, unless otherwise approved by the council.

Reason

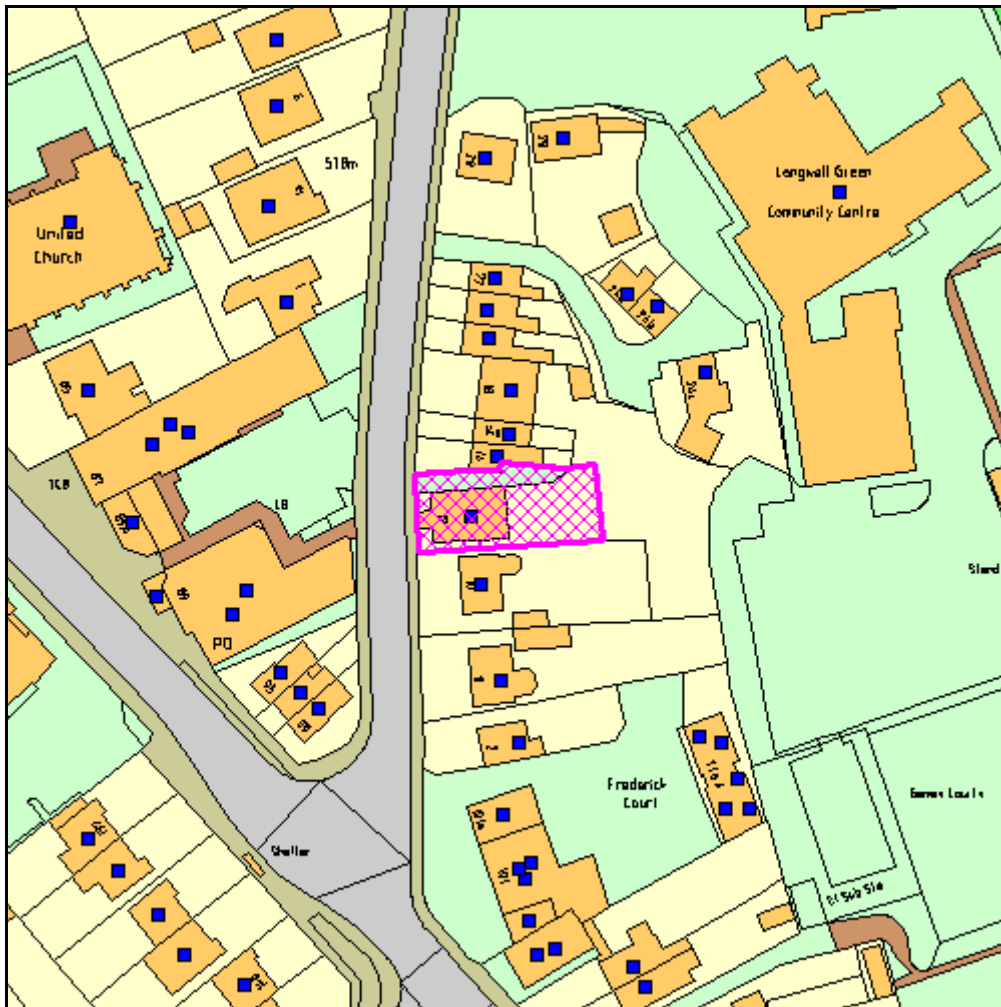
To ensure a satisfactory appearance, amenity, and to encourage sustainable forms of transport. To comply with policy CS1, CS8 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, and policies PSP1 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) 2017.

Case Officer: Thomas Smith

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/02977/F	Applicant:	Mr Chris Packer
Site:	12 Shellards Road Longwell Green South Gloucestershire BS30 9DU	Date Reg:	6th May 2021
Proposal:	Sub-division of 1 no. dwelling into 4 no. flats with associated works.	Parish:	Oldland Parish Council
Map Ref:	365844 171124	Ward:	Longwell Green
Application Category:	Minor	Target Date:	1st July 2021



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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

The application has been referred to the Circulated Schedule due to a representation received from the Parish Council which offers no objection 'per se' but requests a condition be applied. Officers do not consider that the requested condition meets all six tests of a planning condition and have therefore not recommended that it be applied. Accordingly, the application is circulated to members because the comments from the Parish Council could be construed as being contrary to the officer recommendation and findings of this report.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the sub-division of 1no. dwelling into 4no. 1 bed flats with associated works.
- 1.2 The application site is a large, detached dwelling that fronts Shellards Road in Longwell Green. The site is within the East fringe of Bristol Urban Area and is not within any other designated areas.
- 1.3 The building is understood to be a converted former chapel, with the conversion to residential having taken place in the 1990s. The building, whilst not on the statutory list, appears on the local list (a 'locally listed building').
- 1.4 During the application's consideration, amended plans have been accepted to provide parking as none was proposed initially. This also included an alteration to the red line to include the site access, which necessitated a 21-day public re-consultation. The ownership certificate has also been updated in light of the change of the red line, which was subject to the same 21-day public re-consultation.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
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
PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Local List SPD (Adopted) March 2008
Residential Parking Standard SPD (Adopted) December 2013
CIL and S106 SPD (Adopted) March 2015
Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. RELEVANT PLANNING HISTORY

- 3.1 K5283/4 (approved 30/09/1991):
CONVERSION OF METHODIST CHURCH TO SINGLE DWELLING (Previous ID: K5283/4)
- 3.2 K5283/2 (withdrawn 14/05/1990):
CONVERSION TO FORM TWO FLATS AND PARKING (Previous ID: K5283/2)
- 3.3 K5283/3 (refused 28/01/1991):
CONVERSION TO SINGLE DWELLING (Previous ID: K5283/3)
- 3.4 K5283/1 (refused 09/01/1989):
CHANGE OF USE TO RETAIL WAREHOUSE AND PROVISION OF CAR PARKING (Previous ID: K5283/1)
- 3.5 K5283 (refused 01/12/1986):
CHANGE OF USE FROM CHURCH TO WAREHOUSE (OPEN TO THE PUBLIC 10 AM TO 5 PM ON MON TO SAT EXC WEDS) (Previous ID: K5283)

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

Initial comments:

Objection on the grounds of inadequate parking provision.

Updated Comments

No objection 'per se' but request a condition is imposed to require all vehicles to enter and exit in a forward gear. Parish Council supports comments of the conservation officer.

4.2 Hanham Abbots Parish Council (Adjoining)

Initial comments

No comments have been received.

Updated Comments

No comments have been received.

4.3 DC Transport

Initial comments

Objection of the basis of inadequate parking.

Updated Comments

No objection, subject to conditions to require provision of parking and EVCPs.

4.4 Highway Structures

Initial comments

Have no comment to make.

Updated Comments

Have no comment to make.

4.5 Conservation Officer

Initial comments

No objection stated but notes that further details will be required to be sought by condition if not pre-determination.

Officers have discussed the comments from the Conservation Officer with the agent for the application who has indicated that they would be content dealing with the matters of detail by condition.

Updated Comments

Comments as previous.

4.6 Drainage (LLFA)

Initial comments

No objection

Updated Comments

As previous

4.7 Environmental Protection

Initial comments

No objection: informative(s) suggested.

Updated Comments

No further comments have been received.

4.8 Local Residents

No comments have been received during the initial round of consultation.

1no. objection comment has been received during the re-consultation, summarised as follows:

- Assurance sought that the lane will not be blocked at any time during or after the build (e.g., if the developer were to install a gate).
- Agreement in writing is sought that clear unimpeded access is always maintained.
- Concern that the lane will be damaged during the build
- Concern regarding increased use of the lane and its impact on the surface. Assurance sought that the lane will be maintained to its current standard or a harder wearing surface put down.
- Request notice of any temporary closure for future works to maintain the lane
- If the above conditions are met, the proposal would be supported.

5. **ANALYSIS OF PROPOSAL**

5.1 The proposal seeks to sub-divide an existing dwelling in to 4no. self-contained flats.

Principle of Development

5.2 The site is within the East Fringe of Bristol Urban Area, which as set out by CS5 is one of the locations within the district considered most suitable for new residential development. Moreover, the proposal is not to add any further built form, but instead relates to the conversion of an existing single residential unit into four smaller self-contained residential units in the form of flats (a material change of use). Most relevant to this proposal therefore is PSP39, which covers residential conversions, sub-divisions, and HMOs.

5.3 PSP36 permits the sub-division of existing residential buildings into smaller units of self-contained residential accommodation, provided they would:

- 1) Not harm the character and amenity of the area in which they are located; and
- 2) Not prejudice the amenity of neighbours; and
- 3) Provide adequate amenity space; and
- 4) Provide parking in accordance with the Council's standards

5.4 PSP39 further elaborates that the sub-division of dwellings to create flats can make a valuable contribution suitable for smaller households and single occupiers. Nevertheless, if inappropriately located, such developments can lead to local congestion, parking issues and undermine the amenity and street character by for example removing front gardens to facilitate parking.

5.5 As above, the proposed development is supported in principle. Further detailed consideration is needed with regards to design and impacts on the character of the area; residential amenity (including private amenity space); and provision of

adequate parking. Consideration of heritage impacts are also required in light of the locally listed status of the building.

5.6 Design and Impact on The Character of the Area

The host building has stone faced elevations with front and rear gable ends and has something of an ecclesiastical character by reason of its former use as a chapel by the Free Methodists. Officers note that the building was originally opened in the 1800s as a chapel and is clearly designed as such. To the front is a modest pitched roof porch and to the rear, a smaller porch over the rear door into the garden. The rear of the building is occupied by a generous c.165sqm garden/amenity area and access is available via a private access to the North of the building, which adjoins Shellards Road to the West. A pedestrian access down the Southern side is also available.

5.7 The works proposed are mostly in relation to the change of use itself and associated internal works to sub-divide the building. Externally, the small rear porch would be removed, and the rear garden area would be converted to provide parking and amenity space for the two ground floor flats, a small area of communal amenity space and bin/cycle storage. Elsewhere, physical changes relate to the replacement of the existing windows (albeit the stone features are to remain) and replacement of the front door. It would also be anticipated that additional SVPs, vents, boiler flues and other services (e.g., meter boxes and external gas pipes if applicable) would be needed, although officers appreciate that it is not normally expected that these be shown on the plans.

5.8 Whilst there would be some considered intensification of the residential use, the minimal external alterations to the front and sides mean that the building will retain much of its existing character as an individual dwelling. The change to the rear would be more apparent in terms of the intensified use as there would be additional bin storage, cycle storage and parking. However, this would be largely obscured from public view. Accordingly, officers do not consider the proposed sub-division to present any material harm to the character or amenity of the area.

5.9 As a locally listed building, officers are mindful of the need to ensure that the works do not unacceptably harm its significance and interest. PSP17 requires locally important heritage assets to be preserved or enhanced having regard to their significance. The NPPF at para. 203 also submits that the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining an application.

5.10 The change of use itself would not have any significant impact on the significance or interest of the locally listed building largely for the same reasons as noted in 5.8. Whilst internal changes would be made, internal plan form and fabric is not something that is protected by a local listing (unlike with a statutory listed building). This being said, it is recognised that external alterations could have an impact on the significance and interest of the building.

- 5.11 Whilst there is no objection to the works to replace the windows and front door, details should be captured by an appropriately worded condition, should permission be granted, to ensure that their replacements do not have adverse impacts on the character and significance of the locally listed building or impacts its overall interest. The addition of vents, flues, SVPs and alike to service the individual flats could also present unintended issues if inappropriately sited, and as such details their location and design should be captured by condition, alongside details of any external meter boxes and external gas pipes (if applicable). This is in the interest of ensuring that the conversion does not present either individual or cumulative harm to the significance, interest and character of the locally listed building, in accordance with CS1, CS9, PSP17 and the relevant part of the NPPF.
- 5.12 Subject to the above discussed conditions, officers consider the proposed development to be acceptable in terms of design and heritage, and in accordance with (1) of PSP39.
- 5.13 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.

Occupiers of the development

- 5.14 The proposed 4no. flats would each broadly comply with the NDSS for 1bed 1person dwellings. Officers also note that each primary room has at least 1 window providing a good level of light and outlook, and none of the flats would be single aspect. Accordingly, officers do not consider the internal arrangements proposed to present any material concerns with regards to living conditions of future occupiers.
- 5.15 Flats 1 and 2 would each be furnished with a private area of amenity space, each measuring at c.7.5 sqm, which is in accordance with the PSP43 standard of 5sqm for 1 bed flats. Flats 3 and 4 (on the first floor) would not have their own allocated amenity space, but officers note that there would be c.10sqm area of communal space which could provide space for drying clothes, for example. Whilst flats 3 and 4 would not have their own truly private amenity space in accordance with PSP43, this is not considered sufficient grounds to resist the application. This on the basis that as 1 bed 1 person flats it is unlikely that the flats would be occupied by families with children. Moreover, high quality open space is available within a short (sub 10 minute) walking distance from the property.

Neighbouring occupiers

- 5.16 No changes to the footprint or extension of the building are proposed. As such, officers do not consider there to be any overbearing, overshadowing or loss of outlook issues. No new openings are proposed, which means officers also do not consider there to be any material overlooking issues, as the overlooking situation would remain the same as the current residential situation. There

would be some increase in noise from vehicle engines and vehicle doors opening/closing as the parking area would be to the rear. However, officers are mindful that this area already benefits from access and could be used as such at present. Moreover, officers would consider the additional noise through the intensified use to present any impacts that could be considered unacceptable in this instance.

5.17 Following the above consideration, officers consider the proposed development to be acceptable in terms of residential amenity and therefore in accordance with (2) and (3) of PSP39, as well as the provisions of PSP38. Officers are mindful that the site is bounded on both sides by residential properties, and therefore would consider a working hours condition necessary in this instance, to protect the amenities of adjoining occupiers during the construction phase.

5.18 Transportation

The initial plans did not make any provision for off street parking. As the proposal would result in 4no. 1 bed flats, PSP16 submits that 4no. parking spaces would be required. Whilst officers are mindful of the sustainable nature of the location in accordance with PSP11, in the absence of any evidence to justify deviation from the adopted standards and on the basis that the immediate area is unsuitable for additional on street parking, the proposal was considered unacceptable in terms of transportation and parking.

5.19 However, the proposal has been amended to include 4no. off street parking spaces and a turning area in the current rear garden, to be served by an existing unadopted access lane which runs along the Northern boundary of no.12 and adjoins Shellards Road to the West (a classified road (Class C)).

5.20 The proposed parking spaces all accord with the PSP16 dimensional requirements and there is a policy compliant amount. As such, the parking is considered acceptable following revision. Officers are satisfied that there is enough space to the front of the spaces to allow on site turning and thus egress onto Shellards Road in a forward gear. Whilst comments of the Parish Council are noted seeking a condition to stipulate that all egress must be in a forward gear, officers are mindful of the 6 tests that a planning condition must satisfy. One test is that a condition must be enforceable. A condition as suggested is not considered to be enforceable and as such, would not be valid. Moreover, it is the responsibility of individual drivers to ensure that they drive in a lawful and safe manner. This would include adhering to the Highway Code, which sets a presumption against reversing on to a road.

5.21 Officers note comments regarding potential impacts on the access lane from intensified use and the construction phase. Concerns are also noted with respect to potential obstruction of the lane both during construction and once the development is brought in to use (e.g., if the developer were to install gates). The starting point is that the lane is a private access, and any obstruction either during construction or post implementation contrary to the provisions of any covenant or deeds would be a civil matter and not something that could form part of this assessment. Should construction traffic need to use the lane, this is likely to be relatively minor in nature given the scale of the

development and the limited external works. Moreover, any damage caused that needs rectifying would be a civil issue.

- 5.22 There would be some increase in the use of the lane if all four flats had cars and utilised their parking space. However, as a 4-bed dwelling, 2no. spaces are required at present, and officers note that the property has an existing parking provision that could be utilised as existing. Whilst it is not doubted that there would be some increase in the use of the lane as a result of the conversion, officers do not consider the level of increase to be significant or unacceptable. It is also noted that the pedestrian access would be directly on to Shellards Road, which is considered acceptable.
- 5.23 Having regard to the above consideration, officers do not consider there to be any material highways or transportation issues that would warrant refusal of the proposed development on planning grounds and consider the proposed development to accord with (4) of PSP39, as well as PSP11 and PSP16. Should permission be granted, appropriately worded conditions should be applied to secure the provision of the parking facilities and cycle parking. Conditions should also be applied to require provision of electric vehicle charging facilities for each flat, to accord with emerging policy and policy CS8 of the Core Strategy.

Impact on Equalities

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

Planning Balance

- 5.26 The proposed development would result in the loss of 1no. dwelling but would result in the addition of 4no. smaller flats towards the district's housing supply (a net gain of three residential units). The proposed development does not raise any design, amenity, heritage or transport issues that would make the development unacceptable (subject to the discussed conditions). Therefore, there are not considered to be any material reasons on which to refuse permission. As such, planning permission should be granted subject to the conditions set out below.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that permission is **GRANTED** subject to the following conditions:

CONDITIONS

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

Reason

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

2. Prior to the commencement of the relevant parts of the development and notwithstanding the approved plans, large scale details of the following shall be submitted to the local planning authority and approved in writing:
 - a) All new replacement windows
 - b) Replacement front door

Works shall proceed in accordance with the approved details.

Reason

In the interest of ensuring a satisfactory standard of external appearance and to ensure that the character and significance of the locally listed building is preserved in accordance with CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP1; PSP39; and PSP17 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

3. Prior to the commencement of the relevant works, details (to include positions) of the following items shall be submitted to the local planning authority and approved in writing:
 - a) All new external soil and vent pipes
 - b) All new vents
 - c) All new flues/boiler vents
 - d) Any new external meter boxes and external pipe locations

Works shall proceed in accordance with the agreed details and locations. For the avoidance of doubt, it is expected that these items would be sited so as to be as discreet as practicable.

Reason

In the interest of ensuring a satisfactory standard of external appearance and to ensure that the character and significance of the locally listed building is preserved in accordance with CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP1; PSP39; and PSP17 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

4. Prior the first occupation of any of the flats hereby approved, the vehicular and cycle parking provision and access arrangements as indicated on the submitted plan (PL07 rev.B - Proposed site plan - as received 9th August 2021) shall be provided and retained as such thereafter for their intended purpose.

Reason

In the interest of highway safety and to ensure a satisfactory level of parking provision in accordance with PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

5. Prior to the first occupation of any of the flats hereby approved, each flat shall be provided with one electric vehicle charging point rated at a minimum of 7kw/32amp. The charging points shall be retained and maintained thereafter.

Reason

To encourage sustainable travel options and to accord with CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

6. The hours of working on site during the period of construction shall be restricted to:

Monday - Friday.....7:30am - 6:00pm
Saturday.....8:00am - 1:00pm
No working shall take place on Sundays or Public Holidays

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

Reason

To protect the amenities of neighbouring occupiers and to accord with PSP8 of the South Gloucestershire Local Plan: Policies Sites and Placed Plan (Adopted) November 2017.

7. Development shall be implemented in accordance with the following plans:

PL01 – Existing floor plans
PL02 – Existing elevations
PL03 – Proposed floor plans

PL04 – Proposed elevations
PL06 - Existing site plan
PL08 – Proposed foul drainage plan
As received 29th April 2021

PL07 B – Proposed site plan
As received 9th August 2021

PL05 A – Site location plan
As received 24th August 2021

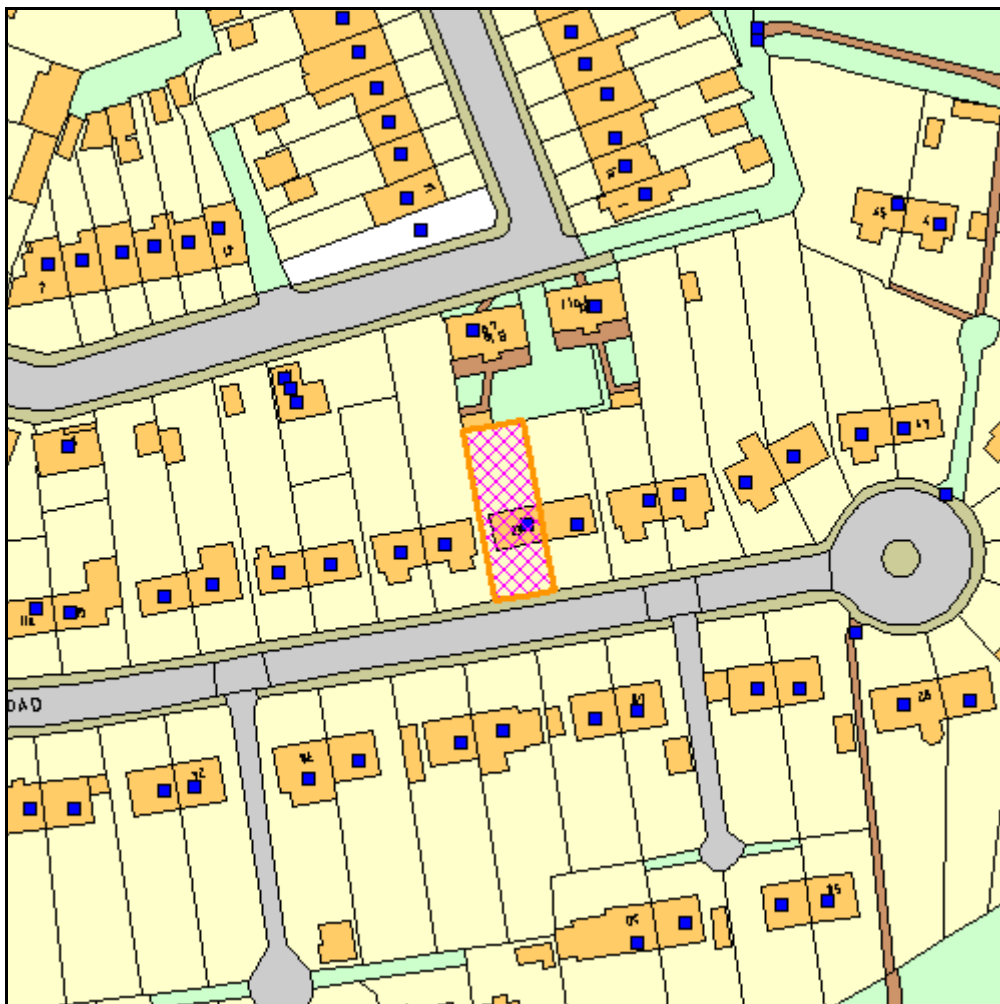
Reason

For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: Alex Hemming
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/04408/F	Applicant:	Sam Andrews Andrews Capital Ltd
Site:	29 Gayner Road Filton South Gloucestershire BS7 0SP	Date Reg:	21st June 2021
Proposal:	Erection of single/two storey rear extension and hip to gable roof extension with rear dormer, to facilitate change of use from residential dwelling (Class C3) to 8no. bedroom HMO for up to 8no. people (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), Extension of existing vehicular access with parking, erection of bin and cycle store and associated works.	Parish:	Filton Town Council
Map Ref:	360170 178524	Ward:	Filton
Application Category:	Minor	Target Date:	11th August 2021



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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 because more than 3no. representations have been received from interested parties, which are contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for a change of use from a residential dwelling (Class C3) to a 8no. bedroom house in multiple occupation (HMO) for up to 8no. people (Sui Generis), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) with parking, erection of bin and cycle store and associated works. The proposals also illustrate the erection of a single storey and part two storey rear extension, hip to gable roof alteration and the installation of 1no. rear dormer which it is proposed will be constructed under permitted development rights.
- 1.2 An HMO is a residential property where 'common areas' exist and are shared by more than one household. Planning permission is not required when converting a residential property into an HMO that would be shared by up to 6 unrelated individuals, by reason of permitted development.
- 1.3 The application site is a semi-detached property on Gayner Road, a residential cul-de-sac which adjoins the A38 (Gloucester Road) North, which is to the West. The site is within the North Fringe of Bristol Urban Area and is not subject to any restrictive planning constraints (greenbelt, conservation area, etc.).

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
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
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Householder Design Guide SPD (Adopted) March 2021
Residential Parking Standard SPD (Adopted) December 2013
Houses in Multiple Occupation SPD (Draft)

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No comments have been received.

- 4.2 DC Transport
The front parking area is of insufficient width to provide the four required / proposed spaces. With removal of both hedges the maximum width is 10m. The standard car parking space is 2.4m wide. An extra 0.4m width is required if the space is adjacent to a wall or fence and one of the spaces would need to be 3.2m wide to allow access to the building and the cycle store in the back garden. It is therefore only possible to provide three car parking spaces on-site. The Council parking policy for HMO's allows for parking to be provided on-street if it is safe and there is space available during the evenings and at the weekend. To demonstrate that there is sufficient on-street spaces within 200m of the site car parking surveys supported by photographic evidence should be provided for a weekday evening between 18:00 and 20:00 and during the weekend daytime between 10:00 and 12:00.

Cycle racks and vehicle charging should also be provided.

A parking survey and revised parking plan was subsequently received and reconsulted with the Council's Highways Officer:

The level of parking now proposed and available is considered acceptable.

- 4.3 Local Residents
Four letters of objection have been received, summarised as follows:
- Number of HMOs in the area (too many)
 - Insufficient parking
 - Area does not need more HMOs

- Profit motivated
- Young families miss out on housing
- Area is rapidly changing
- Work has already started
- Impacts on refuse collection, delivery and emergency vehicles
- Residents views should be taken more seriously
- Stronger planning laws needed to address HMOs
- Existing HMO residents already park on the street
- Issues of increased traffic on Gayner Road
- Lack of bathrooms/shower facilities for amount of bedrooms
- Lack of social space within property

One letter of support has also been received, stating that the proposals are following Government guidance. It was also suggested that more electric charging points for cars and bicycles should be incorporated.

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal seeks permission for a change of use from a residential dwelling (Class C3) to an 8no. bedroom house in multiple occupation (HMO) for up to 8no. people (Sui Generis), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) with parking, erection of bin and cycle store and associated works. It is submitted by the agent for the application that the intention is to use the property as a 6 bed HMO under permitted development, should permission be refused..

Permitted Development

- 5.2 The proposal includes the erection of a single storey rear extension, two storey rear extension, hip to gable alteration and the installation of 1no. rear dormer, which it is understood are being erected under permitted development. For the purpose of clarity, the proposed rear extension, hip to gable alteration and rear dormer are considered to fall within the General Permitted Development Order (2015, as amended) (GPDO). The hip to gable alteration and the rear dormer both complies with Schedule 2, Part 1, Class B of the GPDO. The rear extension complies with Schedule 2, Part 1, Class A of the GPDO (and therefore do not require planning permission).

Principle of Development

- 5.3 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. Policy PSP39 of the PSP Plan is supportive of Houses in Multiple Occupation provided they would not harm the character of the area; not prejudice the amenity of neighbours; provide adequate amenity space, refuse storage and parking. As set out at the start of this report, the property can be used currently for up to 6 people as a 'small HMO' (Class C4) without the need for planning permission.

- 5.4 As mentioned above, the applicant is constructing the hip to gable alteration, rear extension, and rear dormer by virtue of afforded permitted development rights. Therefore in effect the key consideration is the change of use to an 8 person/ 8 bed HMO that triggers the need for planning permission.

The proposal accords with the principle of development, subject to the below consideration.

5.5 Impact on the character of the area

The application is proposing a single storey rear extension and two storey rear extension on part of this; hip- to gable roof alteration and rear dormer to facilitate the change of use into an 8 person HMO. The erection of a bin and cycle store and the formation of parking also form part of the proposed development.

Visual issues

- 5.6 The housing stock on Gayner road is typified by semi-detached pairs of properties with hipped roofs, set within large plots with good sized frontages, some of which have been converted to parking (this generally does not require planning permission).

- 5.7 Works include a cycle store and the creation of parking to the front by paving over the front garden.

- 5.8 The cycle and bin store are modest additions that in themselves do not present officers any concerns in terms of design and impacts on the character of the area. The loss of the front garden whilst as in most cases could be argued as being regrettable, would be difficult to resist in principle given that a number of properties on Gayner Road have done the same. Furthermore, the creation of a hardstand does not in itself require planning permission. Accordingly, officers would not consider there to be any material design grounds in which the proposal could be resisted.

HMO proliferation and perceived impacts

- 5.9 Concerns have been raised in terms of a loss of a family home and the impact of an additional HMO on the character of the area. Although there are HMOs present in the area, likely due to the University and major employers nearby, the surrounding locality is made up of dwellings under C3 use. Policy CS17 seeks housing diversity and states that the sub-division of existing dwellings to form flats or HMOs can make a valuable contribution suitable for smaller households and single people. These are generally welcome where it is in compliance with policy PSP16 (discussed elsewhere in the report). It is worth noting that per the publicly available register of licensed HMOs, Gayner Road has two licensed HMOs at present.

- 5.10 Members will recall that there have been recent appeal decisions in relation to HMO applications in the Filton Ward (64 Northville Road, APP/P0119/W/21/3268733 and 58 Northville Road, APP/P0119/W/21/3267761). Both appeals were subject to costs applications against the Council. Both appeals and their related costs applications were

allowed by the Planning Inspector. These decisions are considered material to the determination of the current application.

- 5.11 The refusal reasons for both applications were on the basis of insufficient parking and the proliferation of HMOs in the area. Though both were different sites to this one, Northville Road is nearby (due South) and in the same ward. Whilst parking is perhaps less of an issue in this case as there is a policy compliant level of parking on site as opposed to a parking survey (as discussed later on), officers consider it prudent to highlight the appeals with regards to proliferation of HMOs, as proliferation is something that is raised in some of the consultation responses with this application.
- 5.12 There is currently no adopted policy guidance in which an HMO application can be refused on concentration alone. Having regard to both appeal decisions, officers would advise that resisting the proposal on concentration alone would be likely to result in a similar outcome and it is not considered that it would be possible to sustain a refusal on this basis.
- 5.13 In allowing the award of costs for both the above appeals, the inspector noted (in terms of perceived proliferation) that:

“With regard to the first issue, the appellant stated that there were only four licensed HMOs in the street. In contrast neighbours’ representations suggested that 24 of the houses in the road were HMOs. It appears there was little evidence before Members to support either of these claims. However, officers advised that less than 4% of the housing stock in Filton were licensed HMOs and that the area is mostly made up of detached and semi-detached dwellinghouses. So, although Members opined that there were many HMOs in Filton, there was no tangible evidence of this, nor that there were many in Northville Road. Therefore, the suggestion that there is a proliferation of HMOs was not substantiated. Also I understand from the discussions at the committee meetings that issues of poor garden maintenance, litter and refuse problems are indicative of HMOs. However, such claims are generalised.”

In allowing both appeals, the inspector in his appeal decision noted:

Overall, it is considered that the provision of either HMO would have no tangibly harmful effect on the balance of the community or the character of the area. The proposals would therefore comply with Core Strategy policy CS17 which aims to ensure that the subdivision of dwellings would not adversely affect the character of the area, and policy PSP39 which states the same with direct reference to HMOs.

- 5.14 A Supplementary Planning Guidance document on HMO’s is currently being drafted, but remains unadopted and therefore carries only limited weight. In terms of planning applications, changes in numbers of HMOs will be monitored at a statistical boundary level (Census Output Area) level. The purpose of this will be to ‘test’ the extent to which the concentration within the areas that are currently approaching 10% concentration change over time. The aim here is to prevent concentrations which would result in harmful impacts on mixed

communities, whilst ensuring that HMOs continue to provide a vital source of affordable housing supply.

- 5.15 Gayner Road appears to have 3 licensed HMOs as it stands (as per public records and GIS mapping data). If the proposal were granted, this would rise which would account for 4 of the approximate 49 houses on Gayner Road. According to HMO mapping information, the area in which this proposals falls (Census Output Area), currently accounts for 2.9% of total housing, with a licensed HMO count of 4 in total. This would remain below any illustrative 10% inclusive of this application. However, officers would point out that these considerations are provided for illustrative purposes and limited weight only at this stage, as there is no adopted policy standard that draws the distinction between an acceptable and an unacceptable amount of HMOs in a locality, or at street level at this time.
- 5.16 Gayner Road is a residential cul-de-sac and the proposed change of use would result essentially in a residential use in a residential area. The visual changes are ones that could perhaps be expected and would not look out of place in a residential urban area. As considered below, the proposed development offers a policy compliant level of parking. Accordingly, officers conclude that the proposal can be considered to be in compliance with PSP39, and not in conflict with the objectives of CS17 or PSP38. As such, it is not considered that there are any grounds to resist the proposal on the basis of harm to the character or amenity of the area.
- 5.17 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.
- 5.18 There are no adopted standards for amenity space when it comes to HMOs. However, PSP43 submits that a 1 bed flat should provide at least 5sqm of private amenity space. If it is taken each room is allocated 5sqm, the total requirement would be 40sqm (this approach has been used on other HMO applications in the district). The area to the rear is around 120 square metres. Alternatively, the PSP43 guidance for a 4+ bed dwelling is 70sqm. The proposals would meet these amenity requirements in both tests in terms of compliant standards with PSP43.
- 5.19 Internally, all habitable rooms would benefit from a satisfactory level of light and outlook from windows. In addition, to be granted a license, the internal room sizes would need to comply with the relevant licensing requirements in order to obtain a license, should permission be granted. There is a bathroom on each floor, totalling three and an additional WC on the first floor. This provision is considered satisfactory provision for the proposals.
- 5.20 Following the above assessment, officers do not consider there to be any material residential amenity issues, should permission be granted.

5.21 Transportation

- The key issue to consider is parking. PSP16 submits that 0.5 of a space should be provided per HMO bedroom, rounded up to the nearest whole number. This equates to a requirement of 4no. spaces for the proposed development. The policy states that this can be proved within the curtilage, or alternatively through the submission of appropriate evidence of the availability of on street parking during evenings and weekends.
- 5.22 The front parking area is of insufficient width to provide the four required / proposed spaces. With removal of both hedges the maximum width is 10m. The standard car parking space is 2.4m wide. An extra 0.4m width is required if the space is adjacent to a wall or fence and one of the spaces would need to be 3.2m wide to allow access to the building and the cycle store in the back garden. It is therefore only possible to provide three car parking spaces on-site. The Council parking policy for HMO's allows for parking to be provided on-street if it is safe and there is space available during the evenings and at the weekend. To demonstrate that there is sufficient on-street spaces within 200m of the site car parking surveys supported by photographic evidence were requested by officers to be provided for a weekday evening between 18:00 and 20:00 and during the weekend daytime between 10:00 and 12:00.
- 5.23 A parking survey and revised parking plan were subsequently received. These details show the three on-site parking spaces and demonstrate that there is sufficient space on-street to accommodate the fourth space. The details of the cycle racks are also considered acceptable and a 7Kw 32 Amp electric vehicle charging point will also be provided for one of the on-site spaces. This is considered acceptable in highways terms.
- 5.24 As the proposed development offers a policy compliant level of parking, no objection is raised by officers in terms of transportation, subject to the above discussed conditions.

Impact on Equalities

- 5.25 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.
- 5.26 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that 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 development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Refs 01, 03 and 04A), received by the Council on the 17th June 2021 and Revised Parking Plan (Ref 02 C), received 5th August 2021.

Reason

To define the terms and extent of the permission.

3. The development shall not be occupied as an 8no. bedroom (for 8no. people) HMO (Sui Generis) until the car and cycle parking arrangements, including the 7Kw 32 Amp Electric Vehicle Charging Point, have been provided in accordance with the submitted details, and shall be retained as such thereafter.

Reason

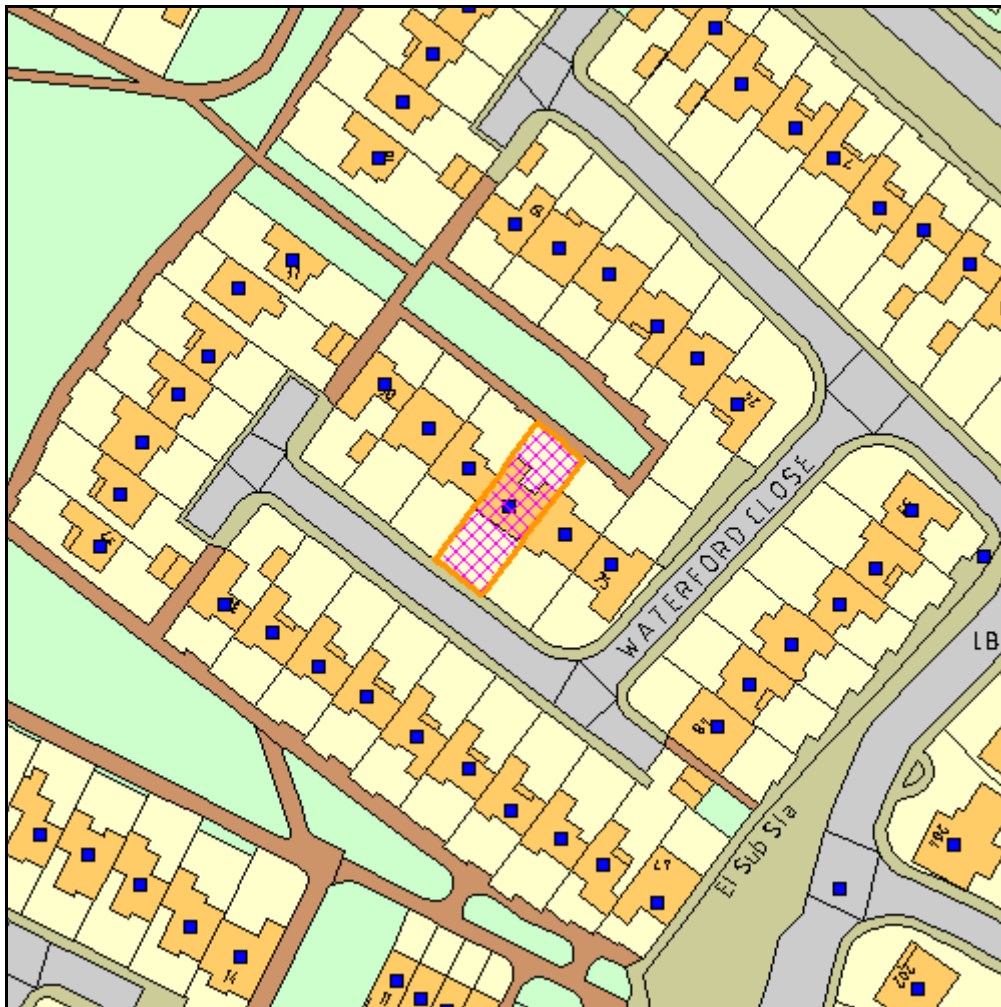
In the interest of highway safety, the provision of satisfactory levels of parking and in the interests of promoting sustainable travel options, in accordance with PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

Case Officer: Simon Ford

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/05179/F	Applicant:	Mr Colin Bell
Site:	27 Waterford Close Thornbury South Gloucestershire BS35 2HT	Date Reg:	2nd August 2021
Proposal:	Application of render to the front and side of the dwelling.	Parish:	Thornbury Town Council
Map Ref:	364862 189506	Ward:	Thornbury
Application Category:	Householder	Target Date:	21st September 2021



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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.

This application has been referred to the Circulated Schedule on account of the Officer recommendation being contrary to the views of Thornbury Parish Council.

1. **THE PROPOSAL**

- 1.1 Planning permission is sought for the introduction of white render to the principal elevation and south-eastern side elevation of 27 Waterford Close, Thornbury.
- 1.2 The application site comprises of a broadly rectangular shaped plot featuring a two-storey detached mid twentieth century dwellinghouse of brick construction. A notable trait of this property is a distinctive principal elevation that is recessed by 1.3 metres vertically across its midpoint, this design is repeated throughout the streetscene to form a strong sense of rhythm and architectural cohesion. The associated curtilage features front and rear gardens, a single storey link garage flanking the south eastern elevation of the dwellinghouse and in front of the garage entrance a driveway sufficient for the off-street parking of two vehicles. The surrounding area is residential in nature formed predominantly of near identical properties.
- 1.3 The application site is situated within the Thornbury settlement boundary but does not benefit from any other relevant planning designations.

2. **POLICY CONTEXT**

2.1 National Guidance

- i. National Planning Policy Framework 2019
- ii. National Planning Practice Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan - Core Strategy (Adopted December 2013)

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS32 Thornbury

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

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP11 Transport Impact Management

PSP16 Parking Standards

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

2.3 Supplementary Planning Guidance

- i. Design Checklist SPD (Adopted 2007)
- ii. Technical Advice Note: Assessing Residential Amenity 2016
- iii. Residential Parking Standards SPD (Adopted 2013)
- iv. Householder Design Guide SPD (Adopted 2021)

3. **RELEVANT PLANNING HISTORY**

- 3.1 **N8629** Erection of single-storey rear garage extension. **Approve with Conditions** 5th May 1983.
- 3.2 **P21/01604/F** External alterations to render front and side of existing dwelling with associated works (28 Waterford Close). **Approve with Conditions** 23rd April 2021.

4. **CONSULTATION RESPONSES**

4.1 Thornbury Parish Council

Object – not in keeping with other houses in the road.

4.2 Neighbouring Residents

No response.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application site is situated within the Thornbury settlement boundary and is currently utilised as a C3 dwellinghouse. The proposed development would alter the external appearance of the property but not add any additional living space. This minor alteration of the existing residential use is a form of development that is supported by PSP38 subject to considerations of visual amenity, residential amenity and highway safety. In addition, 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. As such, the proposal raises no issues in principle subject to the various material considerations addressed below.

5.2 Design, Character & Appearance

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.

The nature of this proposal would change the external appearance of the property but would not alter its form which is the primary source of its distinctive character. The principal source of concern with this proposal, as raised by the Parish Council, relates to the potentially jarring distinction that this external finish would afford the host dwelling within the streetscene. Whilst the vast majority of properties within Waterford Close currently retain the original brick finish, the immediately adjacent property, No. 28 Waterford Close, has recently secured permission (in application P21/01604/F) for an almost identical rendering of the front and side elevations of their property. The only distinction between these proposals relates to the inclusion of the two storey rearward projecting element of the side elevation in this application whereas the previously approved P21/01604/F did not. This distinction is immaterial to the area of concern regarding the impact of this change on the publicly legible elements of the principal and side elevations. Mindful that application P21/01604/F was assessed against all of the same planning policies as this proposal and was deemed to be acceptable even without the precedent of an adjacent property exhibiting the same rendered appearance, it would seem both inconsistent and unreasonable to sustain an objection to this proposed change on account of it appearing out of character within this context.

Furthermore, the proposed introduction of render is not considered to weaken the design credentials of the host dwelling and should the applicant be minded to, they could lawfully render their property in a matching colour to the existing brickwork.

The resultant white rendered appearance of the property would be distinctive within the immediate context, but would not compromise its matching form that is considered its most significant contribution to local distinctiveness. Therefore, this proposal is considered to reasonably satisfy both CS1 and PSP38 whilst having a benign impact on local distinctiveness.

5.3 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 outlines the types of issues that could result in an unacceptable impact.

The proposed works would only serve to add render to the external elevations of the property such that the amenity afforded to the occupants of neighbouring properties and the host property would be unaffected by this change.

In light of the above, this proposal would not incur any of the unacceptable impacts detailed in PSP8 and would satisfy the requirements of parts 2) and 4) of PSP38.

5.4 Sustainable Transport & Parking Provision

The proposed works would not increase the provision of bedrooms or otherwise expand the degree of occupancy within the dwelling. As such, the extant

parking and transportation provision for the application site is entirely unaffected by this proposal.

5.5 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. This decision only relates to the following plans:

Location Plan - Drawing No: 1124-2

Block Plan - Drawing No: 1124-2

Existing and Proposed Elevations - Drawing No: 1124-1

All plans received by the Local Planning Authority on the 28th July 2021.

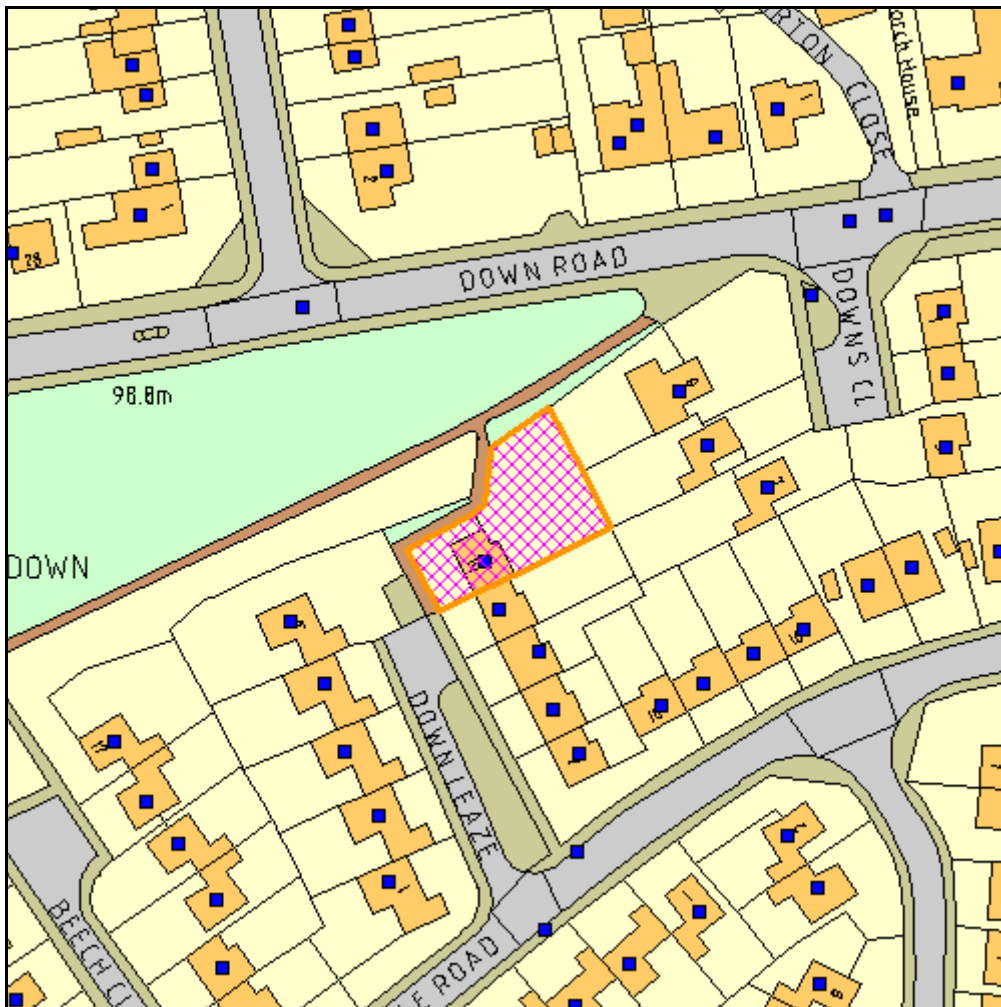
Reason

For the eradication of doubt as to the parameters of the development hereby permitted, ensuring a high quality design in accordance with policy CS1 of the South Gloucestershire Local Plan, Core Strategy 2013.

Case Officer: Steffan Thomas
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/05403/F	Applicant:	Mr Reginald King
Site:	10 Down Leaze Alveston South Gloucestershire BS35 3NQ	Date Reg:	20th August 2021
Proposal:	Installation of first floor veranda to the front elevation.	Parish:	Alveston Parish Council
Map Ref:	363143 188218	Ward:	Severn Vale
Application Category:	Householder	Target Date:	13th October 2021



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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 from the Parish Council, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the installation of a first floor veranda to the front elevation. The application is retrospective.
- 1.2 The property is a detached dwelling within the residential area of Alveston. The site is located in the Green Belt.

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
CS5	Location of Development (Inc. Green Belt)
CS8	Access/Transport

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

PSP1	Parking Standards
PSP7	Green Belt
PSP8	Residential Amenity
PSP38	Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD
South Gloucestershire Householder Design Guidance SPD (Adopted 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

4.1 Alveston Parish Council

The Parish Council Planning Committee object to P21/05403/F as similar applications within the Parish have been refused by SGC in the past and that

this application should be considered as retrospective as the work appears to have been completed.

Other Representations

- 4.2 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Extensions and development to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation; as set out in policy PSP38. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings. Alveston is also 'washed over' by the Green Belt, so the proposals are also required to be assessed in their Green Belt context.

5.2 Green Belt

Residential extensions can be acceptable forms of development within the Green Belt, provided that they are not disproportionate additions and they do not impact upon the openness of the Green Belt. In this instance the proposals are considered proportionate to the host dwelling, due to its minimal size comprising a small fenced off area on an existing flat roof. In addition it is located within a built up environment with residential development all around, and does not impact upon the openness of the Green Belt. It is therefore considered appropriate Green Belt development.

5.3 Design

With regard to the Parish Council comments above are noted, officers have not been able to locate proposals for similar development in the area that may have been refused. Notwithstanding this, proposals will need to be assessed on their own merits in each case. The proposal consists of a small area of veranda on part of an existing flat roof area. The veranda will essentially be a small fenced off area accessed from an existing opening on the first floor to the flat roof. The proposals are modest in scale and design and will be tucked in behind the main building line, not highly visible or dominating and are considered to be an acceptable addition, taking into account the main dwelling house and surrounding area. Materials are acceptable.

5.4 Residential Amenity

The proposals would be set behind the principle building line and windows to the front elevation of the building and would not be considered to give rise to significant overlooking beyond the existing situation. Occupiers of a dwelling may sit at a balcony whilst windows are often more likely to be occasional views. The dimensions of the veranda would be approximately 2 metres square. In this instance the balcony faces across large driveways, public road and pavement and front curtilages. There is only one property in direct line opposite and this is some 24 metres across the road towards the front

elevation. The distance, orientation and relationship between the veranda between properties facing each other across the road is in this instance not considered to give rise to significant or material additional issues of overlooking. The length, size, location and orientation of the proposals and the relationship with other properties in the area, are therefore considered acceptable.

5.5 Transportation.

The proposed development would not impact upon parking requirements or access.

5.6 Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is granted.

CONDITIONS

1. The development/works hereby permitted relate only to the plans as set out in the plans list below:

Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Refs 800/100/1 and 800/100/2), received by the Council on the 5th and 18th August 2021.

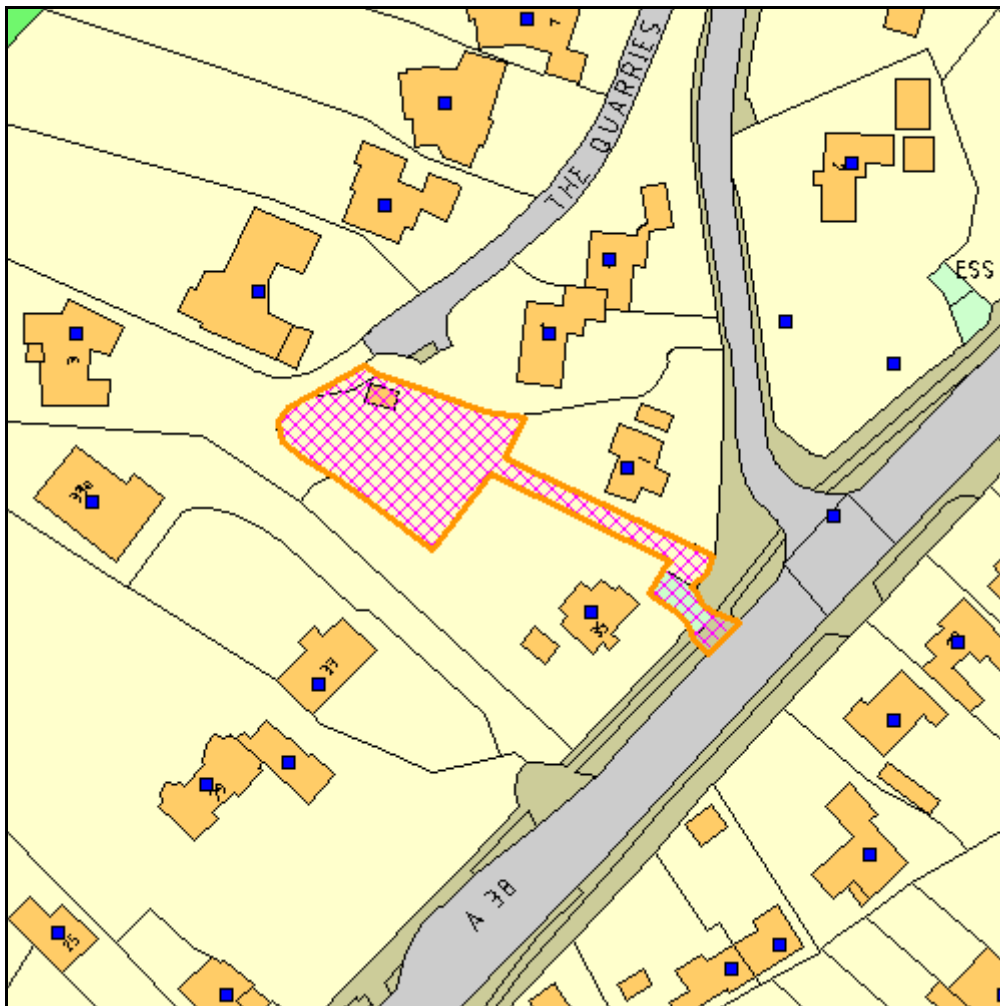
Reason

To define the terms and extent of the permission.

Case Officer: Simon Ford
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/05740/RM	Applicant:	Mr Ben Engley
Site:	Land At 35 Gloucester Road Almondsbury South Gloucestershire BS32 4HH	Date Reg:	27th August 2021
Proposal:	Erection of 1 no. dwelling and garage with appearance and landscaping to be determined (Approval of reserved matters to be read in conjunction with Outline permission P19/17984/O) resubmission of P21/03957/RM.	Parish:	Almondsbury Parish Council
Map Ref:	361022 184442	Ward:	Severn Vale
Application Category:	Minor	Target Date:	20th October 2021



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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 is referred to the Circulated Schedule. Although not an objection clarification from the Parish Council has been sought, two objections have been received and a third letter that while not objecting to the proposal raises concerns. In the light of this it is considered appropriate to refer the application to the Circulated Schedule.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the approval of the reserved matters associated with P21/04788/RVC, the revised outline consent (see Section 3 below for the history). The layout ie location of the dwelling, access and scale of the proposal have been previously approved, the current application seeks consent for the remaining matters ie landscaping and the detailed appearance of the dwelling.
- 1.2 The proposed building will have as height of approximately 8.4m above ground level (although the scale was previously considered in terms of permitting a two storey dwelling it was conditioned that when the full details of the appearance came through the height should not exceed 9m). The layout and access are as previously approved on the submitted details and the redline (site area)the same.
- 1.3 The application site relates to a piece of land site to the rear of No.35 Gloucester Road and No.1 Old Aust Road. The site is predominantly level but land drops away to the rear of the site. Access to the dwelling would be via a driveway situated between the above properties. The site is in Flood Zone 1. There are some trees on the boundary (the site is covered by a blanket TPO).
- 1.3 The application site is situated within the settlement boundary of Almondsbury which is washed over by the Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

CS1	High Quality Design
CS5	Location of Development
CS8	Improving accessibility
CS9	Managing the Environment and Heritage
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
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Householder Design Guide SPD March 2021

3. RELEVANT PLANNING HISTORY

- 3.1 P21/04788/RVC Variation of condition 12 (attached to P19/17984/O by NMA P21/04635/NMA) to substitute the approved plans for drawing no 264-GA-01 - site location and block plan and 264-GA-02 tree protection plan. Erection of 1 no. detached dwelling and garage (Outline) with access, layout and scale to be determined, all other matters reserved. Approved 24th August 2021.
- 3.2 P21/04635/NMA Non material amendment to P19/17984/O to list the plans as a condition. (Approved 2nd July 2021)
- 3.3 P19/17984/O Erection of 1 no. detached dwelling and garage (Outline) with access, layout and scale to be determined, all other matters reserved. (Approved with conditions 13th March 2020)
- 3.4 PT05/1358/O Outline Planning Permission for the erection of one dwelling (Approved with all matters reserved)

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

Neither support or object but comment that previous records appear to be incomplete.

It is agreed that the site has a complex history as set out above.

Outline Consent was given for a dwelling under Application P19/17984/O. The scale of the development was approved as being two storey and it was stipulated that when the design came forward no part of the building should exceed 9m. Subsequently the layout on the outline consent was revised

through P21/04788/RVC which is the new consent. Although mention has been made that the current proposal is higher than what has been seen before it is within the permitted parameters approved through P21/04788/RVC at around 8.4m height.



Other Consultees

Lead Local Flood Authority

No objection subject to informative

Sustainable Transport

No objection

Landscape Officer

Following the submission of revised details no objection is raised

Other Representations

4.3 Local Residents

Two letters of objection have been received. The grounds of objection can be summarised as follows (the full comments can be viewed on the Council Website):

The sewerage system (underground pump) is sited too close to the neighbouring property. It has been moved to the car park area however this is still too close and not appropriate for the parking area.

A window is at high level that is not obscure which will result in overlooking

An Electric vehicle charging point will be located on a boundary wall. Parking in this location would impact upon neighbouring amenity

Concern that emergency vehicles will not be able to access the property.

Concern that a hedgerow will be removed to allow for access

Concern that the access may be damaged and it needs to be kept clean

The building is too high and will impact upon views and light and the residential amenity of neighbouring occupiers

One letter of support has been received. The grounds of support are summarised as follows:

The storm water disposal system is considered appropriate

Stability of the northern boundary still a concern and some question regarding land ownership.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of development for the dwelling has been previously accepted (see previous history) which includes whether the development constitutes appropriate development in the Green Belt. Conditions have been applied to the outline consent in relation to parking provision, electric vehicle charging points, removal of permitted development rights, acoustic report, tree protection measures and construction hours.

5.2 The following assessment considers the detailed design of the proposal and proposed landscaping. As the detailed design has implications for residential amenity this is also considered below.

5.3 Residential Amenity

While the location of the building has previously been approved it is necessary upon receipt of the detailed design which includes window positions to consider the impact upon neighbouring amenity. Concerns have been raised regarding the impact of the development upon neighbouring occupiers.

No. 35 Gloucester Road

The application site and building is located to the north east of the No.35. Given land levels the ground level for the new building would be set at a slightly lower level than the neighbouring property.

Firstly it should be noted that the distance between the proposed building and No.35 would be approximately 23 metres thus exceeding the 20 metre window to window distance set out in the Householder SPD.

On the south-east elevation facing towards No.35 there are three windows (two on the upper floor and rooflight with one on the ground floor). Concern has been raised regarding the impact of the development upon the residential amenity of this property and garden area.

The nearest window would be sited approximately 3 metres or marginally less to the boundary or 25-26 metres to the house. The window serves a bedroom. The householder SPD indicates a 7 metre rule from any facing garden boundary for any windows serving primary rooms to protect privacy whether by fact or perception. This relationship does not meet this criteria. In mitigation however the window is set at a high level (1.7m above floor level – which can be perceived as such when viewed externally) and will be of obscure glazing. This will prevent any overlooking from this window. Another window on the north-west elevation provides the main light for this room and so internal living conditions are not compromised by this arrangement. A condition will secure both the height of the window that it will be non-opening, and be of an appropriate level of obscurity.

There is a single rooflight in the roof, however this is set high in the roof. Rooflights by their nature are set in the plane of the roof and this would look skywards. It is not considered that this would result in any overlooking.

There is a further window that serves a bathroom at second floor level. Given the “L” shape of the building this window is set around 10 metres from the boundary. The glazing is to be obscure. It is not considered given this relationship with No.35 that this would result in any significant loss of privacy however a condition will be added to ensure that the glazing is obscured.

Concerns regarding loss of views are noted however this is not a material planning consideration.

Given the scale of the building, its location to the north-west of No.35 and also the distance to that building it is not considered that the building would appear oppressive or overbearing (nor would loss of light accrue either to the house or garden) or loss of outlook such as would justify the refusal of the application.

Other

A small and narrow area of land is over looked to the south-west of the building by upper floor windows however it is not considered that this would result in any significant loss of amenity. Some loss of light would occur to this narrow strip but only given the orientation in the early morning when the sun was low.

No1 Old Aust Road

Concern is noted regarding the height of the proposed building. The height is within the scale parameter of 9 metres previously approved at approx. 8.4

metres. The application site is a little lower than No.1. Given the distance of approximately 26 metres window to window and the juxtaposition between existing and proposed buildings it is not considered that the development would appear oppressive or overbearing, result in loss of light or outlook such as would justify the refusal of the application.

A narrow almost Juliet style balcony is shown on the north-west elevation however the angle and distance (22-22m) to the dwellings known as No.3 and No.4 The Quarries at a lower level ensures that any impact upon privacy would not be so significant such as would justify the refusal of the proposal. th respect to all other neighbouring properties either in The Quarries, Gloucester Road or Old Aust Road, it is not considered that the proposal given its scale, location/relationship to other properties and orientation would result of loss of residential amenity to neighbouring occupiers.

5.3 Design

Within context, this section of Gloucester Road and those roads that lead from it such as Old Aust Road and The Quarries are quite remarkable in so far as almost every property is different to its neighbour in scale and appearance although large detached properties predominate. The introduction of a large detached property as established through the outline consent is not therefore considered out of character.

The form of the building is considered appropriate and its mass is broken up through the use of gabled features and differing roof levels and forms. Interesting features such as a chimney have been included. The materials are considered entirely appropriate and the use of render and brickwork providing an interesting contrast. The pre-weathered slates will also be appropriate. It is considered appropriate to apply a condition to allow for the submission of these samples for the avoidance of doubt. Subject to this condition the proposal is considered acceptable.

5.4 Landscaping/Trees

There are trees along the boundary and these have been the subject of a Tree Preservation Order, during the course of dealing with the original outline application. Their protection is obviously important and all works must be carried out in accord with the tree protection plan that was a condition attached to the outline consent.

With respect to the proposed hard and soft landscaping the use of permeable block paving in the parking/turning area is acceptable forming part of the drainage scheme.

Given the location of the site as has been identified in the outline consent, the use of an appropriate means of drainage is important and how this impact upon the landscape is interlinked.

Following negotiation storm water attenuation tanks have been moved away from the root protection area of 2 no. TPO Elder/Hawthorns and are now

situated under the parking spaces. It was noted that an outline of a possible tank is shown in the north-east corner, this could have the potential to impact upon the root protection area of a TPO tree in the north-east corner and an informative advises care will be included on the decision notice. The new tree species are acceptable although the landscape officer notes that the root balls may need to be deeper than 550mm to accommodate the whole of the roots. An informative will be added to the decision notice. The use of fencing is also acceptable as shown.

Originally there was a concern that a holly/hawthorn hedge was to be removed on the north-west boundary of the site and a field maple. This would not have been acceptable however the amended plan notes their retention.

The proposal as now shown is considered acceptable in landscaping terms.

5.5 Other Issues

Concern was raised regarding the location of the EVCP (Electric Vehicle Charging Point). This is located was to be on the side of the garage. Whilst it was not considered that this arrangement would cause any significant impact to the neighbouring occupier at No.35, the applicant has agreed to move the point to the north-east elevation close to where the cars would park and therefore well away from the neighbouring property.

The Transportation Team have previously accepted the access and layout. No objection in relation to emergency vehicle access has been raised.

The cover for the sewage pump was moved away from the boundary to within the parking area following a request from a neighbouring occupier. The specification for the cover is considered appropriate within this context and the applicant/agent has confirmed this.

Concern has been raised that the drive may become muddy during construction and should be kept clean. It should be noted that a condition restricting working hours was placed on the outline consent but given the above concern, a condition requiring details of wheel washing will be attached to the decision.

5.6 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That outline planning is granted subject to the conditions set out below.

CONDITIONS

1. Wheel Washing

Full details of wheel washing provision shall be submitted to and approved in writing prior to the commencement of development.

Reason

In order to avoid mud on both the access road and A38 in the interests of highway safety and the amenity of the area in accordance with Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan

2. Materials

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

Reason

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

3. Obscure Glazing

Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor windows on the South -East Elevation as shown on Drawing No.264-6A-04 Rev A (Proposed Floor Plans) and 264-6A-05 Rev A (Proposed Elevations) shall be glazed as follows:

Bedroom window set to a cill level of 1.7m above floor level, glazed with obscure glass to level 3 standard or above and non-opening.

Bathroom window to be glazed with obscure glass to level 3 standard or above.

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 privacy and amenity of neighbouring occupiers, and to accord with Policy PSP8 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017 and the National Planning Policy Framework.

4. The development shall be carried out fully in accordance with the following plans:

Received 24th August 2021

THE LOCATION PLAN 264-GA-01
EXISTING SITE PLAN 264-GA-02

Received 20th September 2021

PROPOSED ELEVATIONS 264-GA-05 Rev A
PROPOSED FLOOR PLANS 264-GA-04 Rev A

Received 28th September 2021

PROPOSED SITE PLAN 264-GA-03 Rev C

Reason

For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: David Stockdale
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 39/21 - 1st October 2021

App No.:	P21/06016/TRE	Applicant:	Mr Nigel Webb
Site:	The Chalet Thornbury Hill Alveston South Gloucestershire BS35 3LG	Date Reg:	9th September 2021
Proposal:	Works to fell 1 no. Horse Chestnut tree which is covered by SGTPO 17/16 and 20/07/2016.	Parish:	Alveston Parish Council
Map Ref:	363584 188590	Ward:	Severn Vale
Application Category:		Target Date:	1st November 2021



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 100023410, 2008. N.T.S. P21/06016/TRE

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 REFERRAL TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to the receipt of an objection from the Town and Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks consent to fell 1 no. Horse Chestnut tree at The Chalet Thornbury Hill Alveston

2. POLICY CONTEXT

2.1 National Guidance

- i. The Town and Country Planning Act 1990
- ii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

4.1 Alveston Parish Council

The Parish Council Planning Committee object to P21/06016/TRE and request that this be pollarded as an alternative.

4.2 Thornbury Town Council

Object unless the Tree Officer confirms a need to be felled, that the tree will not recover and that the disease cannot be controlled by treatment or pruning. If the tree is felled, it must be replaced.

Other Representations

4.3 Local Residents

One letter has been received from a neighbour stating '*this application is incorrect this tree is not at the chalet it's at the round, rest of the address is the same*'

5. ANALYSIS OF PROPOSAL

- 5.1 Works to fell 1 no. Horse Chestnut tree

5.2 Principle of Development

The only issues to consider are whether the proposed works would have an adverse impact on the health, appearance, or visual amenity offered by the tree to the locality and whether the works would prejudice the long-term retention of the specimen.

5.3 Consideration of Proposal

The Horse chestnut tree is growing adjacent to the newly constructed driveway for the Round. There is evidence of construction activity within the root protection area of the tree. There is newly constructed manholes which require excavation and drainage runs and the tree has exposed severed roots.

5.4 The tree was inspected by the Councils tree officers and the condition and loss of stability expected by the works left the tree officers with the conclusion that the tree would require removing to ground level. This is particularly important given its growing position adjacent to the driveway access.

5.5 In response to the Parish Councils objection and asking a consideration be given to pollarding the tree, it is considered that in this instance given the damage to the roots and the exposed growing position adjacent to the driveway that this would not be the preferred course of action. Further to this, removal of the tree requires the applicant to replace the tree under the TPO guidelines but a pollarded tree would not require a replacement. It is therefore considered that felling and replacement would, in the long term, have better visual amenity than pollarding.

5.6 There will be a condition for replacement tree planting.

6. RECOMMENDATION

6.1 That consent is **GRANTED** subject to the conditions detailed within the decision notice.

CONDITIONS

1. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree(s), and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. A replacement Heavy or extra heavy standard Horse chestnut tree, the location of which is to be approved in writing by the Local Planning Authority, shall be planted in the first planting season following the felling hereby authorised.

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 and the National Planning Policy Framework.

Case Officer: Lea Bending

Authorising Officer: Marie Bath