

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: 14/21

Date to Members: 09/04/2021

Member's Deadline: 15/04/2021 (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

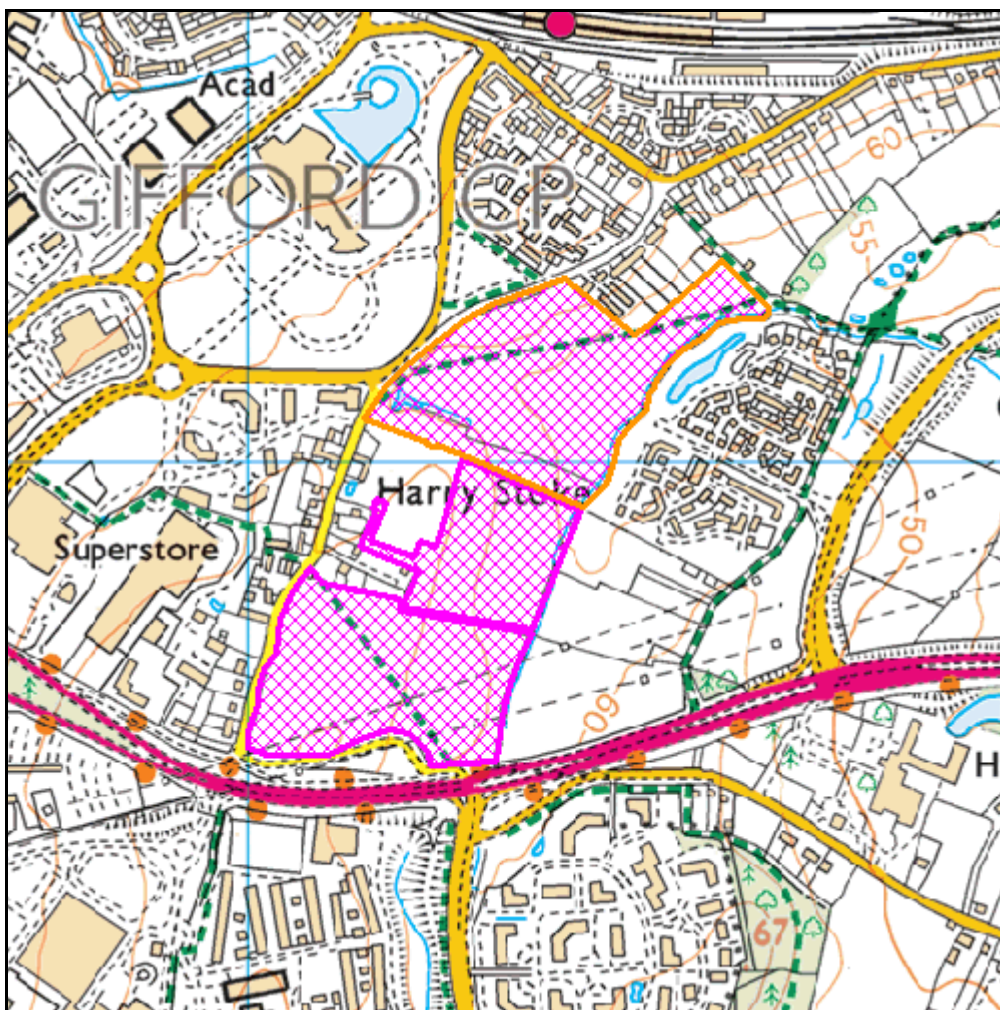
CIRCULATED SCHEDULE 09 April 2021

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| ITEM NO. | APPLICATION NO | RECOMMENDATION | LOCATION | WARD | PARISH |
|----------|----------------|-------------------------|--|---------------------|------------------------------|
| 1 | P20/10213/RVC | Approve with Conditions | Land At Harry Stoke Harry Stoke Road Stoke Gifford Bristol South Gloucestershire | Stoke Gifford | Stoke Gifford Parish Council |
| 2 | P21/00755/F | Approve with Conditions | 12 Eggshill Lane Yate South Gloucestershire BS37 4BL | Yate Central | Yate Town Council |
| 3 | P21/00825/F | Approve with Conditions | 16 Ormsley Close Little Stoke South Gloucestershire BS34 6EN | Stoke Gifford | Stoke Gifford Parish Council |
| 4 | P21/00864/PDR | Approve with Conditions | 97 Juniper Way Bradley Stoke South Gloucestershire BS32 0EJ | Bradley Stoke South | Bradley Stoke Town Council |
| 5 | P21/00865/PNHA | Prior Approval Granted | 68 Leap Valley Crescent Downend South Gloucestershire BS16 6TN | Emersons Green | Emersons Green Town Council |

CIRCULATED SCHEDULE NO. 14/21 -9th April 2021

| | | | |
|----------------------------------|--|-------------------------|----------------------------------|
| App No.: | P20/10213/RVC | Applicant: | Crest Sovereign Brooklands LL |
| Site: | Land At Harry Stoke Harry Stoke Road Stoke Gifford Bristol South Gloucestershire | Date Reg: | 30th June 2020 |
| Proposal: | Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 1 (Archaeology), 2, 3, 4, 5 and 6 (Ecology), 7 (Landscape Management and Maintenance), 8 and 9 (Cycle Parking), 10 (Electric Vehicle Charging), 11 and 12 (Affordable Dwellings) and 14 (Approved Plans and Documents) of Reserved Matters approval PT17/5810/RM in order to split the consented arrangement for mixed Use Block 1, into a number of separate blocks and reduce the retail floorspace; Addition of sub-station elevation plans, omitted from the original RMA to the approved plans and documents list; and Amendment to the wording of Condition 7 to not require any further information to be submitted and approved. | Parish: | Stoke Gifford Parish Council |
| Map Ref: | 362391 179239 | Ward: | Stoke Gifford |
| Application Category: | Major | Target Date: | 18th September 2020 |



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 100023410, 2008. N.T.S. P20/10213/RVC

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

1. THE PROPOSAL

The application has been referred to the Circulated Schedule as an objection was received from Stoke Gifford Parish Council.

1.1 This application seeks permission to vary the following conditions attached to reserved matters consent PT17/5810/RM.

- Condition 1 – Archaeology
Updated wording to reflect documents approved through Discharge of Conditions (DOC) (DOC20/00227).
- Conditions 2, 3, 4, 5 and 6 – Ecology
Updated wording to reflect documents approved through DOC (DOC19/00344)
- Condition 7 – Landscape Management and Maintenance
Updated wording to account for updates to the Landscape Management and Maintenance Plan and the approval of a new Watercourse Management and Maintenance Plan which provides further detail on the management regime for the Ham Brook.
- Conditions 8 and 9 – Cycle Parking
Updated wording to reflect principles agreed through DOC (DOC20/00106) with updated plans also included as part of Condition 14
- Condition 10 – Electric Vehicle Charging
Updated wording to reflect principles to be agreed through DOC (DOC20/00106).
- Conditions 11 and 12 – Affordable Dwellings
Updated wording to reflect agreement on the removal of target affordable and updated Affordable Strategy drawing, also listed within Condition 14.
- Condition 14 – Approved Plans and Documents
Updated wording to reflect updated plans and documents.

The amendments to the wording of the conditions listed above are proposed to reflect material that has been submitted and discharged by the Local Planning Authority.

1.2 The original consent PT17/5810/RM granted the erection of 763 dwellings, community building, nursery and retail units with parking, landscaping and associated works. The application site forms a significant part of the Harry Stoke Strategic Allocation for up to 1200 dwellings, local centre, community hub and primary school.

1.3 This application solely relates to the conditions listed.

2. **POLICY CONTEXT**

2.1 **National Guidance**

National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2 **Development Plans**

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS2 Green Infrastructure

CS5 Location of Development

CS6 Infrastructure and Developer Contributions

CS7 Strategic Transport Infrastructure

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS24 Green Infrastructure, Sports and Recreation Standards

CS25 Communities of the North Fringe of Bristol Urban Area

CS27 East of Harry Stoke New Neighbourhood

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

PSP1 Local distinctiveness

PSP2 Landscape

PSP3 Trees and woodland

PSP5 Undesignated Open Spaces within Urban Areas and Settlements

PSP8 Residential Amenity

PSP10 Active Travel Routes

PSP11 Transport Impact Management

PSP13 Safeguarding Strategic Transport Schemes and Infrastructure

PSP17 Heritage Assets and the Historic Environment

PSP19 Wider Biodiversity

PSP20 Flood Risk, Surface Water and Watercourse Management

PSP21 Environmental Pollution and Impacts

PSP44 Open Space, Sport and Recreation

PSP47 Site Allocations and Safeguarding

2.3 **Supplementary Planning Guidance**

East of Harry Stoke Development Framework SPD (adopted 2016)

Endorsed East of Harry Stoke Masterplan

Landscape Character Assessment SPD (Aug 2005)

South Gloucestershire Statement of Community Involvement (Adopted)

South Gloucestershire Waste SPD Jan 2015

The South Gloucestershire Design Checklist SPD (adopted)

Waste Collection: Guidance for New Developers SPD (adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT17/5810/RM Erection of 763 dwellings, community building, nursery and retail units with parking, landscaping and associated works. (Approval of reserved matters to be read in conjunction with outline planning permission PT06/1001/O). 11th October 2019. Approved with conditions.

- 3.2 PT06/1001/O Residential development on 39.57 hectares of land (Outline) with infrastructure, public open space and ancillary facilities. Means of access to be determined, all other matters reserved. 17th Jan 2007. Appeal Allowed.

4. **CONSULTATION RESPONSES**

A summary of consultation responses received is included below.

4.1 Stoke Gifford Parish Council

Stoke Gifford Parish Council objects on the grounds of insufficient parking provision for a development in a residential area. The new boundary strategy document shows fencing alongside Harry Stoke Road (South and North) rather than retaining the existing hedgerow. Councillors feel this will adversely affect the character of the Harry Stoke hamlet and is contrary to what was agreed in the reserved matters application, where the hedges were retained. Councillors were also concerned about the siting of a bin storage area attached to the side of an electric substation. The electric vehicle charging points seemed to only be provided for larger houses which will be a particular issue for the blocks where retro fitting will be difficult.

Following receipt of revised plans the Parish Council offered no further comment.

4.2 Public Open Space Officer

Requested revisions to the LMMP.

Revisions to the LMMP were submitted to address POS point above.

4.3 Crime Prevention Design Advisor

No objection or comments.

4.4 Drainage Officer

Flood and Water Management Team (Asset Group - Street Care) has examined this application and finds no objection.

4.5 Urban Design Officer

Request that clarification of architectural detailing is provided in respect of all the blocks with regard to the new brown brick. In some cases it may be that the brown brick should protrude beyond the buff brick and in other places be recessed.

4.6 Landscape Officer

No Objection.

- Existing roadside hedgerow adjoining the nursery and flats car parking on 2731-5-2 5015/p12. The existing road side hedge is not shown as being retained on these drawings, it is shown as grassland. I think this is a possible drafting error overlying the green over the hedgerow notation but this needs to be corrected. The roadside hedge should be being kept except where a breach is required for the road junction.

- The second relates to a couple of plots, including the show home site 397. This plot has a house and garden wall onto the edge of a shared street. In most locations in the scheme this has been treated with a planted strip to the edge of the road as highways don't like the walls to be directly onto the road edge. In these locations there seems to be a very narrow margin shown as grass. This is too narrow for grass and needs the frontage planting mix extended along the margin with a mix of ferns, euphorbia and epimedium which will survive the constrained, north facing location. Plot 402 doesn't have a shared street edge but the narrow edge along the house wall should be planted as this is prominent from the main road.

Revisions to plans were submitted to address the Landscape Points above.

4.7 Archaeological Officer

No comments on the application.

4.8 Affordable Housing Officer

No objection. When updating the Affordable Strategy Plan as previously raised please ensure the two wheelchair plots are highlighted as per the key and please amend Affordable Rent to Social Rent to avoid any confusion.

Revisions to plans were submitted to address the AH Points above.

4.9 Transport Officer

No objection.

4.10 Arts and Development

No comment.

4.11 Community Facilities

According to the extract from Savills below, there are no changes within these proposals to the detail of the Community Building and associated land as consented at RM. Para 2.3 states the LMMP relates to community facilities without being explicit about which ones. If it relates to the management of landscape on the Community building site Property services and the operator of the community building should be consulted - this detail was postponed at RM to be covered between SGC, Crest and operator.

It was confirmed in writing that the changes proposed do not relate to the Community Building, to address the points above.

4.12 Waste

Request for clarification of tracking for refuse vehicles.

It was confirmed in writing that the changes proposed do not alter the vehicle tracking previously approved as part of the RM submission, to address the point above.

4.13 Highway Structures

If the application includes a structure that will support the highway or support the land above a highway. No construction is to be carried out without first

providing the Highway Structures team with documents in accordance with BD2/12 of the Design Manual for Roads and Bridges that will allow formal Technical Approval of the proposals to be carried out. The applicant will be required to pay the fees associated with the review of the submission whether they are accepted or rejected.

Or

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

4.14 Sport England

No comment.

4.15 Highways England

No objection.

4.16 Natural England

Natural England currently has no comment to make.

4.17 Bristol City Council

Bristol City Council has no objection to this application.

Other Representations

4.18 Local Residents

1 letter of objection was received from a local resident. Concerns were raised regarding the drainage proposals for plots 160-165 and the accuracy of site levels.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks planning permission to vary condition 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14 attached to the previously approved consent PT17/5810/RM. Section 73 of the Town and Country Planning Act allows for applications for the variation of conditions attached to previously granted planning permissions. The regulations set out that when determining such applications it is only the question of the conditions attached to the approved consent which may be considered. As such, the principle and planning merit of the original scheme cannot be reconsidered under this application.

5.2 It is only the conditions which the original permission was subject to that may be considered. The regulations set out that the Local Planning Authority can grant planning permission with conditions differing from the original permission, or it can refuse the application if it considers that the original conditions should apply.

Archaeology (Condition 1)

5.3 Condition 1 of application PT17/5810/RM states the following:

“Prior to occupation of any dwelling, a post-excavation assessment and subsequent programme of analysis and publication, including a timetable for these, shall be submitted to the Local Planning Authority for approval and implemented in full unless the Local Planning Authority agree to any variation in writing. Pre-commencement is required in order to ensure that any features or findings of archaeological importance are recorded and/or protected.”

5.4 The condition refers to documents already approved and does not seek to remove the requirements set out in the original wording. The Council’s Archaeologist was consulted on the proposed changes and raised no comments or objection. As a result of the proposed change the condition is updated to reflect documents approved through Discharge of Conditions (DOC20/00227). The change to a compliance condition ensures the condition is relevant and enforceable.

5.5 Accordingly, there are no objections to the amendment of condition 1 to the following wording, which includes the provision ‘unless otherwise agreed in writing by the Local Planning Authority’:

5.6 “Work on site shall accord with the scope of archaeological investigation and recording as outlined in the approved Written Scheme of Investigation (WSI) as produced by CgMs in January 2019 (Land at Harry Stoke, South Gloucestershire Phases 1, 3, 4, 6 and 7: Written Scheme of Investigation for a Programme of Archaeological Evaluation and Mitigation) and Archaeological Earthworks Survey, Evaluation and Excavation at Land at Harry Stoke, South Gloucestershire dated June 2020 produced by Worcestershire Archaeology for RPS, unless otherwise agreed in writing by the Local Planning Authority.”

Ecology (Conditions 2-6)

5.7 Conditions 2, 4 and 5 seek to update conditions that include reference to the Reserved Matters to include wording “PT17/5810/RM as varied by P20/10213/RVC” only. These conditions relate to Great Crested Newts, Reptile Mitigation and Bat Strategies and the wording is updated to reflect documents approved through DOC (DOC19/00344).

5.8 Accordingly, there are no objections to the amendment of conditions 2, 4 and 5 to the following wording:

“2. The development is implemented in accordance with the Great Crested Newt Design Strategy dated July 2018 by South Gloucestershire Council insofar as it is relevant to PT17/8510/RM (the application site) as varied by P20/10213/RVC. All works are to be carried out in strict accordance with the approved strategy.”

“4. The development shall be implemented in accordance with the reptile mitigation strategy for PT06/1001/O by Tyler Grange dated 24th February 2011

(ref1192_2010_01a_CS_RW) discharging Condition 35 of PT06/1001/O insofar as it applies to this phase (PT17/5810/RM as varied by P20/10213/RVC) of development.”

“5. The development shall be implemented in accordance with the bat mitigation strategy for PT06/1001/O by Tyler Grange dated 24th February 2011 (ref 1192_2010_02a_CS_RW) discharging Condition 36 of PT06/1001/O insofar as it applies to this phase (PT17/5810/RM as varied by P20/10213/RVC) of development.”

- 5.9 Condition 3 relates to badger survey and the original wording states that resurvey shall be undertaken prior to commencement. The revised condition seeks compliance with the documents approved through DOC (DOC19/00344). Therefore these changes are considered acceptable in bringing the consent in line with this updated information.

“3. The development shall be implemented in accordance with the Update Badger Survey to Discharge Ecology Planning Condition 3 report dated 11th October 2019 (ref 1192_R30_TB_MM) by Tyler Grange insofar as it applies to PT17/8510/RM (the application site) as varied by P20/10213/RVC.

- 5.10 Condition 6 relates to hedgehog mitigation strategy and the original wording states that a strategy shall be submitted and approved prior to commencement. The revised condition seeks compliance with the documents approved through DOC (DOC19/00344). Therefore these changes are considered acceptable in bringing the consent in line with this updated information.

“6. The development shall be implemented in accordance with the Hedgehog Mitigation Strategy to Discharge Ecology Planning Condition 6 report dated 11th October 2019 (ref 1192_R31_LT_MM) by Tyler Grange insofar as it applies to PT17/8510/RM (the application site) as varied by P20/10213/RVC.”

- 5.11 Landscape (Condition 7)

The original condition 7 states:

“No development shall commence until a revised landscape management and maintenance plan is first submitted to and approved in writing by the LPA. The revised landscape management and maintenance plan shall accord with the Ecological Management Plan by Tyler Grange dated 20th January 2012 and the Landscape Maintenance Plan by RPS dated September 2012 discharging Conditions 38 and 18 of PT06/1001/O and the landscape management and maintenance plan dated 29/07/2019 respectively insofar as it applies to this phase (PT17/5810/RM) of development.”

- 5.12 The revised wording accounts for updates to the Landscape Management and Maintenance Plan and the approval of a new Watercourse Management and Maintenance Plan which provides further detail on the management regime for the Ham Brook. Therefore these changes are considered acceptable in bringing the consent in line with this updated information. The wording is suggested as follows:

“7. The development shall be implemented and maintained in accordance with the Landscape Management and Maintenance Plan dated 25th March 2021 and Ditch and Watercourse Management and Maintenance Plan dated 15th September 2020 by David Jarvis Associates insofar as it applies to this phase (PT17/5810/RM as varied by P20/10213/RVC) of development.”

On the detailed Landscape Plans, the Landscape Officer raised queries regarding the consistency of plans detailing the retention of hedgerow. Revised plans were submitted to address the points raised detailing retention of hedgerows and the roadside hedge retained, except where a breach is required for the road junction.

Cycle Parking (Conditions 8 and 9)

- 5.13 The revisions to the Cycle Parking Conditions 8 and 9 make amendments to reflect the principles agreed through DOC (DOC20/00106) with updated plans, also included as part of Condition 14. Both conditions are revised to compliance conditions, as the required documents have been previously approved by the Council via Discharge of Conditions.
- 5.14 The revised wording for conditions 8 and 9 are considered acceptable in bringing the consent in line with this updated information. The wording is as follows:

“8. No dwelling shall be occupied until the related cycle parking facilities have been completed and made available for use in accordance with the approved Cycle Parking Strategy listed in Condition 14.”

“9. No community and commercial building shall be brought into use until the cycle parking facilities related to the building have been completed and made available for use in accordance with plans listed in Condition 14.”

Electric Vehicle Charging Points (EVCP) (Condition 10)

- 5.15 Condition 10 relates to EVCP and updates wording to reflect principles agreed through DOC (DOC20/00106). The revised condition refers to an EVCP Plan that is included in the revised Condition 14 as a compliance condition following agreement of the details.

The Transport Officer raised initial queries regarding the location of EVCPs and revised plans were submitted to address the key points including the addition of EVCP in additional locations to serve more plots. Officers consider that the proposals are acceptable.

- 5.16 Condition 10 states:

“10. Notwithstanding the approved plans no dwelling shall be occupied until details of electric vehicle charging points (EVCP's) for each dwelling with a garage and/or adjacent parking space have been first submitted to and approved in writing by the Local Planning Authority. The dwellings to which the EVCP's relates shall not be occupied until the EVCP's have been provided.”

The revised condition 10 is considered acceptable as follows:

“10. The dwellings to which the EVCP's relate (as controlled by the plan approved in Condition 14) shall not be occupied until the EVCP's have been provided.”

Affordable Dwellings (Conditions 11 and 12)

- 5.17 The proposed updated wording to conditions 11 and 12 reflect the removal of target affordable from the affordable housing mix and an updated Affordable Strategy drawing, also listed within Condition 14. The Housing Enabling Officer has been consulted on the proposed changes and following the submission of further details has raised no objection. The conditions as original and revised are set out below.

Original wording of Condition 11:

“11. All Affordable Dwellings (Base and Target units) as per approved Affordable Housing Strategy Plan Dwg.no.13308/3172/K shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level and those affordable homes required to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).”

Revised wording of condition 11:

“11. All Affordable Dwellings (Base) as per approved Affordable Strategy Plan (ref. L(00)3172 L) shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level and those affordable homes required to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).”

The original condition 12 states:

“12. Plots 553,554, 490, 491, 34 & 35 (Base units) and plots 396 & 395 (Target units if delivered) as per approved Affordable Housing Strategy Plan Dwg.no. 13308/3172/J (social rented) shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).

The revised wording is below:

“12. Affordable plots 553, 554, 490, 491, 34 & 35 as per approved Affordable Strategy Plan (ref. L(00)3172 L) shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).”

5.18 Approved Plans and Documents (Condition 14)

Condition 14 outlines the plans list for the reserved matters submission, as a result of the revised condition 14 the plan numbers that have changed or are removed as a result of the Discharge of Conditions outlined. The additional plans added reflect the Discharges of Condition listed and changes outlined below.

- 5.19 Plans are proposed to be added to Condition 14 to detail the following:

Mixed Use Block 1:

Revisions to the proposals for Mixed Use Block 1 propose to separate Block 1 into four connected but separate blocks (referred to in the submitted plans as Blocks 4.1/4.2 and 5A.1/5B.2), including a reduced number of dwellings per core and a reduction in retail floorspace of 293sqm. The changes to the configuration of Block 1 and reduction in retail floorspace is considered acceptable by officers and is in accordance with the approved Design Guide, Design Code and Masterplan. The proposed changes require updated approved drawings to be added to the plans list in Condition 14.

Substations:

Addition of sub-station elevation plans, omitted from the original Reserved Matters to the approved plans and documents list. The location of the two electricity sub-stations were included in the original condition. It is proposed the plans below are added to the list of approved drawings in Condition 14:

- 6218 A Substation;
- L(00)110 External Bin Store Plan and Elevations; and
- L(00)111 External Sub Station and Bin Store Plan and Elevations.

Specialist officers including Urban Design, Waste, Transport and Landscape were consulted on the plans for the substation and bin stores and the proposals considered acceptable.

Materials:

A minor amendment of the materials on Plot 160 from render to brick is proposed, this update brings Plot 160 in line with its surrounding units where the predominant facing material is brick. These proposed changes are considered acceptable and necessitate updates to the approved drawings listed in RMA Condition 14.

Car Parking:

Reconfiguration of the parking spaces serving plots 450, 451, 452, 453, 458, 459 and 460 to ensure each dwelling has two parking spaces. This change is proposed to ensure that all dwellings are served by two dedicated parking spaces. The proposals do not result in a reduction in car parking, as approved under the Reserved Matters submission. These proposed changes are considered acceptable and necessitate updates to the approved drawings listed in RMA Condition 14.

5.20

The revised wording of condition 14 is as follows:

“The development shall conform in all aspects with the plans and details shown in the application as listed below:

- A000 Location Plan 2500 A2 (Rev. A)
- A001 Existing Overall Site Plan 1250 A1
- A002 Site Survey Sheet 1 of 3 500 A0
- A003 Site Survey Sheet 2 of 3 500 A0
- A004 Site Survey Sheet 3 of 3 500 A0
- 091011 B Site Area Plan - School and Community Hall

L(00)5002 L Composite Planning Layout
L(00)5000 K Planning Layout (1 of 2)
5001 W Planning Layout (2 of 2)
L(00)3170 K Roof Material Strategy
L(00)3171 L Facing Material Strategy
L(00)3172 L Affordable Strategy
L(00)3173 J Boundary Treatments Strategy
L(00)3174 J Refuse Strategy
L(00)3175 J Storey Heights Strategy
L(00)3167 J Cycle Strategy
L(00)3177 K EV Charging Points Strategy
L(00)110 External Bin Store GA Plan and Elevations
L(00)111 External Sub Station and Bin Store GA and Elevations
3510 D Site Sections Phase 1
3510.1 H Site Sections Phase 2 & 3
3510.2 G Site Sections Phase 2 & 3
3510.4 C Site Sections Phase 3
3510.6 A Site Section W-W
3550 B Street Elevations - School Site
3600 E Street Scene AA
3601 F Street Scene BB
3602 A Street Scene CC
3603 D Street Scene DD
3604 G Street Scene EE
3605 C Street Scene FF
3606 A Street Scene GG
3610 B Crescent Perspective Sketch
6300.1 E Apartment Block 1 - Ground Floor
6300.2 E Apartment Block 1 - First Floor
6300.3 E Apartment Block 1 - Second Floor
6300.4 E Apartment Block 1 - Third Floor
6300.5 I Apartment Block 1 - Elevations
6300.6 F Apartment Block 1 - Elevations
6301.1 D Apartment Block 2- Ground Floor
6301.2 D Apartment Block 2- First Floor
6301.3 D Apartment Block 2 - Second Floor
6301.4 D Apartment Block 2- Third Floor
6301.5 D Apartment Block 2 - Elevations
6301.6 D Apartment Block 2 - Elevations
6302.1 E Apartment Block 3- Ground Floor
6302.2 E Apartment Block 3- First Floor
6302.3 E Apartment Block 3 - Second Floor
6302.4 D Apartment Block 3 - Elevations
6302.5 D Apartment Block 3 - Elevations
6302.6 D Apartment Block 3 - Elevations
6303.1 E Apartment Block 4- Ground Floor
6303.2 E Apartment Block 4- First Floor
6303.3 E Apartment Block 4 - Second Floor
6303.4 D Apartment Block 4 - Elevations
6303.5 D Apartment Block 4 - Elevations
6303.6 D Apartment Block 4 - Elevations

6304.1 B Apartment Block 5- Ground Floor
6304.2 B Apartment Block 5- First Floor
6304.3 B Apartment Block 5 - Second Floor
6304.4 B Apartment Block 5 - Elevations
6304.5 B Apartment Block 5 - Elevations
6304.6 B Apartment Block 5 - Elevations
6305.1 D Apartment Block 6- Ground Floor
6305.2 D Apartment Block 6- First Floor
6305.3 D Apartment Block 6- Second Floor
6305.4 D Apartment Block 6- Third Floor
6305.5 D Apartment Block 6- Elevations
6305.6 D Apartment Block 6- Elevations
6306.1 E Apartment Block 7- Ground Floor
6306.2 D Apartment Block 7- First Floor
6306.3 D Apartment Block 7- Second Floor
6306.4 D Apartment Block 7- Third Floor
6306.5 D Apartment Block 7- Elevations
6306.6 E Apartment Block 7- Elevations
6307.1 D Apartment Block 8- Ground Floor
6307.2 D Apartment Block 8- First Floor
6307.3 D Apartment Block 8- Second Floor
6307.4 C Apartment Block 8- Elevations
6307.5 D Apartment Block 8- Elevations
6307.6 D Apartment Block 8- Elevations
6308.1 D Apartment Block 9- Ground Floor
6308.2 D Apartment Block 9- First Floor
6308.3 D Apartment Block 9- Second Floor
6308.4 C Apartment Block 9- Elevations
6308.5 C Apartment Block 9- Elevations
4.1(00)010 N Block 4.1 GA Plans 1
4.1(00)011 L Block 4.1 GA Plans 2
4.1(00)101 N Block 4.1 GA Elevations
4.2(00)010 J Block 4.2 GA Plans 1
4.2(00)011 I Block 4.2 GA Plans 2
4.2(00)101 J Block 4.2 GA Elevations
5A.1(00)011 M Block 5A.1 GA Plans 1
5A.1(00)012 I Block 5A.1 GA Plans 2
5A.1(00)101 N Block 5A.1 GA Elevations
5B.2(00)010 N Block 5B.2 GA Plans 1
5B.2(00)011 K Block 5B.2 GA Plans 2
5B.2(00)101 P Block 5B.2 GA Elevations
6312.1 M Mixed Use Block 2 GF Plan
6312.2 L Mixed Use Block 2 FF Plan
6312.3 M Mixed Use Block 2 SF Plan
6313.1 I Mixed Use Block 2 Elevations
6313.2 F Mixed Use Block 2 Elevations
6000.3 D - 2B-4P-850 Floor Plans
6000.4 E - 2B.4P 850 Elevations
6001.1 C - 2B-4P-867 Floor Plans
6001.2 C - 2B.4P 867 Elevations
6002.1 E - 3B-5P-895(N) Floor Plans

6002.2 F - 3B.5P 895 Elevations
6002.4 B - 3B.5P 1046(N) Elevations
6003.1 B - 3B-5P-1046(N) Floor Plans
6003.2 B - 3B.5P 1046(N) Elevations
6003.3 C - 3B-5P-1046(N) Floor Plans
6003.4 D 3B.5P 1046(N) Elevations
6003.5 C - 3B-5P-1046(N) Floor Plans
6003.6 C - 3B-5P-1046(N) Elevations
6003.7 - 3B-5P 1046 Floor Plans
6003.8 A - 3B-5P 1046 Elevations
6004.3 C - 3B-5P-1096(N) Floor Plans
6004.4 D - 3B.5P 1096(N) Elevations
6007.1 B - 3B.5P.1273(N) Floor Plans
6007.2 C - 3B.5P 1273(N) Elevations
6007.3 E - 3B.5P.1273(N) Floor Plans
6007.4 F - 3B.5P 1273(N) Elevations
6007.5 A - 3B.5P 1273(N) Elevations
6008.1 D - 3B.6P.1276 Floor Plans
6008.2 D - 3B-6P-1276(N) Elevations
6008.3 D - 3B-6P-1276 Elevations
6009.1 E - 3B-6P-1298 Floor Plans
6009.2 E - 3B-6P-1298 Elevations
6011.1 C - 4B.6P.1384(E) Floor Plans
6011.2 C - 4B.6P 1384(E) Elevations
6011.3 C - 4B.6P.1384(E) Floor Plans
6011.4 D - 4B.6P 1384(E) Elevations
6012.1 B - 4B.6P.1384(W) Floor Plans
6012.2 B - 4B.6P1384(W) Elevations
6013.1 B - 3B.5P.1398(SL) Floor Plans
6013.2 C - 3B.5P 1398(SL) Elevations
6014.1 B - 4B.7P.1449 Floor Plans
6014.2 B - 4B.7P 1449 Elevations
6014.3 D - 4B.7P.1449 Floor Plans
6014.4 F - 4B.7P.1449 Elevations
6015.1 D - 4B.7P.1622 Floor Plans
6015.3 - 4B.7P 1622 Elevations
6016.1 B - 4B.5P.1684(SL) Floor Plans
6016.2 C - 4B.5P 1684 (SL) Elevations
6017.1 F - 4B.8P.1886 Floor Plans
6017.2 F - 8B.5P 1886 Elevations
6019.1 A - 2B.4P Maisonette Floor Plans
6019.2 B - 2B.4P Maisonette Elevations
6019.3 C - 2B.4P Maisonette Floor Plans
6019.4 B - 2B.4P Maisonette Elevations
6019.6 - 2B.4P Maisonette Elevations
6020.1 - 4B.5P.1287(N) Floor Plans
6020.2 - 4B.5P.1287(N) Elevations
6021.1 - 5B.9P.2158 Floor Plans
6021.2 - 5B.9P.2158 Elevations
6022.1 - 2B.4P.643 Floor Plans
6022.2 A - 2B.4P.643 Elevations

6030.3 C - 2B-4P-698(N) Floor Plans
6030.4 D - 2B.4P.698 (N) Elevations
6030.5 A - 2B.4P.698 (N) Elevations
6032.1 C - 3B-5P-895(W) Floor Plans
6032.2 D - 3B.5P.895 Elevations
6032.3 C - 3B-5P-895(W) Floor Plans
6032.4 C - 3B.5P.895 Elevations
6033.1 C - 3B-5P-895(E) Floor Plans
6033.2 C - 3B.5P.895(E) Elevations
6033.3 - 3B-5P-895(E) Floor Plans
6033.4 - 3B.5P.895 (E) Elevations
6103.1 D - AH 3B.5P.1297 WHC Floor Plans
6103.2 E - AH 3B 5P 945 Elevations (BIN STORES)
6105.1 D - AH 2B 4P 852 Floor Plans
6105.2 E - AH 2B 4P 852 Elevations
6105.5 B - AH 2B 4P 852 Floor Plans
6105.6 C - AH 2B 4P 852 Elevations
6106.1 E - AH 3B 5P 1001 Floor Plans
6106.2 F - AH 3B 5P 1001 Elevations
6106.3 D - AH 3B 5P 1001 Floor Plans
6106.4 E - AH 3B 5P 1001 Elevations
6106.5 B - AH 3B 5P 1001 Elevations
6107.3 C - AH 4B 6P 1159 Floor Plans
6107.4 D - AH 4B 6P 1159 Elevations
6107.5 D - AH 4B 6P 1159 Floor Plan
6107.6 E - AH 4B 6P 1159 Elevations
6107.7A - AH 4B 6P 1159 Elevation
6109.1 D - AH 1B 2P Maisonette Floor Plans
6109.2 E - 1B.2P Maisonette Elevations
6110.1 C - 2B.4P Maisonette Floor Plans
6110.2 C - 2B.4P Maisonette Elevations
6111.1 A - AH 2B 4P 1120 WHC Floor Plans
6111.2 B - AH 2B.4P.1120 WHC Elevations
6112.1 A - 3B 4P 852 Floor Plans
6112.2 A - 3B 4P 852 Elevations
6112.3 A - 3B 4P 852 Floor Plans
6112.4 B - 3B 4P 852 Elevations
6112.5 B - 3B 4P 852 Elevations
6114.1 A - 4B 6P 1159 Floor Plans
6114.2 A - 4B 6P 1159 Elevations
6114.3 A - 4B 6P 1159 Elevations
6114.4 A - 4B 6P 1159 Elevations
6200 A Garage Types
6201 A Garage Types
6202 Garage Types Urban Village - Gable Fronted
6203 Garage Types - Rural Edge - Gable Fronted
6210 B Bin & Cycle Stores
6211 B Bin & Cycle Stores
6212 A Cycle Store - Block 6
6213 A Cycle Store - Mixed Use Block 2
6214 A Bin Store - Urban Village

6215 A Bin Store - Rural Edge
6216 Bin Store - Block 6 & 7
6217 A Cycle Shelter
6218 A - Substation
6220.1 Pergola - Floor Plan
6220.2 Pergola - Elevations
A611 Nursery Plans and Elevations
6401 H Community Building
6401.1 D - Community Building
0677-102 K Planning Layout
28. Car and Cycle Parking
0677-103 K Street Scenes
0677-104-1 K External Works Sheet 1
0677-104-2 K External Works Sheet 2
0677-105 K Vehicle Tracking
0677-106 External Detailing
0677-107 K Adoption Plan
0677-108 L Materials Layout
0677-109 B Garages
0677-110 J Character Areas
0677-112 K Refuse Strategy
0677 Housetype Booklet - Issue 10
0677 Issue 9 - Parking Matrix
5000-P29 Landscape Masterplan
5001-P11 Landscape Proposals Sheet 1 of 19
5002-P11 Landscape Proposals Sheet 2 of 19
5003-P12 Landscape Proposals Sheet 3 of 19
5004-P13 Landscape Proposals Sheet 4 of 19
5005-P12 Landscape Proposals Sheet 5 of 19
5006-P12 Landscape Proposals Sheet 6 of 19
5007-P12 Landscape Proposals Sheet 7 of 19
5008-P13 Landscape Proposals Sheet 8 of 19
5009-P14 Landscape Proposals Sheet 9 of 19
5010-P14 Landscape Proposals Sheet 10 of 19
5011-P12 Landscape Proposals Sheet 11 of 19
5012-P18 Landscape Proposals Sheet 12 of 19
5013-P18 Landscape Proposals Sheet 13 of 19
5014-P14 Landscape Proposals Sheet 14 of 19
5015-P14 Landscape Proposals Sheet 15 of 19
5016-P12 Landscape Proposals Sheet 16 of 19
5017-P13 Landscape Proposals Sheet 17 of 19
5018-P12 Landscape Proposals Sheet 18 of 19
5019-P12 Landscape Proposals Sheet 19 of 19
5020-P7 LEAP Proposals
5021-P14 Great Crest Newt Corridor Proposals
5022-P1 Great Crested Newt Corridor Indicative Sections
5501-P1 Typical Tree Pit Details
5701-P1 Typical Plant Materials Sheet 1 of 2
5702-P1 Typical Plant Materials Sheet 2 of 2
5703-P5 Typical Street Furniture & Hard Surfaces
5704-P2 LEAP Typical Plant Materials

5705-P2 LEAP Play Equipment
5708-P16 Drainage, Landscape & Lighting Coordination
5709-P16 Public Open Space Plan
5711-P1 Typical Play Trail Equipment
3113.09 K Proposed Highway Adoption Plan
14884TA Site Levels C01 P19
14884TA Site Levels C02 P15
14884TA Site Levels C03 P13”

5.21 All other conditions on the previously approved consent are considered to be accurate and relevant and will be copied over to the new consent.

5.22 S106 Obligations

A Deed of Variation application has been submitted to the Local Planning Authority to reflect the changes outlined.

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

7. RECOMMENDATION

7.1 Reserved Matters Consent is GRANTED subject to the conditions on the decision notice

CONDITIONS

1. Work on site shall accord with the scope of archaeological investigation and recording as outlined in the approved Written Scheme of Investigation (WSI) as produced by CgMs in January 2019 (Land at Harry Stoke, South Gloucestershire Phases 1, 3, 4, 6 and 7: Written Scheme of Investigation for a Programme of Archaeological Evaluation and Mitigation) and Archaeological Earthworks Survey, Evaluation and Excavation at Land at Harry Stoke, South Gloucestershire dated June 2020 produced by Worcestershire Archaeology for RPS, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017) and policies CS9 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy.

2. The development is implemented in accordance with the Great Crested Newt Design Strategy dated July 2018 by South Gloucestershire Council insofar as it is relevant to PT17/8510/RM (the application site) as varied by P20/10213/RVC. All works are to be carried out in strict accordance with the approved strategy.

Reason

To ensure sufficient protection for this species to accord with policies CS9 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

3. The development shall be implemented in accordance with the Update Badger Survey to Discharge Ecology Planning Condition 3 report dated 11th October 2019 (ref 1192_R30_TB_MM) by Tyler Grange insofar as it applies to PT17/8510/RM (the application site) as varied by P20/10213/RVC.

Reason

To ensure sufficient protection for this species to accord with policies CS9 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

4. The development shall be implemented in accordance with the reptile mitigation strategy for PT06/1001/O by Tyler Grange dated 24th February 2011 (ref1192_2010_01a_CS_RW) discharging Condition 35 of PT06/1001/O insofar as it applies to this phase (PT17/5810/RM as varied by P20/10213/RVC) of development

Reason

To ensure sufficient protection for this species to accord with policies CS9 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

5. The development shall be implemented in accordance with the bat mitigation strategy for PT06/1001/O by Tyler Grange dated 24th February 2011 (ref 1192_2010_02a_CS_RW) discharging Condition 36 of PT06/1001/O insofar as it applies to this phase (PT17/5810/RM as varied by P20/10213/RVC) of development

Reason

To ensure sufficient protection for this species to accord with policies CS9 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

6. The development shall be implemented in accordance with the Hedgehog Mitigation Strategy to Discharge Ecology Planning Condition 6 report dated 11th October 2019 (ref 1192_R31_LT_MM) by Tyler Grange insofar as it applies to PT17/8510/RM (the application site) as varied by P20/10213/RVC

Reason

To ensure sufficient protection for this species to accord with policies CS9 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

7. The development shall be implemented and maintained in accordance with the Landscape Management and Maintenance Plan dated 25th March 2021 and Ditch and Watercourse Management and Maintenance Plan dated 15th September 2020 by David Jarvis Associates insofar as it applies to this phase (PT17/5810/RM as varied by P20/10213/RVC) of development.

Reason

To ensure sufficient protection for this species to accord with policies CS9 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) and Policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan November 2017.

8. No dwelling shall be occupied until the related cycle parking facilities have been completed and made available for use in accordance with the approved Cycle Parking Strategy listed in Condition 14.

Reason

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

9. No community and commercial building shall be brought into use until the cycle parking facilities related to the building have been completed and made available for use in accordance with plans listed in Condition 14.

Reason

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

10. The dwellings to which the EVCP's relate (as controlled by the plan approved in Condition 14) shall not be occupied until the EVCP's have been provided.

Reason

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

11. All Affordable Dwellings (Base) as per approved Affordable Strategy Plan (ref. L(00)3172 L) shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level and those affordable homes required to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).

Reason

To ensure inclusive design access for all in accordance with Policy PSP37 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan.

12. Affordable plots 553, 554, 490, 491, 34 & 35 as per approved Affordable Strategy Plan (ref. L(00)3172 L) shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).

Reason

To ensure inclusive design access for all in accordance with Policy PSP37 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan.

13. Prior to occupation of the 200th dwelling the drainage connection as stated in the drainage note (2018s0800 Harry Stoke Development, Foxglove Close Drainage P02.01.docx) shall be provided in full to ensure drainage connection to Foxglove Close.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and reduce the risk of flooding to the proposed development and future occupants in accordance with policies CS9 and CS27 of the adopted South Gloucestershire Council Local Plan: Core Strategy (December 2013) and Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

14. The development shall conform in all aspects with the plans and details shown in the application as listed below:

A000 Location Plan 2500 A2 (Rev. A)
 A001 Existing Overall Site Plan 1250 A1
 A002 Site Survey Sheet 1 of 3 500 A0
 A003 Site Survey Sheet 2 of 3 500 A0
 A004 Site Survey Sheet 3 of 3 500 A0
 091011 B Site Area Plan - School and Community Hall
 L(00)5002 L Composite Planning Layout
 L(00)5000 K Planning Layout (1 of 2)
 5001 W Planning Layout (2 of 2)
 L(00)3170 K Roof Material Strategy

L(00)3171 L Facing Material Strategy
L(00)3172 L Affordable Strategy
L(00)3173 J Boundary Treatments Strategy
L(00)3174 J Refuse Strategy
L(00)3175 J Storey Heights Strategy
L(00)3167 J Cycle Strategy
L(00)3177 K EV Charging Points Strategy
L(00)110 External Bin Store GA Plan and Elevations
L(00)111 External Sub Station and Bin Store GA and Elevations
3510 D Site Sections Phase 1
3510.1 H Site Sections Phase 2 & 3
3510.2 G Site Sections Phase 2 & 3
3510.4 C Site Sections Phase 3
3510.6 A Site Section W-W
3550 B Street Elevations - School Site
3600 E Street Scene AA
3601 F Street Scene BB
3602 A Street Scene CC
3603 D Street Scene DD
3604 G Street Scene EE
3605 C Street Scene FF
3606 A Street Scene GG
3610 B Crescent Perspective Sketch
6300.1 E Apartment Block 1 - Ground Floor
6300.2 E Apartment Block 1 - First Floor
6300.3 E Apartment Block 1 - Second Floor
6300.4 E Apartment Block 1 - Third Floor
6300.5 I Apartment Block 1 - Elevations
6300.6 F Apartment Block 1 - Elevations
6301.1 D Apartment Block 2- Ground Floor
6301.2 D Apartment Block 2- First Floor
6301.3 D Apartment Block 2 - Second Floor
6301.4 D Apartment Block 2- Third Floor
6301.5 D Apartment Block 2 - Elevations
6301.6 D Apartment Block 2 - Elevations
6302.1 E Apartment Block 3- Ground Floor
6302.2 E Apartment Block 3- First Floor
6302.3 E Apartment Block 3 - Second Floor
6302.4 D Apartment Block 3 - Elevations
6302.5 D Apartment Block 3 - Elevations
6302.6 D Apartment Block 3 - Elevations
6303.1 E Apartment Block 4- Ground Floor
6303.2 E Apartment Block 4- First Floor
6303.3 E Apartment Block 4 - Second Floor
6303.4 D Apartment Block 4 - Elevations
6303.5 D Apartment Block 4 - Elevations
6303.6 D Apartment Block 4 - Elevations
6304.1 B Apartment Block 5- Ground Floor
6304.2 B Apartment Block 5- First Floor
6304.3 B Apartment Block 5 - Second Floor
6304.4 B Apartment Block 5 - Elevations

6304.5 B Apartment Block 5 - Elevations
6304.6 B Apartment Block 5 - Elevations
6305.1 D Apartment Block 6- Ground Floor
6305.2 D Apartment Block 6- First Floor
6305.3 D Apartment Block 6- Second Floor
6305.4 D Apartment Block 6- Third Floor
6305.5 D Apartment Block 6- Elevations
6305.6 D Apartment Block 6- Elevations
6306.1 E Apartment Block 7- Ground Floor
6306.2 D Apartment Block 7- First Floor
6306.3 D Apartment Block 7- Second Floor
6306.4 D Apartment Block 7- Third Floor
6306.5 D Apartment Block 7- Elevations
6306.6 E Apartment Block 7- Elevations
6307.1 D Apartment Block 8- Ground Floor
6307.2 D Apartment Block 8- First Floor
6307.3 D Apartment Block 8- Second Floor
6307.4 C Apartment Block 8- Elevations
6307.5 D Apartment Block 8- Elevations
6307.6 D Apartment Block 8- Elevations
6308.1 D Apartment Block 9- Ground Floor
6308.2 D Apartment Block 9- First Floor
6308.3 D Apartment Block 9- Second Floor
6308.4 C Apartment Block 9- Elevations
6308.5 C Apartment Block 9- Elevations
4.1(00)010 N Block 4.1 GA Plans 1
4.1(00)011 L Block 4.1 GA Plans 2
4.1(00)101 N Block 4.1 GA Elevations
4.2(00)010 J Block 4.2 GA Plans 1
4.2(00)011 I Block 4.2 GA Plans 2
4.2(00)101 J Block 4.2 GA Elevations
5A.1(00)011 M Block 5A.1 GA Plans 1
5A.1(00)012 I Block 5A.1 GA Plans 2
5A.1(00)101 N Block 5A.1 GA Elevations
5B.2(00)010 N Block 5B.2 GA Plans 1
5B.2(00)011 K Block 5B.2 GA Plans 2
5B.2(00)101 P Block 5B.2 GA Elevations
6312.1 M Mixed Use Block 2 GF Plan
6312.2 L Mixed Use Block 2 FF Plan
6312.3 M Mixed Use Block 2 SF Plan
6313.1 I Mixed Use Block 2 Elevations
6313.2 F Mixed Use Block 2 Elevations
6000.3 D - 2B-4P-850 Floor Plans
6000.4 E - 2B.4P 850 Elevations
6001.1 C - 2B-4P-867 Floor Plans
6001.2 C - 2B.4P 867 Elevations
6002.1 E - 3B-5P-895(N) Floor Plans
6002.2 F - 3B.5P 895 Elevations
6002.4 B - 3B.5P 1046(N) Elevations
6003.1 B - 3B-5P-1046(N) Floor Plans
6003.2 B - 3B.5P 1046(N) Elevations

6003.3 C - 3B-5P-1046(N) Floor Plans
6003.4 D 3B.5P 1046(N) Elevations
6003.5 C - 3B-5P-1046(N) Floor Plans
6003.6 C - 3B-5P-1046(N) Elevations
6003.7 - 3B-5P 1046 Floor Plans
6003.8 A - 3B-5P 1046 Elevations
6004.3 C - 3B-5P-1096(N) Floor Plans
6004.4 D - 3B.5P 1096(N) Elevations
6007.1 B - 3B.5P.1273(N) Floor Plans
6007.2 C - 3B.5P 1273(N) Elevations
6007.3 E - 3B.5P.1273(N) Floor Plans
6007.4 F - 3B.5P 1273(N) Elevations
6007.5 A - 3B.5P 1273(N) Elevations
6008.1 D - 3B.6P.1276 Floor Plans
6008.2 D - 3B-6P-1276(N) Elevations
6008.3 D - 3B-6P-1276 Elevations
6009.1 E - 3B-6P-1298 Floor Plans
6009.2 E - 3B-6P-1298 Elevations
6011.1 C - 4B.6P.1384(E) Floor Plans
6011.2 C - 4B.6P 1384(E) Elevations
6011.3 C - 4B.6P.1384(E) Floor Plans
6011.4 D - 4B.6P 1384(E) Elevations
6012.1 B - 4B.6P.1384(W) Floor Plans
6012.2 B - 4B.6P1384(W) Elevations
6013.1 B - 3B.5P.1398(SL) Floor Plans
6013.2 C - 3B.5P 1398(SL) Elevations
6014.1 B - 4B.7P.1449 Floor Plans
6014.2 B - 4B.7P 1449 Elevations
6014.3 D - 4B.7P.1449 Floor Plans
6014.4 F - 4B.7P.1449 Elevations
6015.1 D - 4B.7P.1622 Floor Plans
6015.3 - 4B.7P 1622 Elevations
6016.1 B - 4B.5P.1684(SL) Floor Plans
6016.2 C - 4B.5P 1684 (SL) Elevations
6017.1 F - 4B.8P.1886 Floor Plans
6017.2 F - 8B.5P 1886 Elevations
6019.1 A - 2B.4P Maisonette Floor Plans
6019.2 B - 2B.4P Maisonette Elevations
6019.3 C - 2B.4P Maisonette Floor Plans
6019.4 B - 2B.4P Maisonette Elevations
6019.6 - 2B.4P Maisonette Elevations
6020.1 - 4B.5P.1287(N) Floor Plans
6020.2 - 4B.5P.1287(N) Elevations
6021.1 - 5B.9P.2158 Floor Plans
6021.2 - 5B.9P.2158 Elevations
6022.1 - 2B.4P.643 Floor Plans
6022.2 A - 2B.4P.643 Elevations
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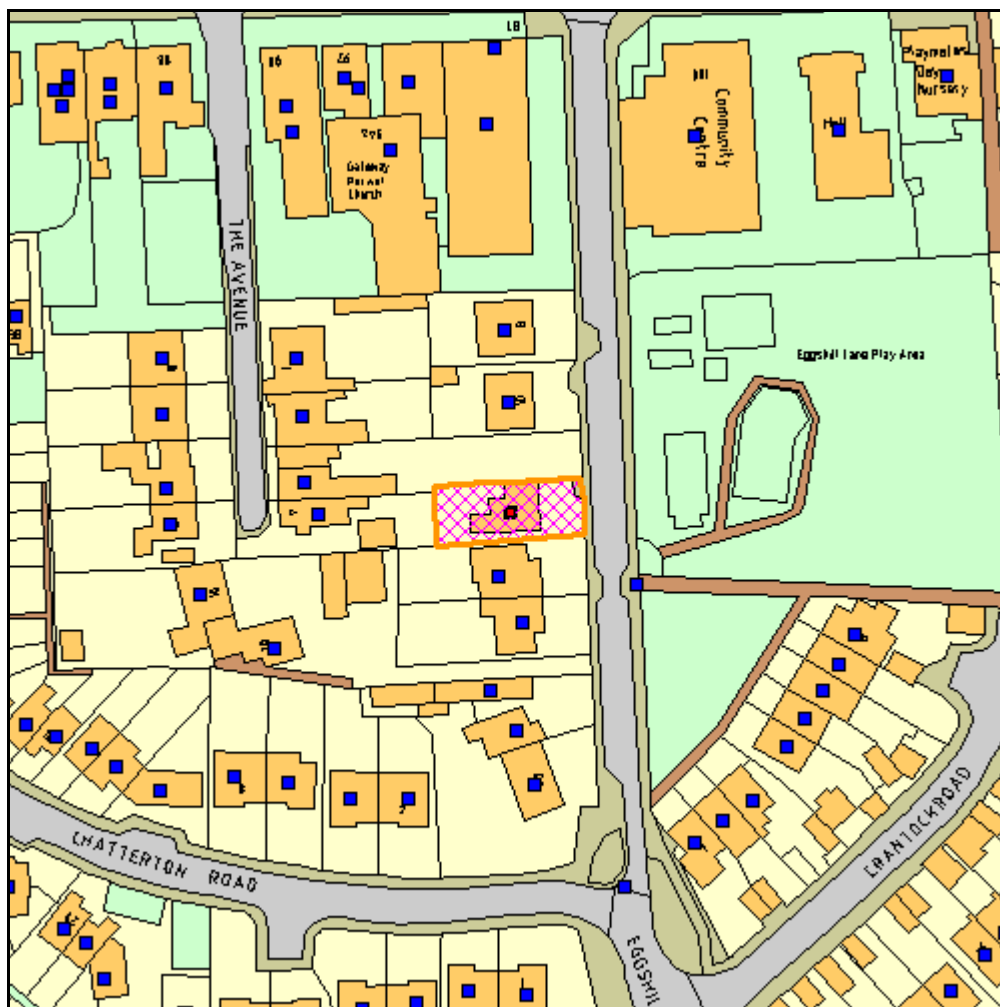
Reason

In the interest of clarity and in order to define the planning permission and to ensure a good quality of design to accord with policies CS1 and CS27 of the adopted South Gloucestershire Local Plan: Core Strategy (December 2013) .

Case Officer: Catherine Loveday
Authorising Officer: Jonathan Ryan

CIRCULATED SCHEDULE NO. 14/21 -9th April 2021

| | | | |
|----------------------------------|---|-------------------------|-----------------------|
| App No.: | P21/00755/F | Applicant: | Mr Jim Massey |
| Site: | 12 Eggshill Lane Yate South Gloucestershire BS37 4BL | Date Reg: | 15th February 2021 |
| Proposal: | Erection of two storey side extension to form additional living accommodation. | Parish: | Yate Town Council |
| Map Ref: | 370754 182417 | Ward: | Yate Central |
| Application Category: | Householder | Target Date: | 6th April 2021 |



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P21/00755/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 The application seeks full planning permission for the erection of two storey side extension to form additional living accommodation at 12 Eggshill Lane, Yate.
- 1.2 The application site is located with the settlement boundary for Yate and is not covered by any restrictive designations.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013

| | |
|------|--|
| CS1 | High Quality Design |
| CS4a | Presumption in Favour of Sustainable Development |
| CS5 | Location of Development |

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

| | |
|-------|--|
| PSP1 | Local Distinctiveness |
| PSP8 | Residential Development |
| PSP11 | Transport |
| PSP16 | Parking Standards |
| PSP38 | Development within Existing Residential Curtilages |
| PSP43 | Private Amenity Standards |
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPS (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016
Householder Design Guide SPD (Adopted) 2021

3. CONSULTATION RESPONSES

- 3.1 Yate Town Council – Objection

“We object unless there is a condition requiring the provision of space for two off street parking spaces with vehicles able to turn on site and leave in forward gear given the loss of the garage.

“Since parking has been removed on Station Road, parking on Eggshill lane is now at a premium.”

- 3.2 Sustainable Transport – No objection. Comments incorporated below.
- 3.3 Environmental Protection – No objections, informatives recommended.

4. ANALYSIS OF PROPOSAL

4.1 Design and Visual Amenity

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

- 4.2 Whilst the proposed two-storey extension has been designed with a flat roof which would not normally be permissible and regarded as inappropriate design, weight has been given to the surrounding context. In this instance, the proposal emulates that of the immediate neighbouring properties extension, thus increased symmetry between the two properties is gained. Furthermore, the surrounding area is formed of a range of building designs which contribute to the varied character of the area. As such, in this specific instance, the character of the surrounding area and the form of the neighbouring properties act as a strong material consideration in favour of the proposed design. The development would therefore not result in a degree of unreasonable harm to the character and context of the area, and would form a subservient addition. The proposed development would therefore comply with policies CS1, PSP1 and PSP38 of the SG Local Development Plans.

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

4.4 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards.

- 4.5 It is proposed to create an extra bedroom making 4 in total. It is noted that the existing garage would be converted and therefore no longer counted towards the parking allocation. However, SGC minimum parking standards state that a 4 bed dwelling requires 2 off street parking spaces. The submitted plans show adequate parking within the site boundary.
- 4.6 With regard to the Town Council commenting that vehicles should turn on site and leave in forward gear given the loss of the garage, this request has not

been seconded by transport officers. As existing, vehicles reverse onto the public highway from the property – thus there is no change as a result of the proposal. Furthermore, the street is ‘one-way’, with width restrictions to reduce speed, there is clear and straight point of vision, and it is not an unusual occurrence within the vicinity for vehicles to reverse onto the highway. As such, the proposed development would not result in any significant impacts to highway safety, and cannot be refused on such grounds. The proposal is therefore compliant with Policy PSP16 of the SG PSPP and the provisions of the NPPF.

4.7 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.

5. CONCLUSION

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

6. RECOMMENDATION

6.1 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 9 February 2021: EXISTING - COMBINED PLANS, EXISTING REAR, SIDE ELEVATIONS AND ROOF PLANS, PROPOSED BLOCK, FLOOR PLANS AND ELEVATIONS, PROPOSED SIDE & REAR ELEVATIONS AND ROOF PLAN.

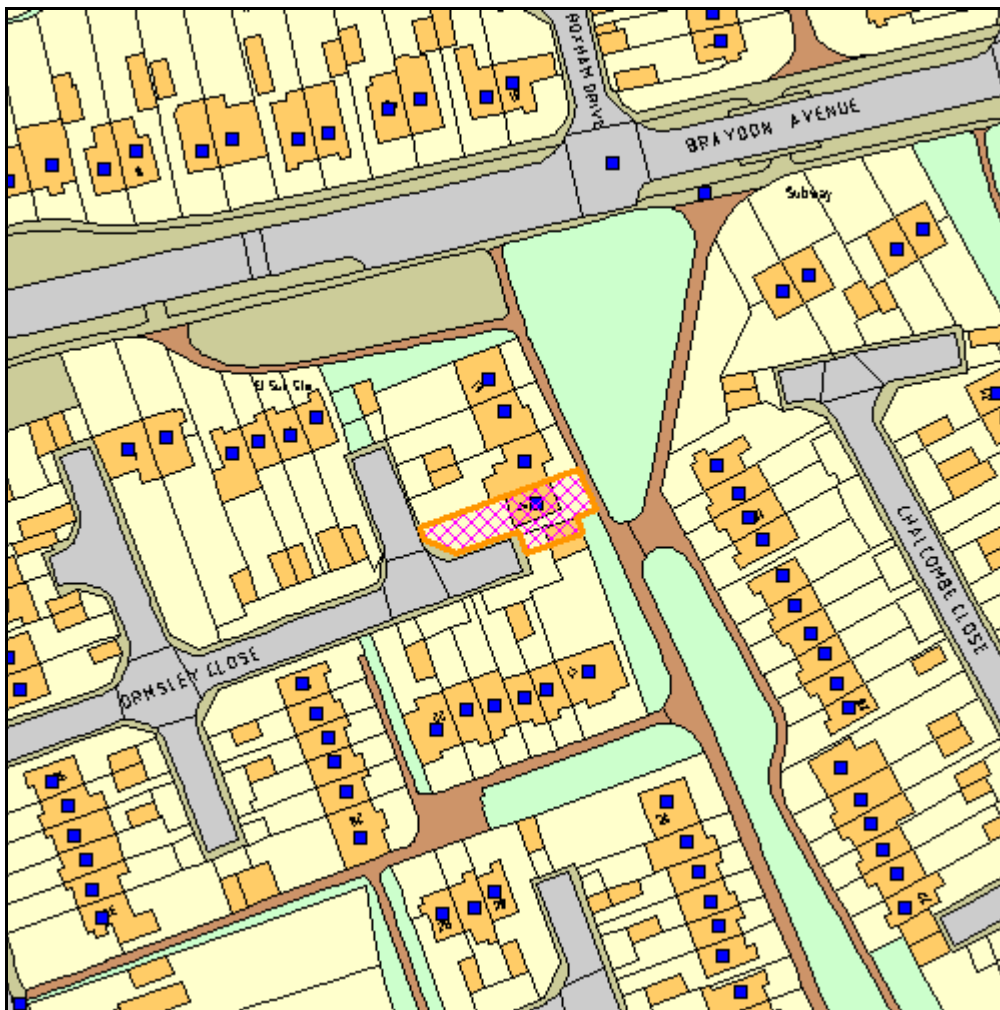
Reason: To define the terms and extent of the permission.

Case Officer: Thomas Smith

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 14/21 -9th April 2021

| | | | |
|----------------------------------|---|-------------------------|---------------------------------|
| App No.: | P21/00825/F | Applicant: | Mr Steve Tullett |
| Site: | 16 Ormsley Close Little Stoke South Gloucestershire BS34 6EN | Date Reg: | 18th February 2021 |
| Proposal: | Erection of single storey front and side extension to form additional living accommodation. | Parish: | Stoke Gifford Parish Council |
| Map Ref: | 361296 181591 | Ward: | Stoke Gifford |
| Application Category: | Householder | Target Date: | 12th April 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 in the interest of ensuring that the decision is made in accordance with the current scheme of delegation. This is because the Parish Council have submitted that they have no objection, subject to a caveat regarding parking. As the case officer has taken a differing view to the highways officer in this instance, the Parish Council's comment could potentially be construed as an objection.

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for the erection of a single storey front and side extension.
- 1.2 The application site is an end terrace property on a residential radburn style cul-de-sac in the North fringe of Bristol Urban Area.
- 1.3 During the application's consideration, revised plans were received. As the plans resulted in an overall reduction in footprint, it was not considered necessary to run any public re-consultation, as officers are satisfied no-one would be disadvantaged.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

| | |
|------|--|
| CS1 | High Quality Design |
| CS4A | Presumption in Favour of Sustainable Development |
| CS5 | Location of Development |
| CS8 | Improving Accessibility |
| 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 |
| 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

3. RELEVANT PLANNING HISTORY

- 3.1 PT17/2180/F (approved 06/09/2017):
 Demolition of existing garage. Erection of single storey front and two storey side extension to form additional living accommodation. Formation of new vehicular access, parking spaces and associated works.

It is apparent to officers that this has not been implemented.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
 No objection subject to sufficient off-street parking.

- 4.2 Sustainable Transport
 Query the proposed parking space in terms of dimensions.

Following the submission of clarification on the size of the originally proposed parking space, the highways officer raises an objection as it is not 5.5 metres in length. The highways officer also expresses concern regarding parking elsewhere on the site with regards to the parking area provided on the end of the garden, as this is used for a caravan which appears to overhang the highway. *For the avoidance of doubt, this latter parking space is not part of the proposal and already exists. The highways officer suggests this should be referred to planning enforcement.*

The proposal was then reduced so that the wall of the extension stops where the existing garage does. The highways officer however maintains that the space needs to be 5.5 metres in length, as the layout is changing. Officers would therefore construe this as an objection.

- 4.3 Local Residents
 1no. general comment has been received. This comment raises concerns regarding the impact of the proposal on the remaining garage that the current garage is attached to. Concern is also raised regarding an alleged concrete 'well cap' in the vicinity. Concern is also raised regarding subsidence because of the development.

5. ANALYSIS OF PROPOSAL

- 1.1 The proposal seeks to demolish an existing garage and erect a single storey side and front extension.
- 1.2 Principle Of Development
 PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential

curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.

1.3 Design and Visual Amenity

The host property has elevations that comprise a mixture of facing brick with rendered sections to the front and a pitched roof with side facing gables. Immediately due South of the property (though not attached) is the flat roofed garage serving no.16, which is also attached to the garage for no. 17 Ormsley Close, due South of the site. The layout is radburn style, which means the properties are accessed by car to the rear, with the fronts served by footpaths. The front of the properties is generally characterised by an 'open plan' feel, with the enclosure kept to the rear.

1.4 The proposal would see the existing garage demolished, and in its place a side and front extension erected. Said extension would project from the side of the host property by c.4.3 metres and would have a depth in total of c.5.8 metres, c.2.5 of which would sit beyond the principal elevation. The front projection would have a lean-to roof, which would span c.2.5 metres of the principle elevation itself. The rest of the extension would have a dual pitched roof with side facing gable end. The rear wall of the extension would, following revision, stop where the current garage front does.

1.5 The extension is a suitably subservient single storey addition, which broadly follows the design characteristics of the host property. The front part of the extension is of a suitable depth so as to not appear incongruous. This part would not project beyond the existing garage block due South. Whilst it would be slightly deeper than the neighbouring front extension, it would not be disproportionately so and is considered acceptable in this respect. Overall, officers consider the proposed extension to be broadly in compliance with the requirements of CS1, PSP38 and the recently adopted Household SPD. A matching materials condition should be applied, should permission be granted to ensure a successful assimilation, particularly where the front extension is concerned.

1.6 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss

- of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 1.7 By reason of the single storey nature of the proposed development, relationship with neighbouring properties and the arrangement of the fenestration, officers do not consider the proposed development to present any material residential amenity concerns, should permission be granted.
- 1.8 Parking Standards
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.
- 1.9 Comments from the highways officer are noted. Officers acknowledge that the proposed parking space, or rather, the retained space, would not be 5.5 metres in length, and therefore is not strictly in alignment with PSP16.
- 1.10 The existing garage does not meet the minimum size requirements for a single garage (3 metres by 6 metres), and so should not be counted towards parking provision. Whilst the loss of the garage would also result in the loss of storage and space to store cycles, officers note the presence of a reasonable sized secure garden shed, which would be capable of providing domestic cycle parking in lieu of the garage.
- 1.11 Notwithstanding the fact the parking space as proposed to the front of the garage is less than 5.5 metres in length, as it is not any smaller than the existing parking space, it would be quite unreasonable to refuse the application. This is because there would be no decrease in parking provision beyond the existing situation, and so the impact can be considered to be a neutral one. This said, an appropriately worded condition should be applied, to ensure that the proposed parking space is retained.
- 1.12 Private Amenity Space
The proposed development would not have any material impact on the level of private amenity space available, should permission be granted.

Impact on Equalities

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

- 1.14 With regards to the above this planning application is considered to have a neutral impact on equality.
- 1.15 Other Matters
A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 1.16 Officers note concerns raised by a neighbour which essentially raise concerns regarding impacts to the structure of neighbouring property, and regarding a suspected 'well cap' in the vicinity. Whilst not strictly planning matters, the building control team have been contacted who confirm that should any form of well opening or other feature be uncovered once works are underway, this would be addressed through building control. In terms of impacts on neighbouring property in terms of potential damage, this would be a civil matter between the concerned parties.

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

Reason

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

3. The parking space as indicated on plan 0103 (rev.C) (received 18/03/2021) shall be provided prior to the substantial completion of the development hereby permitted and shall be retained thereafter.

Reason

In the interest of ensuring that an acceptable level of parking is retained and to accord with PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

4. The development shall proceed in accordance with the following plans:

0102 A - Existing elevations
0101 A - Existing plans
0100 A - Existing site plan and location plan
Received 14/02/2021

0105 C - Existing and proposed site plans
0104 C - Proposed elevations
0103 C - Proposed plans
Received 18/03/2021

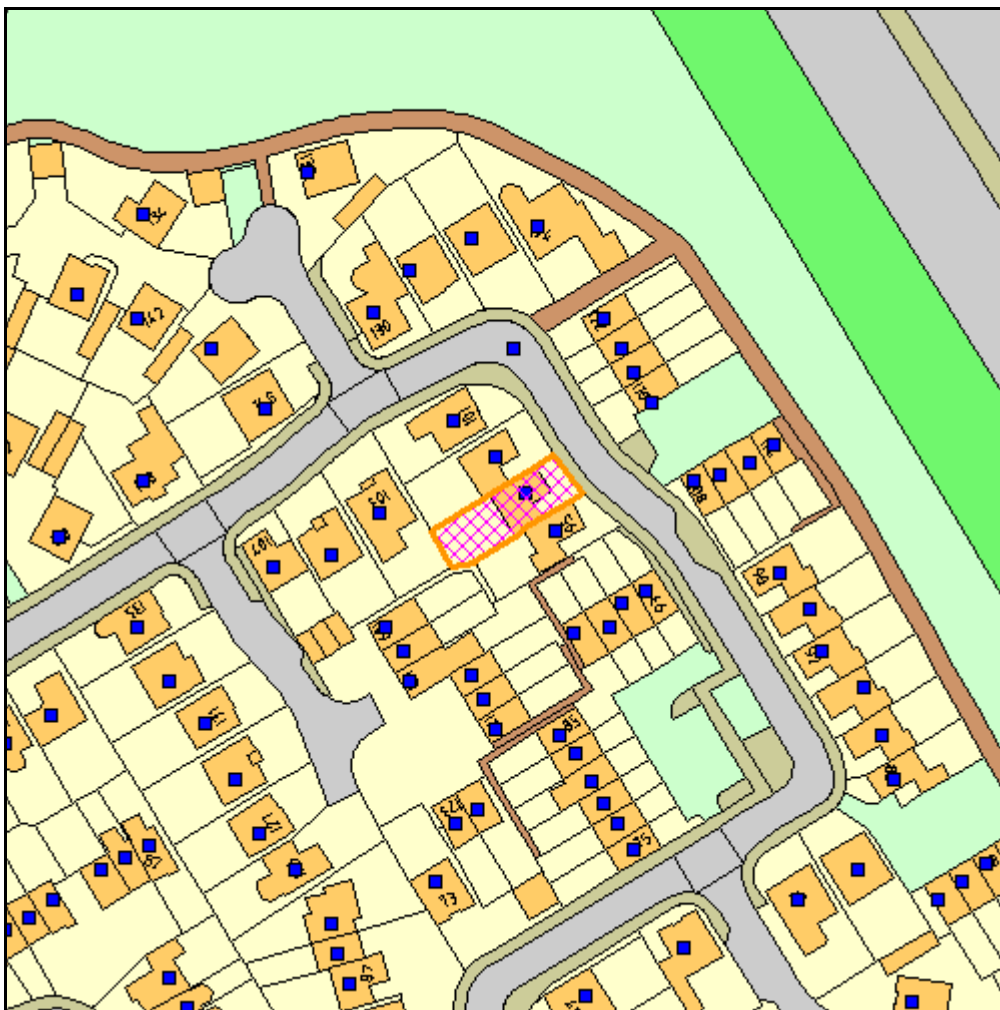
Reason

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

Case Officer: Alex Hemming
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 14/21 -9th April 2021

| | | | |
|----------------------------------|---|-------------------------|-------------------------------|
| App No.: | P21/00864/PDR | Applicant: | Mr and Mrs Sweeney |
| Site: | 97 Juniper Way Bradley Stoke South Gloucestershire BS32 0EJ | Date Reg: | 11th March 2021 |
| Proposal: | Installation of 1 no. rear dormer to facilitate loft conversion. | Parish: | Bradley Stoke Town Council |
| Map Ref: | 363033 181450 | Ward: | Bradley Stoke South |
| Application Category: | | Target Date: | 13th April 2021 |



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P21/00864/PDR

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

This planning application has been added to the Circulated Schedule because the proposal has received an objection from Bradley Stoke Town Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the installation of 1 no. rear dormer to facilitate loft conversion.
- 1.2 The application site can be found at 97 Juniper Way. It is a two storey dwelling, located in an area of predominantly residential development within Bradley Stoke.
- 1.3 Ordinarily, the proposal would constitute permitted development under the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. However, permitted development rights have been removed by condition under the original application for this development (P99/1042_Condition 3).

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

| | |
|-----|--|
| CS1 | High Quality Design |
| CS4 | Presumption in Favour of Sustainable Development |
| CS5 | Location of Development |
| CS8 | Improving Accessibility |

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

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

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards SPS (Adopted 2013)
Household Design Guide SPD (Adopted March 2021)

3. **RELEVANT PLANNING HISTORY**

3.1 None relevant.

4. **CONSULTATION RESPONSES**

4.1 Bradley Stoke Town Council

1No letter of Objection: on the grounds this application is not in keeping with the other houses within the local area or in keeping with the street view.

Other Representations

4.2 Local Residents

1No letter of general comments received with regards to access to their property during the potential build process and proposed line of site from their property.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.

5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

5.3 The proposal is for planning permission for the installation of 1 no. rear dormer to facilitate loft conversion. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.

5.4 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. The proposal accords with the principle of development subject to the consideration below.

- 5.5 The pitched roof dormer element proposed to the rear will be of a width of 4.5 metres, and it will extend to a height of 3.16 metres, and protrude from the existing roof face by approximately 4.55 metres.
- 5.6 The proposed rear dormer would have a glass Juliet balcony with 1No. patio door, but no balcony projection. The proposed dormer would be slightly set down from the ridge level and away from the eaves, and set in from the existing gable ends. Although large, as it is at the rear of the property it would not be particularly visible from the public realm. Overall it is considered that the proposal would complement the existing dwelling in terms of scale and design, and the choice of materials would ensure that the appearance of the dwelling continues to compliment neighbouring properties.
- 5.7 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance.
- 5.8 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. Given the position of the extensions and the scale, officers are satisfied that the impact will be minimal. Accordingly, officers are satisfied that the proposed development would not result in a significant overbearing impact to any of the occupants of the neighbouring property.
- 5.9 It has been noted that the application does include a glass Juliet balcony to the facade of the rear dormer, and officers have concluded that although it could be perceived as permitting increased levels of overlooking upon the adjacent neighbouring gardens, with a possibility of having a detrimental impact on the level of amenity afforded to neighbouring dwellings, however, officers note that the distance from the proposed rear façade of the rear dormer exceeds that of the 21 meter guidance, as detailed in the South Gloucestershire Council Householder SPD, Adopted January 2021 and therefore, as the site is located in a built up residential area, given the scale and location of the proposed dormers, the proposal should not result in an unacceptable impact on the residential amenity of neighbouring occupiers in terms of privacy or overlooking. Therefore it has been concluded that the impact on the neighbouring residential amenity would be limited and therefore it would not result in an unacceptable impact
- 5.11 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. There are no significant highway issues arising, as the total number of bedrooms would stay the same.

5.12 Private Amenity Space

The dwelling benefits from a large amount of private and enclosed amenity space. The rear garden will still benefit from an amenity space of sufficient size and functional shape, and will continue to meet the needs of the occupants or any future occupants.

5.13 Other Matters

A general point was made from a neighbouring property about a restriction on access to the application site from their property during the possible construction build process. Whilst such a concern is understood, it is not a material planning consideration.

5.14 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED**.

CONDITIONS

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

Reason

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

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

Site Location Plan (Date all received 16/02/21)

1761-01 Block Plan

1761-01 Existing Plans and Elevations and Sections

1761-03 Proposed Plans and Elevations

Reason

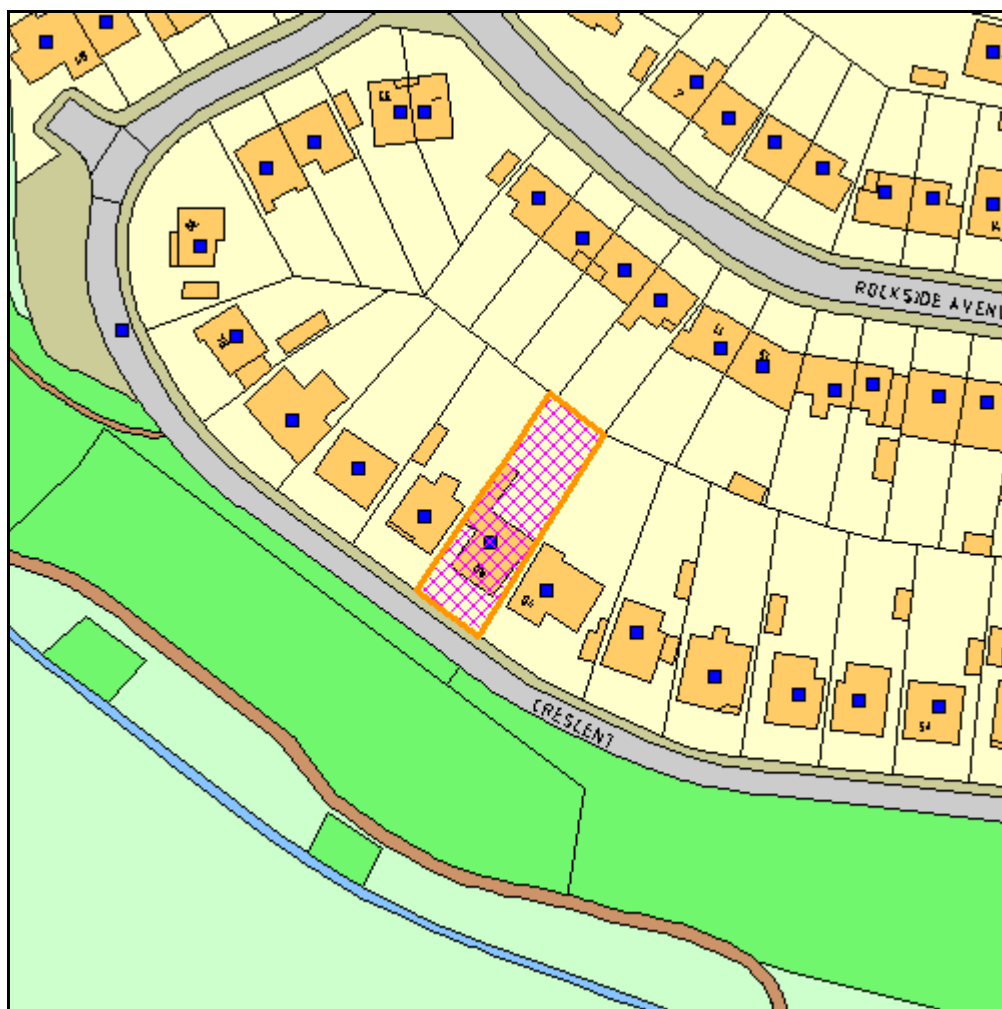
To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 14/21 -9th April 2021

| | | | |
|----------------------------------|--|-------------------------|--------------------------------|
| App No.: | P21/00865/PNHA | Applicant: | Mr Wadsworth |
| Site: | 68 Leap Valley Crescent Downend South Gloucestershire BS16 6TN | Date Reg: | 24th February 2021 |
| Proposal: | Enlargement of single storey dwellinghouse by the construction of 1 no. additional storey. | Parish: | Emersons Green Town Council |
| Map Ref: | 365860 177783 | Ward: | Emersons Green |
| Application Category: | | Target Date: | 16th April 2021 |



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100023410, 2008.

N.T.S.

P21/00865/PNHA

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 an objection from Emerson Green Town Council contrary to the officer recommendation.

NOTE: This prior approval application will benefit from deemed consent if a determination is not made prior to 17th April 2021.

1. THE PROPOSAL

- 1.1 An application for Prior Approval has been received seeking to enlarge a dwellinghouse via the construction of an additional storey at 68 Leap Valley Crescent, Downend.
- 1.2 The application site comprises of a rectangular shaped plot situated on the north eastern side of Leap Valley Crescent. The dominant feature within the site is a detached, single-storey dwellinghouse finished in pebbledash render with brick infill. Within the curtilage is a substantial rear garden and rear garage served by a driveway that flanks the western elevation and provides off-street parking for up to three vehicles. The dwellinghouse has benefitted from a hipped roof rear extension but otherwise broadly typifies the original bungalows along Leap Valley Crescent.
- 1.3 The site is situated within the eastern fringe of Bristol's urban area, is designated as a mineral safeguarding area and is opposite the Leap Valley Site of Nature Conservation Interest.

2. POLICY CONTEXT

2.1 National Guidance

The Town and Country Planning (General Permitted Development) (England) Order (as amended) 2015, Schedule 2, Part 1, Class AA.

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council

Objection. The proposed enlargement of this property is out of character and not in keeping with either the surrounding properties or area. This may also set a precedent for future applications within this area.

4.2 Neighbouring Residents

No response.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The planning history reveals that the site has had no restrictions imposed upon its permitted development rights. As such, by virtue of the provisions of Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the development is acceptable in principle subject to meeting the relevant criteria detailed in paragraph AA.1, the conditions detailed in paragraph AA.2 and an assessment of prior approval for the various elements specified in sub paragraph (3).

5.2 Permitted Development Criteria

For the additional storey to qualify as a permitted development it must comply with the criteria set out in paragraph AA.1 of the Order. These are set out below:

- AA.1. Development is not permitted by Class AA if—**
- (a) **Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);**

The existing use as a dwellinghouse has not been granted through a permitted change of use.

- (b) **the dwellinghouse is located on—**
- (i) **article 2(3) land; or**
 - (ii) **a site of special scientific interest;**

The dwellinghouse is not situated upon either article 2(3) land nor within an SSSI.

- (c) **The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;**

The dwellinghouse was constructed between 1st July 1948 and 28th October 2018.

- (d) **The existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;**

The dwellinghouse has not previously been enlarged by the addition of one or more storeys.

- (e) **Following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;**

The proposed height of the highest part of the enlarged dwellinghouse would measure 8 metres.

- (f) **Following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—**
- (i) **3.5 metres, where the existing dwellinghouse consists of one storey; or**
 - (ii) **7 metres, where the existing dwellinghouse consists of more than one storey;**

The existing dwellinghouse consists of one storey and the height of the highest part of its roof is currently 5.5 metres. The proposed additional height of the highest part of its roof would only add 2.5 metres.

- (g) **the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—**
- (i) **in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or**
 - (ii) **in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;**

The dwellinghouse is a detached property.

- (h) **The floor to ceiling height of any additional storey, measured internally, would exceed the lower of—**
- (i) **3 metres; or**
 - (ii) **the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;**

Both the existing and proposed internal floor to ceiling measurements would each measure 2.44 metres.

- (i) **Any additional storey is constructed other than on the principal part of the dwellinghouse;**

The additional storey would be constructed on the principal part of the dwellinghouse.

- (j) **The development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development;**

The submitted plans do not include any visible support structures attached to the exterior of the dwellinghouse.

- (k) **The development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.**

No engineering works outside of the curtilage of the dwellinghouse are proposed.

5.3 The proposed development therefore meets the criteria to be considered permitted development subject to the conditions of the Order.

5.4 Permitted Development Conditions

Paragraph AA.2 stipulates the conditions to which the proposed development must adhere to qualify as a permitted development. Sub-paragraph (2) details the conditions relating to its physical attributes and uses. These are addressed below:

Conditions

AA.2.—(1)Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

(2) The conditions in this sub-paragraph are as follows—

(a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The applicant has indicated the materials used on the exterior of the enlarged dwellinghouse would match the palette of materials used on the exterior of the existing dwellinghouse.

(b) The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

No windows are proposed on the side elevations of the dwellinghouse as part of this development.

(c) The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse;

The proposed roof pitch and form is to replicate the existing roof pitch and form.

(d) Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

This is a future use condition and cannot be verified at this time.

5.5 The proposed development therefore satisfies the physical attribute and use conditions set out in sub-paragraph (2).

5.6 Assessment of Prior Approval

The conditions contained within sub paragraph (3) are concerned with procedural elements of the scheme, incorporating the prior approval assessment. These are considered below:

- (3) The conditions in this sub-paragraph are as follows—**
- (a) Before beginning the development, the developer must apply to the local planning authority for prior approval as to—**
- (i) Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;**

The proposed additional storey to this bungalow would introduce two first floor level habitable room windows to the rear elevation. These windows would undoubtedly provide an outlook that would enable a greater degree of overlooking of the adjacent gardens, but only at an angle that would retain the privacy of the defensible space immediately to the rear of each dwelling. This relationship is akin to the introduction of a rear dormer window as part of an attic conversion, a development which can be constructed without requiring planning permission and examples of this can be found within the immediate vicinity at No. 74, 76 and 78. As these examples are necessarily acceptable, it would seem unreasonable to sustain an amenity objection on account of overlooking or loss of privacy when the resultant outlook afforded from this proposal is not considered to be materially different.

Concerning the potential for overshadowing, the additional bulk of the first floor would result in a larger shadow cast by the structure. This would affect the front garden of No. 70 in the mornings only, and not to a level that is considered significantly detrimental to the residential amenity of the occupiers. It would also affect the rear garden of No. 64 in the late afternoon/evenings. Whilst it would be expected that this eastward shadow would be more pronounced on account of the north-east to south-west orientation of the properties along this stretch of Leap Valley Crescent, in fact, the rearward projection of the squat cross gable at No.64 and the presence of mature trees along the site boundary are existing sources of shade such that this would not incur a significant loss of light to the rear garden.

The only affected window that would potentially suffer a loss of light as a consequence of this proposal would be that on the side elevation of No. 64. This window is situated only 2.2 metres from the side elevation of the host dwelling. Due to its close proximity and positioning adjacent to the gabled part of the roof, it currently only benefits from the provision of ambient light. As a result of the additional 2.5 metres in height, the degree of ambient light is likely to be slightly reduced, but as this would not result in the loss of direct sunlight, it is not considered sufficient grounds to warrant an objection.

On account of the amenity assessment detailed above, prior approval for sub-paragraph (3), (a), (i) should be granted.

- (ii) The external appearance of the dwellinghouse, including the design and architectural features of—**
(aa) the principal elevation of the dwellinghouse, and
(bb) any side elevation of the dwellinghouse that fronts a highway;

Notable architectural features upon the proposed principal elevation relate to the new door and the additional fenestration. The first floor windows are proposed to exactly match the proportions, positioning and external materials of the existing eight pane ground floor windows. A central four pane window is also proposed to align with a new centrally positioned front door. These attributes are demonstrative of good design principals and raise no specific concerns. The side elevations of the development do not front onto a highway.

The only potentially objectionable element of the proposed design and external appearance of the dwellinghouse relates entirely upon the principle of introducing an additional storey within an established area of bungalows. This, however, is not within the remit of this design assessment and therefore prior approval for sub-paragraph (3), (a), (ii) should be granted.

- (iii) Air traffic and defence asset impacts of the development;**

This proposal would have no impact upon air traffic or defence assets. Therefore, prior approval for sub-paragraph (3), (a), (iii) should be granted.

- (iv) Whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 201245 issued by the Secretary of State;**

This proposal would not impact upon a protected view. Therefore, prior approval for sub-paragraph (3), (a), (iv) should be granted.

- (b) Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;**

The management of construction statement that has been submitted and is deemed sufficient for the purposes of this development.

- (c) The development must be completed within a period of 3 years starting with the date prior approval is granted;**

This is a future procedural condition and cannot be verified at this time.

- (d) **The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion;**

This is a future procedural condition and cannot be verified at this time.

- (e) **That notification must be in writing and include—**
(i) **the name of the developer;**
(ii) **the address of the dwellinghouse; and**
(iii) **the date of completion.**

This is a future procedural condition and cannot be verified at this time.

- 5.7 The proposed development therefore satisfies the procedural conditions including the various Prior Approval assessments set out in sub-paragraph (3).

6. SUMMARY

- 6.1 The proposed development meets the criteria outlined under paragraph AA.1 and is considered to qualify as a permitted development, subject to the various conditions and assessments detailed in AA.2.
- 6.2 The proposed development satisfies all the physical attribute and use conditions detailed in AA.2 sub-paragraph (2).
- 6.3 In accordance with the procedural conditions detailed in AA.2 sub-paragraph (3), an assessment of the amenity impacts, the design and external appearance, the air traffic and defence asset impacts as well as the impact upon protected views revealed no objections to the proposal.

7. RECOMMENDATION

- 7.1 It is recommended that the prior approval is GRANTED.

Case Officer: Steffan Thomas
Authorising Officer: Helen Ainsley